

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

**BOARD OF COMMISSIONERS
REGULAR MEETING**

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

6:00 P.M.

TUESDAY, MAY 10, 2016

COMMISSION CHAMBERS

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE – COMMISSIONER TERRY LISTER

C. ROLL CALL

D. APPROVAL OF THE MINUTES

- | | |
|--------------------------------------|--------------------------|
| 1. BOC WORKSHOP | FEBRUARY 23, 2016 |
| 2. BOC SPECIAL MEETING | APRIL 6, 2016 |
| 3. BOC SPECIAL MEETING | APRIL 12, 2016 |
| 4. BOC AGENDA SETTING MEETING | APRIL 12, 2016 |
| 5. BOC REGULAR MEETING | APRIL 12, 2016 |

E. APPROVAL OF THE AGENDA

PROCLAMATIONS

1. PROCLAIMING MAY 21ST – MAY 27TH AS NATIONAL SAFE BOATING WEEK
Mayor Travis Palladeno and U.S. Coast Guard Auxiliary

PRESENTATIONS

1. PRESENTATION OF DONATION BY OLD SALT FISHING FOUNDATION FROM SPRING KING OF THE BEACH
2. PRESENTATION OF DONATION BY GULF BEACHES ROTARY CLUB FROM SPRING BREAK FESTIVAL

DAIS LOG REVIEW

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

G. CONSENT AGENDA – NONE

H. UNFINISHED BUSINESS – NONE

I. CONTRACTS/AGREEMENTS

1. APPOINTMENT OF SPECIAL MAGISTRATE SERVICES TO BART R. VALDES AND AMBER ASHTON

J. NEW BUSINESS

1. **AMENDMENT TO DEVELOPMENT AGREEMENT (CVS)**

A PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO AN EXISTING DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND PINES MADEIRA, LLC TO INCLUDE THE INSTALLATION/CONSTRUCTION OF A WELL FARGO ATM.

2. **ORDINANCE 2016-01**

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

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

Posted May 6, 2016

3. **DEVELOPMENT AGREEMENT (HOLIDAY ISLE MARINA)**

A PUBLIC HEARING AND CONSIDERATION OF AN APPLICATION TO ENTER IN A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND C&T ENTERPRISES, INC. AND MHH ENTERPRISES, INC. CONTINGENT ON THE APPROVAL OF ORDINANCE 2015-18 TO REZONE THE PROPERTY LOCATED AT 555 AND 565 150TH AVENUE FROM C-4, MARINE COMMERCIAL TO PD, PLANNED DEVELOPMENT.

4. **ORDINANCE 2015-18**

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

5. **PUBLIC HEARING FOR ALCOHOLIC BEVERAGE PERMIT**

TO CONSIDER APPLICATION #2016.02 FOR A 2COP LICENSE AT A RESTAURANT LOCATED AT 696 – 150TH AVENUE. PURSUANT TO CITY CODE SECTION 110-532, HINATA, LOCATED AT 696 – 150TH AVENUE, MADEIRA BEACH, FLORIDA 33708 IS SEEKING A 2COP ALCOHOLIC BEVERAGE PERMIT FOR BEER AND WINE ONLY/SALE BY THE DRINK FOR CONSUMPTION ON PREMISES AND PACKAGE SALES IN SEALED CONTAINERS. THE PROPERTY IS LOCATED IN THE C-3, RETAIL COMMERCIAL ZONING DISTRICT.

6. **RESOLUTION 2016-18**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE MADEIRA BEACH BOARD OF COMMISSIONERS POLICY HANDBOOK TO AMEND ARTICLE III (RULES OF PROCEDURE FOR BOARD OF COMMISSIONER MEETINGS), SECTION I (POLICY), ITEM D (ORDER OF BUSINESS); AND PROVIDING FOR AN EFFECTIVE DATE.

7. **RESOLUTION 2016-19**

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

A. **WAIVER OF BID REQUIREMENTS AND AUTHORIZATION OF EXPENDITURES**

A WAIVER OF BID REQUIREMENTS AND AUTHORIZATION OF EXPENDITURES IN THE AMOUNT OF \$15,000 FOR MADEIRA BEACH ENGAGEMENT WITH SUSKEY CONSULTING, LLC PURSUANT TO AGREEMENT.

8. **RESOLUTION 2016-20**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$90,000; INCREASING GENERAL FUND REVENUES IN THE AMOUNT OF \$91,500; AND PROVIDING FOR AN EFFECTIVE DATE.

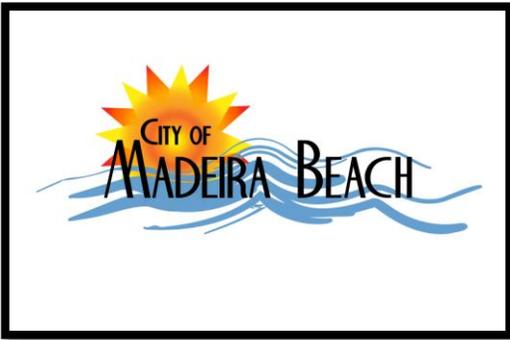
K. REPORTS/CORRESPONDENCE

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

L. ADJOURNMENT

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

Posted May 6, 2016



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS
AGENDA SETTING MEETING

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

2:00 P.M.

TUESDAY, FEBRUARY 23, 2016

COMMISSION CHAMBERS

REVISED ON FEBRUARY 22, 2016

A. **CALL TO ORDER** – The meeting was called to order at 2:00 p.m.

B. **ROLL CALL**

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

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
Vincent M. Tenaglia, Assistant City Manager (ACM)
Thomas Trask, City Attorney, (CA)
Aimee Servedio, City Clerk (CC)
Dave Marsicano, Public Works/Marina Director (PWMD)
Doug Andrews, Events & Recreation Director (ERD)

C. **TOPICS**

1. PRESENTATION ON EASTERN MICHIGAN MADEIRA BEACH INVITATIONAL TOURNAMENT RECAP
Melissa Gentile, Eastern Michigan University Girls Softball Head Coach and Invitational Administrator
Doug Andrews, Events & Recreation Director

CM: Apologized for the amended agenda, but we had a very successful weekend in regards to the softball tournament. The ERD asked if this could be added and the event coordinator from EMU will be present.

ERD: The invitational happened this weekend

Melissa Gentile: Introduced a leader from the team, Abbie Clark. This is a senior from the team who would like to address the commission on behalf of all the players.

Abbie Clark: Thanked the Commission for hosting this event and working with the coordinator to make this weekend a success. This is a cool tradition with a beautiful backdrop.

Melissa Gentile: Noted what a difference a year makes. All of the construction is completed and the fields are beautiful. Two additional teams returned and have also noted how nice the facilities look. The Michigan team did win the tournament this year and Madeira Beach is beginning to feel like a home away from home. Everything went off without a hitch and they received a lot of positive feedback.

Next year will be two back to back weekends. Right now, they are here during their spring break. Next year, they will be at the tournament, spending the week in the City and touring the restaurants and entertainment, then finish the last weekend tournament.

She also thanked the residents for all of the support that they have received. She was worried about how some of the neighbors might feel about all the commotion, but found that there are now a lot of new fans. She hopes to work on even longer lengths of stay proposals from 2018 on and is open to any questions.

Mayor Palladeno: The Mayor thanked the team for all of their dedication to the sport. Sports tourism is a big part of Florida's economy and he is happy to host this event in the future.

Melissa Gentile: Next year's tournament is already booked solid. She has also heard of the potential for some new hotels opening up. Having a hotel in the City to serve as a home base would be great for the tournament.

Mayor Palladeno: Wanted to thank the ERD for all the work from his department and for all the publicity from these types of events.

ERD: There are talks for more extended softball events – maybe even a month. He warned the Commission that he may be coming before them for additional dollars related to his department in the future. The ERD also thanked his staff for all of their hard work to make this tournament flow so smoothly.

2. DISCUSSION ON JOINT VENTURE AND FUNDING WITH ROC PARK TO CREATE A FISHING PIER AT CITY CENTRE

Shane B. Crawford, City Manager

Bill Karns, ROC Park & Karns Enterprises

Doug Speeler, Speeler Services, Inc.

CM: All of the relevant speakers are present to discuss this item. Next year's capital budget has planned for the construction of a fishing pier at the City Centre that would jut out from the Recreation Center. The pier can be used for educational purposes and for public use. This idea has been a collaboration between ROC and Bill Karns as well as the City. Mr. Karns has a series of donors that is interested in doing this project now.

The reason that we are talking now is that we are currently working on the permitting for the docks around the City Centre. Right now the City is permitted for sailboats, but we are asking for getting about 60 dock slips approved for the City Centre. We can discuss whether we should go this year or wait until the next budget.

Doug Speeler: The moratorium for only the allowance of sailboats still exists but recent legislation could let more types of boat be allowed. You would have the capability to get an exemption for a type of ferry service during which the boats would be temporarily docked for the loading and unloading of passengers.

PW/MD: We are trying to get transient slips permitted right now. The fishing pier falls under the exemption that Mr. Speeler referenced.

Mayor Palladeno: Is there money in the budget to start the permitting? Mr. Speeler explained that the project is already permitted.

CM: This would be a 50/50 venture between the contractor and a donation from Mr. Karns and ROC Park. This project is in the budget for next year and we can move it from that budget to this year if the Board so desires. The total cost of approximately \$200,000 split between the City and ROC Park. Within three months, we could probably have the money already raised.

Mr. Speeler: This would serve as making Madeira Beach more of a waterway destination. Right now there are not a lot of waterway destinations in this area of the county.

Vice-Mayor Poe: One way or the other, we are taking \$100,000 out of the budget. In other words, it is going to be a budget amendment. She actually wants to discuss all of the budget amendments that we have been doing over the last five to six months. She thinks we need to be very careful – if this is only a delay of a few months, why not wait until it was planned?

CM: It just depends on when you want to spend the funds. This is in the five year plan – it could be more beneficial to get started sooner than later. Right now, he recommends a consensus to have Mr. Karns being raising the matched funds.

Commissioner Shontz: We can make the decision when the money is closer to being raised. Government moves slowly and we don't have to worry about until later. However, she thinks we should get started sooner than later.

Consensus is to move forward on this project.

3. DISCUSSION ON FLAG RETIREMENT MEMORIAL PROPOSAL

Doug Andrews, Events & Recreation Director

Rotary Club of Seminole Lake

CM: This was a proposal from the Rotary Club of Seminole Lake to add a flag retirement memorial to the 9/11 Memorial at Causeway Park. You can place your old, tattered flags in this receptacle and once a month the Boy Scouts come to collect the flags and dispose of them in a respectful manner.

ERD: He was approached by the Rotary Club and thought this would be a great addition to the memorial. A representative from the Rotary is in the audience to better explain how this project would be done.

Glen Stan: Thanked the City for the relationship that they have been building over the last few months. We have plans to do some work with the ROC playground. We are asking for basically a fire pit that is designed to retire flags in a proper way. To do it correctly, you cut the stripes and stars apart and then burn the remnants.

We are looking to construct a flag retirement pit at the memorial, at no cost to the City. The Rotary Club would be paying for the entire project.

CM: Staff would recommend approval, but we just need to ensure that this is placed in an appropriate spot because there are some swells and swamp land in that park. Commissioner Shontz was honored that the City was approached with this idea. The CM added that we would also have to come up with some use and maintenance agreement as well but this should be a simple project overall.

Consensus was to move forward and work with the Rotary Club of Lake Seminole for the construction of a flag retirement drop box at the 9/11 Memorial and Causeway Park.

4. DISCUSSION ON ORDINANCE TO REMOVE EXEMPTIONS FOR DRAINAGE PLANS

Al Carrier, P.E., P.S.M., Deuel & Associates

Marci Forbes, Planning Services Consultant

CM: This item will be referred to another workshop meeting. This is to remove exemptions for drainage plans for single-family homes. Essentially, we will require that any work done on single-family properties would need to be submitted to the City with a drainage plan to ensure that neighbors are not flooded or negatively impacted.

Marci Forbes was unable to attend and asked for this item to be referred so she could answer any questions the Board would have.

Consensus was to refer this item to a future workshop so that the consultant will be able to address any questions the Board may have.

5. DISCUSSION ON FOURTH OF JULY CELEBRATION

Shane B. Crawford, City Manager

CM: This year, the Fourth of July falls on a Monday. Because of this, he recommends that the fireworks show and celebration take place the night before on Sunday, July 3, 2016. Most people will have the Monday holiday off, so instead of having the celebration then the next morning at 8:00 a.m. everyone else goes back to work, people can celebrate then have a day after to recover and get ready for the week. If this is something that the Board would be interested in, he can make sure the contract specifies that the show will be a night early.

Commissioner Shontz: Agreed that it makes more sense to have the show on a night where people don't have to go to work bright and early the next day. This idea is definitely the way that the City should go.

Consensus was to hold this year's Fourth of July Fireworks show on Sunday, July 3, 2016 instead of the regular July 4, 2016 night. This change will be reflected in the fireworks agreement.

6. DISCUSSION ON PROPOSALS AND FUNDING FOR BOLLARD LIGHTING IN GULF BOULEVARD CROSSWALKS

Travis Palladeno, Mayor

Dave Marsicano, Public Works/Marina Director

Mayor Palladeno: After discussing this item with the PPC, he has learned that there is some safety money out there that could fund this project.

CM: The proposal, if we were to proceed, would be about \$40,000 plus construction costs. This would be a change order to the contract that we currently have with CPWG. This item is unbudgeted but still doable.

Vice-Mayor Poe: Asked the Finance Director if the City could use BP settlement money for this project and he confirmed that this was a possibility. The FD explained that there is about \$450,000 left of the settlement to be used (one project already used funds for a change order).

Consensus was to move forward with the change order to the CPWG contract to add bollard lighting at Gulf Boulevard crosswalks.

CM: Explained that there would be two weekends for the City-wide garage sale this year due to the Gulf Beaches Rotary Spring Break Festival being held on the same weekend as the established weekend (St. Patrick's Day). The City-wide garage sale will be on the first weekend of March and the weekend of St. Patrick's Day.

There is a new sign in the Commission Chambers but it actually isn't a new sign, it was the incorrect sign that was installed outside. The correct sign with raised letter is now outside, so check that out, it looks very nice.

In regards to the Planning & Zoning department changes, he is asking that the current set-up remain for the next few months. The two projects going on are huge and we need these consultants. It would be difficult to hire a new director in the middle of these developments. He also made them aware that there was a resignation from the Planning Commission because the member is moving out of the City.

Mayor Palladeno: Noted that the consultant who has taken the role as the department head, Marci Forbes is a great employee. He has only heard wonderful things about her and her work ethic.

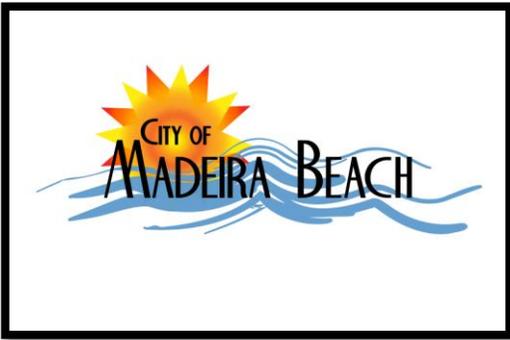
CM: When things calm down, we can readdress the department, but for now, he needs more time since the City is in the middle of some huge development projects.

D. ADJOURNMENT – The meeting was adjourned at 3:06 p.m.

Date approved: May 10, 2016

Travis Palladeno, MAYOR

Submitted by Sea Marshall-Barley, SUPPORT SPECIALIST



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE
BOARD OF COMMISSIONERS
SPECIAL MEETING

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

6:00 P.M. WEDNESDAY, APRIL 6, 2016 COMMISSION CHAMBERS

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

MEMBERS PRESENT: Travis Palladeno, Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Patricia Shontz, Commissioner District 4
MEMBERS ABSENT: Elaine Poe, Vice-Mayor
STAFF PRESENT: Shane B. Crawford, City Manager
Aimee Servedio, City Clerk
Thomas Trask, City Attorney
Dave Marsicano, Public Works/Marina Director
STAFF ABSENT: Vincent M. Tenaglia, Assistant City Manager

- D. APPROVAL OF THE MINUTES – NONE
E. APPROVAL OF THE AGENDA

CM: The City Manager noted that he spoke with the City Clerk before the meeting and has requested that Items I-1 and I-2 be removed from the agenda tonight.

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

ROLL CALL:

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

- F. PUBLIC COMMENT – LIMITED TO THREE (3) MINUTES
G. CONSENT AGENDA – NONE
H. UNFINISHED BUSINESS – NONE
I. NEW BUSINESS

1. DISCUSSION ON NEW TEMPORARY POSITION
REQUEST TO ADD PART-TIME POSITION TO THE OFFICE OF THE CITY CLERK TO ALLEVIATE INCREASED RECORDS REQUEST STRAINS.

Item I-1 removed during the Approval of the Agenda.

2. RESOLUTION 2016-15
A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$20,000; AND PROVIDING FOR AN EFFECTIVE DATE.

Item I-2 removed during the Approval of the Agenda.

3. **UPDATE FROM CITY MANAGER**

UPDATE FROM THE CITY MANAGER ON RECENT DEVELOPMENT PROJECTS AND CONCERNS ABOUT CITY FUNCTION AND MANAGEMENT.

CM: The meeting has been called tonight to discuss some of the recent events surrounding the heated political environment of the new development in regards to the City Manager. Recently, an ethics charge has been filed against the City Manager due to his relationship with his assistant, Cheryl McGrady. An additional charge was filed in regards to the waiving of certain insurance requirements related to the Strong Eight Facility Use Agreement.

The City Manager individually approached each Commission on the Board to disclose his relationship with Ms. McGrady in August of 2015. He met no opposition to the relationship at that time. He also consulted the City's labor attorney who advised him on the matter.

In December 2015, the City Manager presented a budget amendment for pay relating to the contracted planning services. During that meeting, he proposed several staffing changes due to the fact that the Community Development Director Lynn Rosetti was no longer with the organization. One of those proposed changes was a pay increase to Cheryl McGrady in order to provide the necessary administrative support for the department.

The City Manager also noted that while these proposed developments in the City are huge, they shouldn't divide the City and the accusations that he is facing are the product of political disagreement.

Mayor Palladeno: Asked which Commissioner made this accusation and the City Manager admitted that it was the Commissioner who is currently absent (Vice-Mayor Poe).

Commissioner Lister: Personal lives and business should be separate. We have had problems in the past with politics and personal lives being muddled and it never leads anywhere good. He fully supports the City Manager.

Commissioner Hodges: She grew up in St. Petersburg and has lived in this area her whole life. There have been so many positive changes in the City and she believes everyone will benefit from the direction the City has moved forward since the City Manager was hired. She fully supports the City Manager.

Commissioner Shontz: She has lived here for over fifty years. Many have not been here long enough to see all of the wonderful things that the City Manager has done. Why does a Commissioner feel the need to drag his reputation through the mud? We have been waiting for the Leverock property to be developed for many years. The City Manager has worked a long time to bring this project together. In regards to the emails and information that is being circulated – this has been up and down from time to time. She advised the public to not believe everything they hear and to instead make an appointment with the City Manager to get the truth on the matter. Leave personalities on the front porch! She strongly supports the City Manager 100%.

Mayor Palladeno: Brought up the example of the palm trees on Gulf Blvd medians and the improvements to the crosswalks – all this money has come from grants and these grants come from the hard work by the City Manager. He compliments his service and the service of the employees that he has hired and supervises.

CM: Noted that the press that everyone sees in the room is because of the ethics charge that is being filed for his relationship with Ms. McGrady and the insurance waived for S8.

Commissioner Shontz: Complimented that the City Manager is a smart man and has already looked into these and received legal counsel as noted previously.

Mayor Palladeno: To further attest to the capability of the City Manager, explained an instance where he received a call from a citizen that was helped by the CM. The caller stated that his family was from Michigan and were visiting the Subway on Madeira Way and parked to have lunch at subway. They parked in the CVS parking lot to walk across the street but were later towed. The caller was grateful to the CM for being there to help solve the problem.

The Mayor then opened Public Comment on the matter.

Robert Shaw – Thanked the Commission for the opportunity to speak and the audience for listening. After several years of calm in Madeira, elements favoring major development and those opposed are now dividing the City. Discussion should not resort to accusations and threats – he urges both sides to approach the matter respectfully and in a way that facilitates discussion and cooperation. During the calm period after turmoil, there was not a lot of citizen participation at meetings and events. This could be interpreted that many agreed with the direction but he believes the Commission has a

responsibility to inform and educate the public on their direction with better communication. This is a two-way street and both sides need to share the blame for this.

What can those opposed do? The right to develop property is determined by legal process. Problems occur in regards to Planned Development because they allow exceptions to zoning by approval of the Commission – because of this the process needs to be closely monitored. He is of the opinion that power over zoning is power to make money, often at the expense of the public.

When approaching the Board he asks himself the question: what would I have done differently? He believes that the Board should have first tried to communicate more effectively. An example he used was that of the recently failed referendum. The language used was confusing and led to accusations that the City was trying to misguide the voters. This could have been avoided had the amendment been reduced in scope.

In the greater issue of development, he would have been more upfront to address concerns and rumors. Citizens should be made aware of the landscape of the City and how any changes would affect it. Better communication could have prompted a much needed discussion on the future direction of the City. The Commissioners are elected by the people – before anyone starts calling for new Commissioners, we need to communicate and try to work together in open dialog. Before you act in anger, have you expressed your concerns to the Commission?

Change is inevitable – some see it as progress, some as a challenge to the status quo. He thanked the Board for allowing him to run over on his time.

Randy Gunning – Has been a member of the community since 1996. He has always been proud to be a citizen and participate in city meetings and events. He thinks that the Board is doing a great job at weighing the pros and cons of the development. He thanks them for all they do in the face of political turmoil.

Chris Reeves – Doesn't live within the Madeira Beach city limits, but does live in Seminole in the 33708 zip code. His first job was at the Winn Dixie across the street and when he was younger, this place was a dump. There were drugs, crime, and the place didn't feel safe.

He's from Seminole, he notes that where he lives is littered with pawn shops and people walking around with shopping carts. He wishes his prices were going up and people were moving to his City. He doesn't understand what people here are complaining about. He continued to note that the Mayor and City Manager have thankless jobs here. There have been huge improvements in the past thirty years.

Jeff Beggins: Century 21 Beggins, has been here for a very long time and works properties up and down the beaches. From his perspective, this town has a reputation of being the best town to be in – this is attributed to the work that this Commission has done. There are growing pains, but he feels that once the public starts seeing the benefits and increase to the economy, they will be happier with the decisions made.

Steve Miller: Has been here for 35 years. He didn't think that it was a dump then, he moved here because he liked it here. There were some political problems back then, but the citizens got together and corrected them. Then we fell asleep at the wheel, the cycle repeated and we are again facing political problems. The Board is changing the whole sense of what Madeira Beach is about.

As Mr. Shaw explained, there were some problems with the process of these development approvals. The process snuck its way into our laws without citizens being aware of it. These are being treated as a quasi-judicial process and only experts really get a say in this. The Public Interest is one of the things that should be valued when considered these developments. Mr. Shaw was right – the process that was put in place has caused these problems. The public realized in December and by then it was too late.

The next round of elections will determine how the public really feels.

Dennis Fagan: Resident of Treasure Island and also the Chairman for the Madeira Beach/Treasure Island Chamber of Commerce. On the behalf of the Chamber of Commerce, he is in support of development on the island. The City has a lot of wonderful things going for it, but it does need more hotel and tourist units.

As a 24 year resident of Treasure Island, he is jealous of what is happening in Madeira Beach since City Manager Crawford was hired.

Richard Shepler: Also a resident of Treasure Island and agrees with Mr. Fagan. With the park and the new City Centre, everything that is being done here is amazing and he wants to move back to Madeira.

Jeff Brown: Business owner and resident in Madeira Beach, as well as a member of the Planning Commission; He wishes that Vice-Mayor Poe was here and hopes that she is listening. When he was a child his parents taught him certain rules: don't cheat, play by the rules, always find a way to get along with others and don't be a sore loser.

He was appalled and saddened at an exchange he had with the Vice-Mayor during a break at a Planning Commission meeting in which she expressed that she doesn't play well with other and doesn't follow the rules to which he responded he tries to work with everyone and follow the rules. After the break, he gave a three minute commentary and left soon after. He was later informed of the outcome of that meeting during which Vice-Mayor Poe moved for a continuance but did not get a second. The vote then passed 4 – 1 with the Vice-Mayor being the sole dissident vote.

It came to his knowledge last week that the ethics file was made. He believes that this is a personal attack on the City Manager for supporting a development that the Vice-Mayor is against. Personal attacks and mudslinging have never solved anything – they only bring division and make us weaker as a community.

This is not a personal attack but a public plea to not bring this negativity to the City. His passion will not prejudice his personal feelings to those who oppose him publicly. He advises Commissioner Poe to stay focused on the development and to leave the personal attacks and mudslinging to our presidential candidates.

If you don't have something nice to say, don't say anything at all.

Randy Fugues: He welcomes the new development and revenues that these projects will bring. He thanks the City Manager and the Board for all of their work. He is sure that the developers will work the drawbridge and flow of traffic. He thinks everyone is doing a good job.

Gay Prince: The change that people want to see and that he Commissioners have the responsibility to work through is they want to have their government to stop pushing through development that they are not comfortable with. The people want to know that their representatives are listening to them.

Robert Taylor: Has lived here for nearly 20 years and plans on staying here another 20 years. We need this type of leadership and tax base for the future. He appreciates all of the decisions being made.

Peter Trott: He thinks that the City leadership has done a lot of good things. However, he thinks that the body might be getting ahead of its feet. With all the hotel rooms, there is a lot of revenue here. The taxes that goes to Madeira Beach is minimal, but to raise the tax base doesn't make a lot of money for the City. There has to be a year-round process – we can't have empty rooms for four to five years. In Europe, they sell vacations where you pay throughout the year and then get to stay once it's paid off. The problem isn't going to be when the snow birds are here, it's going to be inundated during the busy seasons. PD (Planned Development) is not where it is at.

Gwen Sinkfield: Began working for the City of Madeira Beach in 2011. The current City Manager was not here and there was no leadership. City Manager Crawford encouraged her growth here. The last time she checked, love was not a bad thing, it is something good to be celebrated. She is happy to work here.

Jim Everett: Madeira Beach resident and Treasure Island business owner; also a member of the Planning Commission; He came here 11 years ago – at that time, the government here was a train wreck and the City Hall was an old, moldy building. The City Manager has done wonderful things here, including the new park and City Centre facility. He also appreciates all of the work that the Commission has done.

Joe Martin: Resident at Snug Harbor; He has attended just about every meeting that the City has held in regards to the new development. What we keep hearing is that the City is divided. He charges the Commissioners with the responsibility to everyone to compromise. You cannot keep the City divided or there will be continuous loggerheads. Compromise is the key and what makes good politicians.

Len Piotti: Resident and former City Commissioner; about 21 years ago, he came to the area and before then he didn't even know where Madeira Beach was at first. He found out where City hall was three years later when he had a problem. He became part of the Commission because he was not happy with how things were going. He wants to emphasize his sadness when he heard about the ethics issue for the City Manager and his assistant. He too was victimized in a similar way. It disrupted his family and caused very difficult situations for all affected. He has been there and it is a terrible thing. He just wanted to extend his concern to the City Manager and the Commission – he also supports the City leadership and advises the affected parties to stand firm.

Patty Kordis: Current City employee; she has worked in government before and has been extremely uncomfortable with past experiences and some of the closed-door policies she has faced. She is happy to work here and appreciates the openness the City Manager has with his employees. She knows that he is there to talk whenever she needs to approach him on something. Shane is a great leader and is very professional in the office.

Sonny Flynn: President of the John's Pass Village Merchants Association; the Commission and City Manager have been very supportive and is very thankful to them for all of the work they do. She supports the City leadership. Mayor Palladeno added that he appreciates the work that the Association does and commends them because the Seafood Festival is now the biggest in the state, recently beating out Apalachicola.

Pat (undiscernible last name): Thanked the Commission and City Manager for all of their hard work. She especially noted the ROC Park and how much that park means to her children and family when they come to visit. The leadership has brought young people back to the City and it has been affordable. She supports and wants to keep moving forward.

CA: First, we want to address the relationship between Mr. Crawford and Ms. McGrady and want to make it clear that it is not a violation of the law. Mr. Gonzalez is the labor attorney and has gone over statutes regarding nepotism but because the two are not married, this does not apply. The labor attorney, Thomas M. Gonzalez, who in the attached letter, noted that according to "Florida Statutes § 112.3135, entitled Restriction on Employment of Relatives, specifically prohibits a public official from appointing, employing, promoting, advancing, or advocating for appointment, employment, promotion or advancement, any person who is a relative of the official. The same statutes specifically defines relative as specified relations of blood and law. It does not prohibit relationships between officers and subordinates."

There is also an anti-nepotism clause in the City's policies Section 307 titled "Employment of relatives" and there is no violation in the Personnel Policies and Procedures. This policy even allows for a potential marriage between Mr. Crawford and Ms. McGrady, as long as Ms. McGrady was moved to another position in the City and not directly supervised by the City Manager. It is up to the Board to give direction to the City Manager on how to interpret the Charter and policies of the City.

The City Attorney also noted that the City Charter in Section 4.6 deals with the proper communication between the Board and City employees – Board members are not to contact staff and must go through the City Manager for any input on staffing and how the City operates.

CM: He noted that he would not do anything that couldn't be on the front of the newspaper and is sensitive to how the City is perceived. He apologized for the embarrassment he brought but he has done nothing illegal. The second charge related to S8 will bring no continued issues.

J. REPORTS/CORRESPONDENCE

- **CITY COMMISSION**

Mayor Palladeno: The Mayors' Council and BIG-C leaders have begun to discuss water taxi services throughout the County. This will be an item that will continue to be brought up in the upcoming weeks.

- **CITY ATTORNEY**

CA: The City currently has an interlocal agreement with the School Board for a facility use renewal at Bicentennial Park. If we are to continue with an added ferry service which is currently out for proposals, we may need to add some language and clarify the contract. The consensus from the Board was to add this item to the agenda for the April 12th BOC Meeting.

- **CITY MANAGER**

CM: The City recently issued an RFP for the stormwater construction projects for Boca Ciega and 140th Avenue. A sole bidder replied and the RFP was not met and hence needs to be rebid. The City engineering contractors with Deuel & Associates are working with staff to get this item rebid. He will keep the Board updated on any new developments.

He also noted that the City has received a \$350,000 appropriation from the state for lighting at John's Pass through the contracted lobbyist.

- **CITY CLERK** – None

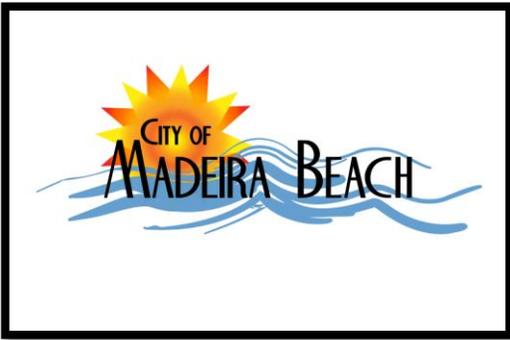
K. ADJOURNMENT – The meeting was adjourned at 7:19 p.m.

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Date approved: May 10, 2016

Travis Palladeno, MAYOR

Submitted by Sea Marshall-Barley, SUPPORT SPECIALIST



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS
AGENDA SETTING MEETING

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

5:45 P.M.

TUESDAY, APRIL 12, 2016

COMMISSION CHAMBERS

AGENDA SETTING FOR APRIL 26, 2016 WORKSHOP

A. CALL TO ORDER – The meeting began at 5:45 p.m.

B. ROLL CALL

MEMBERS PRESENT: Travis Palladeno, Mayor
Patricia Shontz, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Elaine Poe, Commissioner District 3

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
Vincent M. Tenaglia, Assistant City Manager (ACM)
Thomas Trask, City Attorney (CA)
Aimee Servedio, City Clerk (CC)
Dave Marsicano, Public Works/Marina Director (PW/MD)
Sea Marshall-Barley, Administrative Support Specialist (SS)

C. TOPICS

- 1. PRESENTATION ON UPCOMING PINELLAS PLANNING COUNCIL VISIONING SESSION ON BEACH ACCESS
Cookie Kennedy, Secretary Commissioner of Pinellas Planning Council
- 2. FOLLOW UP DISCUSSION ON BUDGET AND FINANCE POLICIES
Vincent M. Tenaglia, Assistant City Manager
David D. Hart, Public Financial Management, Inc.
- 3. DISCUSSION ON POSSIBLE YEARLY UPDATES TO BOC POLICY HANDBOOK
Aimee Servedio, City Clerk

CM: Mr. Tenaglia and the representative from PFM will be here to continue the policy formulations for the budget and finance department. The third items is just a housekeeping issue – we update this policy every year after the municipal election.

The PW/MD has requested to add the discussion on what exactly the board wants to do in regards to Pelican Lane. Some remedies have included increasing the size of the dumpster or add enclosures. There could be some simple solutions that could make a lot of people happy and clean-up that area of the City.

A motion to approve the agenda for the April 26th BOC Workshop was made by Commissioner Lister and seconded by Commissioner Hodges.

ROLL CALL:

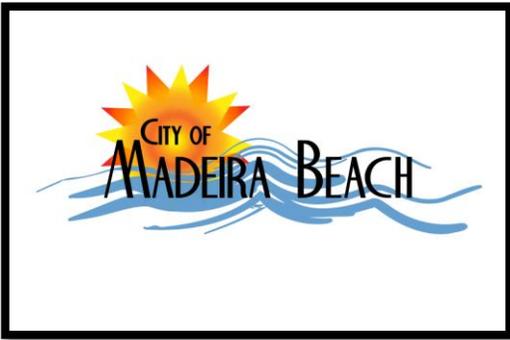
Commissioner Lister.....YES Vice-Mayor Shontz.....YES
Commissioner Hodges.....YES Mayor Palladeno.....YES
Commissioner Poe.....YES

D. ADJOURNMENT – The meeting was adjourned at 5:49 p.m.

Date approved: May 10, 2016

Travis Palladeno, MAYOR

Submitted by Sea Marshall-Barley, SUPPORT SPECIALIST



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS
REGULAR MEETING

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

6:00 P.M. TUESDAY, APRIL 12, 2016 COMMISSION CHAMBERS

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

MEMBERS PRESENT: Travis Palladeno, Mayor
Patricia Shontz, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Elaine Poe, Commissioner District 3

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
Vincent M. Tenaglia, Assistant City Manager (ACM)
Thomas Trask, City Attorney (CA)
Aimee Servedio, City Clerk (CC)
Dave Marsicano, Public Works/Marina Director
Sea Marshall-Barley, Administrative Support Specialist (SS)

D. APPROVAL OF THE MINUTES

- 1. BOC SPECIAL WORKSHOP MARCH 16, 2016
- 2. BOC AGENDA SETTING MEETING MARCH 16, 2016
- 3. BOC REGULAR MEETING MARCH 16, 2016
- 4. BOC WORKSHOP MARCH 29, 2016

A motion to approve the minutes as presented was made by Vice-Mayor Shontz and seconded by Commissioner Poe.

ROLL CALL:

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

E. APPROVAL OF THE AGENDA

CA: Item I-1 (Development Agreement) and I-2 (Ordinance 2015-18) moved before public comment and have these two items continued until May 10, 2016.

A motion to approve the agenda and postpone the hearing on items I-1 and I-2 was made by Commissioner Lister and seconded by Commissioner Hodges.

Kim Dubois: This item is to rezone from Marine Use to Planned Development. We need to discuss that we need to talk about the bridges, maybe moving the school and putting the development there, etc. but we need the marine use area.

Steve Miller: Why are we moving this item and asking for a continuance?

CA: We are taking all precautions that the public is property noticed before it is discussed.

Pete Trott: Thinks that moving the discussion until the May 10th meeting will prevent certain people from being able to attend. It seems like it is being rescheduled to inconvenience them.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Vice-Mayor Shontz.....YES
Mayor Palladeno.....YES

PRESENTATIONS/PROCLAMATIONS

1. KEY TO THE CITY AWARDED TO THE GULF BEACHES ROTARY CLUB
Travis Palladeno, Mayor
2. PROCLAMATION DECLARING MAY 2016 AS OLDER AMERICANS MONTH
Travis Palladeno, Mayor and Area Agency on Aging

Kathleen Peters: The biggest budget item in the state goes to health care, followed by education, and administration is still lean at 2.7%. The governor has been adamant about the tax cuts and the state is one of the most attractive in the country for taxes.

Mental health in the state – focused on Pinellas County. One in five adults is affected by some mental disorder. There is a stigma associated with these disorders and those impacted would rather self-medicate instead of seeking treatment. Substance abuse and the revolving door of prisons. Children in the school system that are affected by mental illness.

Funding for a lighting project was granted and St. Pete College will be building a new student center thanks to our delegation. She will also leave a list of all the items that Pinellas County brought back for the Board to view in detail.

Ports and port traffic will increase and boost the efficiency of shipping and receiving. She believes the manufacturing, import, and export will increase over the next few year.

Asked if there were any questions the Board has for her?

Mayor Palladeno: As you are watching the excitement here with water taxi services, is there money that we could go after for these types of projects?

Representative Peters: She recommends seeking funding for more local avenues.

DAIS LOG REVIEW

SS: Updated the Board on the items included in the dais log and entertained any questions the Commissioner may have. There were no questions or further discussion.

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

John Hendricks: He has been a resident of Madeira Beach for thirty years and we did not progress for many of those years. A few years ago, we had a problem with Commissioners meddling in the administration of the City. We lost several employees with City Manager Maxemow during that time. This tore the city apart and because of this, a citizen group came together to oust those Commissioners that caused so much turnover.

There is another group that is attempting to fight the Commission and direction of the City. Ms. Poe, you are tearing this City part and in my opinion you should resign.

John Neff: He has heard in recent days, neighborhood rumors that upset him greatly. As a former high school teacher, he believes strongly in clean government as he is sure the Board is as well. I would like the answers to two simple questions: do you City Manager, Mr. Crawford, do you own a condo owned by Bill Karns? And Mr. Mayor, have you ever worked as an employee of Bill Karns. Two essential words of government are integrity and honesty.

Mayor Palladeno: No, and I have already spoken with the City Attorney.

CA: Reminded the audience that public comment is not a question and answer session.

Steve Miller: Would like to clarify the rules that this meeting held. For items on the agenda, public comment on the item. It seems that this procedure was not followed at the previous meeting. Pointed out the Special Area Town Plan. This is a legal document and is part of the plans set forth years before.

Missy Hahn: Is here to speak on behalf of the businesses. A great portion of these owners do not live in Madeira Beach, but on their behalf she notes that the Chamber is in favor of responsible development.

Kim Debois: The commerce that takes place in John's Pass that you are thinking of changing – when you have condominiums, they are less likely to eat out at the restaurants. To her, this seems like the best time to utilize the Marine Commercial zoning.

Walter Childer: I have been coming to Florida since 1953 with my family. He has traveled all over the state beaches and settled here on the west coast. We bought a unit in the Yacht Club in 1990 and have been six month snow birds since 1994. We chose Madeira Beach because of its small town atmosphere – this is why we love it here. He does believe that Madeira Way needs improvement, but not the proposed development and the size of what is designed.

Lian Nguyen: She thanked everyone for their time. Because of her busy schedule, she apologizes for coming up to complain. She asked for better noise control at John's Pass. She knows that everyone still needs to enjoy themselves and have fun, but she just wants lower volume. She also appreciates the discussion regarding the dumpsters on Pelican Lane.

Chuck Dewilder: Our City management tells citizens that residents are in favor or...this doesn't sound like a good thing to me. His second point is in regards to the City reserves. The City reserves are being worn down to a critical level – doesn't sound like good financial planning to him.

Pete Trott: Couple of issues: Mr. Trask covered the legality of processes last time. He believes that when using public money, there is a higher standard that is required of the office. He does not like all of the innuendos.

The bridge should be more like the one at John's Pass and a proper evacuation route. State or county money. He thinks Planning should not focus on how much money they make, but on what is good and safe for the City.

Robert Preston: Hyperlinks for ordinances for agenda items and topics. In this day and age it needs to be available. It is very important to find what you want. A majority of the community no longer has a voice. Postponing the meeting until May

Marv Merry: The City Manager reports to the Commission – he believes that Commissioner Poe has a right to do what she did in regards to the City Manager.

Frank Stedmyer: He is extremely opposed in the direction the City is taking. The law was changed for a reason.

Reese Noran: How cities die: it isn't just reserves. It is also properties that do not make money. Change, development, and progress are also very important. Quaint is a fine thing, but it needs to be maintained and could become economically disastrous. We believe in progress – we have welcomed change all of our lives.

Jeff Beggins: This is never going to be Clearwater Beach and there are only two parcels that this intensity is allowed on purpose – this ensures that it will not be all over the town.

Steven Petrow: Has always had a great respect for Mrs. Bonadore. He loves this beach and wants to retire here. He sees the development while fighting the traffic now. He doesn't mind development, but what is being proposed will be detrimental. We do need development, but not at this catastrophic point. John's Pass was also supposed to be addressed. He sees the public going one way and the council going another way.

Mary Neff: She doesn't think that there is a person in this building that does not support development on Madeira Way. They want responsible development. She thinks it would be a good thing for the City to pay for additional impact studies.

Gay Prince: There are two developers and I'm not sure how many people own property but the reflection on the Council does not reflect the peoples' opinion, save for one.

Joe Martin: He wanted to bring the attention to the Commission, that after attending two planning commission meeting, that not one member of the LPA asked any questions of any presentation. He took offense to the response of the Commission and their applause of how great a job the development was doing. He thinks they should be removed from the vote since they have already shown their bias.

Karen Pare: She wants to know what she needs to do to get some new "No Wake" signs. She is the lady with the horn. She's also not crazy about the new development. If we want to be in a beach town, let's put some focus on the boater. She wants to be able to eat at more places to eat on the water. 50% condo, 50% hotels. The rentals need to be straightened out – they can't rent as easily as that.

Jim Everett: He is offended that he is not allowed to give his opinion as a resident since he serves as a member of the Planning Commission. He explained that the City has been working the last four years to get some development one 150th Avenue and Madeira Way. A lot of hard work has gone into preparing for such redevelopments.

The City Attorney read emails that were submitted in regards to the development. The emails read into the records have been attached to these minutes.

A recess was called at 7:30 p.m. and the meeting was resumed at 7:48 p.m.

G. CONSENT AGENDA

1. APPOINTMENT OF INGRID FERRO-SPILDE TO FILL THE PLANNING COMMISSION VACANCY FOR THE REMAINDER OF A TWO-YEAR TERM ENDING IN AUGUST 2017.
2. AUTHORIZATION OF NOTICE OF LIMITATION OF USE/SITE DEDICATION FOR REC CENTER PLAYGROUND RELATED TO FRDAP GRANT AWARD THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. APPROVAL FOR THE CITY TO ENTER INTO AGREEMENTS WITH THREE (3) FEMA GRANT RECIPIENTS FROM FDEM GRANT AWARD 2014-006.
4. APPROVAL FOR THE CITY TO EXTEND AGREEMENT WITH THE RECIPIENT OF FEMA GRANT AWARD 2013-044.

CA: The CA recommended approving Item G-1 separately in order to swear in the new Planning Commission appointee.

A motion to approve Consent Agenda Items 2, 3, and 4 was made by Commissioner Lister and seconded by Commissioner Hodges.

ROLL CALL:

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

A motion to approve the appointment of Ingrid Ferro-Spilde to fill the vacancy on the Planning Commission was made by Vice-Mayor Shontz and seconded by Commissioner Lister.

ROLL CALL:

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

The CA swore in the new Planning Commissioner.

Ingrid Ferro-Spilde: Thanked the Board for their consideration of her application and appointment to the Planning Board. She is excited to serve and become more involved in the City.

H. UNFINISHED BUSINESS

1. [ORDINANCE 2016-02](#)
A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 OF THE CODE OF ORDINANCES TO CREATE A DEFINITION FOR “RESIDENTIAL PROPERTY”; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve Ordinance 2016-02 on second and final reading was made by Commissioner Lister and seconded by Commissioner Hodges.

ROLL CALL:

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

2. [ORDINANCE 2016-03](#)
A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES TO CREATE AN ARTICLE PROHIBITING AND REGULATING THE OVERNIGHT ABANDONMENT OF PERSONAL PROPERTY ON THE PUBLIC BEACHES OF THE CITY AND TO BE COMMONLY REFERRED TO AS “MADEIRA BEACH LEAVE NO TRACE ORDINANCE”; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve Ordinance 2016-03 on second and final reading was made by Commissioner Hodges and seconded by Commissioner Poe.

ROLL CALL:

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

3. **ORDINANCE 2016-04**

A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 78 OF THE CODE OF ORDINANCES TO CREATE A SECTION PROVIDING FOR UNOBSTRUCTED USE OF PUBLIC DOCKS AND BOAT LAUNCHING RAMPS AND RESTRICTIONS TO THE SECURING OR TYING OF VESSELS TO PUBLIC PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve Ordinance 2016-04 on second and final reading was made by Vice-Mayor Shontz and seconded by Commissioner Poe.

Steve Miller: Is this addressing a particular problem or particular dock?

CA: What is happening is that we have noticed that people are tying their dinghies to trees and City benches that will eventually cause damage to City property. This ordinance is used to prohibit this action to prevent any damage. If they are properly tied to the dock, it won't be a problem.

Steve Miller: Is concerned that this could be interpreted as open-ended in regards to the length of time a boat can be docked. He has seen problems in the past where boats keep staying. The Mayor noted that there is a time restraint in the Code but the CA did not know the specific section this is listed and would have to research.

ROLL CALL:

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

I. NEW BUSINESS

1. **DEVELOPMENT AGREEMENT (HOLIDAY ISLE MARINA)**

A PUBLIC HEARING AND CONSIDERATION OF AN APPLICATION TO ENTER IN A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., LLC. CONTINGENT ON THE APPROVAL OF ORDINANCE 2015-18 TO REZONE THE PROPERTY LOCATED AT 555 AND 565 150TH AVENUE FROM C-4, MARINE COMMERCIAL TO PD, PLANNED DEVELOPMENT.

Recommendation is to postpone the discussion and approval of the rezoning ordinance and development agreement for Holiday Isle Marina until the May 10th BOC Regular Meeting.

2. **ORDINANCE 2015-18**

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

Recommendation is to postpone the discussion and approval of the rezoning ordinance and development agreement for Holiday Isle Marina until the May 10th BOC Regular Meeting.

3. **ORDINANCE 2016-05**

A FIRST READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CREATING ARTICLE IV OF CHAPTER 42 OF THE CODE OF ORDINANCES RELATING TO SYNTHETIC DRUGS; PROVIDING FOR INTENT, DEFINITIONS, SYNTHETIC DRUG SUBSTANCE DETERMINATION, PROHIBITED ACTS, ENFORCEMENT AND PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

CA read Ordinance 2016-05 by title only.

Mayor Palladeno: A Lieutenant from the PCSO, the same officer who attend the Madeira Beach Board of Commissioners Workshop in February, also spoke at the Mayors' Council on this topic.

Commissioner Lister: How will this work exactly? Will we be lab testing each person apprehended?

Deputy Lockett: The synthetic substance or chemical compound is what determines illegality. It would be the discretion of the PCSO for how to proceed and when to test for these compounds.

Commissioner Lister: Is this ordinance fluid to account for the changing formulas?

CA: Yes, we were advised on our language from the Lieutenant who presented. We also researched the state statute. This will strengthen local enforcement of these substances.

A motion to approve the first reading of Ordinance 2016-05 was made by Commissioner Lister and seconded by Commissioner Hodges.

ROLL CALL:

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

4. **RESOLUTION 2016-16**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FISCAL YEAR 2016 BUDGET BY DECREASING GENERAL FUND CAPITAL OUTLAY EXPENDITURES IN THE AMOUNT OF \$122,000; INCREASING ARCHIBALD FUND CAPITAL OUTLAY EXPENDITURES IN THE AMOUNT OF \$22,000; INCREASING SANITATION FUND CAPITAL OUTLAY EXPENDITURES IN THE AMOUNT OF \$44,000; TRANSFERRING A FIXED ASSET FROM THE GENERAL FUND TO THE STORMWATER FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

CA read Resolution 2016-16 by title only.

A motion to approve Resolution 2016-16 was made by Vice-Mayor Shontz and seconded by Commissioner Poe.

CM: He will turn this over to the Assistant City Manager for further explanation but he wanted to point out that the authorization in Item B would require an additional bid waiver.

ACM: The budget amendment is an amendment to the vehicle replacement plan that was put into place in 2015. There are a few things to be aware of – that savings of \$56,000 will only be realized if one vehicle replacement is deferred. This change is more of a deferment than saving money. The current motion will approve the budget amendment while the following authorization will be done separately.

ROLL CALL:

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

A. **AUTHORIZATION OF EXPENDITURES**

AUTHORIZATION OF EXPENDITURES IN THE AMOUNT OF \$20,928.04 FOR VEHICLE ACQUISITION, IN ACCORDANCE WITH STATE OF FLORIDA AGRICULTURE & LAWN EQUIPMENT CONTRACT NO. 21100000151.

A motion to approve the authorization of expenditures in the amount of \$20,928.04 was made by Vice-Mayor Shontz and seconded by Commissioner Hodges.

ROLL CALL:

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

B. **AUTHORIZATION OF EXPENDITURES**

AUTHORIZATION OF EXPENDITURES IN THE AMOUNT OF \$39,980.00 FOR VEHICLE EQUIPMENT CONVERSION.

****THIS ITEM REQUIRES A WAIVER OF BID REQUIREMENTS BY FORMAL BOC MOTION****

A motion to waive bid requirements and approve the authorization of expenditures in the amount of \$39,980 was made by Commissioner Lister and seconded by Vice-Mayor Shontz.

ROLL CALL:

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

C. **AUTHORIZATION OF EXPENDITURES**

AUTHORIZATION OF EXPENDITURES IN THE AMOUNT OF \$69,009.09 FOR VEHICLE REPLACEMENT, IN ACCORDANCE WITH FLORIDA SHERIFF'S ASSOCIATION BID NO. 15-23-0904.

A motion to approve the authorization of expenditures in the amount of \$69,099.09 was made by Vice-Mayor Poe and seconded by Commissioner Shontz.

ROLL CALL:

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

5. **RESOLUTION 2016-17**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$63,246; INCREASING BUILDING FUND EXPENDITURES IN THE AMOUNT OF \$60,714; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve Resolution 2016-17 was made by Commissioner Hodges and seconded by Commissioner Lister.

Steve Miller: What is being spent exactly?

ACM: This is to provide funding for services relating to land development, planning & zoning, and building management. This is for Mr. Dave Healey and Mr. Al Carrier's firms.

Steve Miller: So the City is spending this money to aid the developer in the recent developments? Because this is how I feel this is being spent.

CM: It has been proven to be difficult to recruit and fill the Planning & Zoning Director position and the two consultants (Mr. Healey and Mr. Carrier) have been working with the City for year. The developers are paying for what they are required to provide for consideration. There has been a lot of work done in addition to the recent developments but this will fund the day to day flow of work. This is for the day to day administrative functions of the planning and zoning department from the new developments to the variance and special exception use hearing, CRS, and FEMA subgrant agreements and awards.

He is trying to get the Community Development Director position filled, but this is proving more difficult given the heated political environment in the City. This is a plan we developed as a team and voted on the restructuring in December 2015. Until these developments are approved or denied, the workload here will be huge. The department is completely overworked but this is the solution to which we came.

ROLL CALL:

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

J. REPORTS/CORRESPONDENCE

• **CITY COMMISSION**

Mayor Palladeno: Wanted to note that he has been re-elected to the EMS Advisory Board and will be the next year's vice president of the BIG-C. This will continue to keep Madeira's voice heard in the county.

• **CITY ATTORNEY** – None

• **CITY MANAGER**

CM: There is an update on the utility undergrounding process. This is the most difficult process he has come across due to the many hands that have to be on the project. He doesn't want the Board to lose track of this project and will give frequent updates. The project is moving forward very slowly at the moment. He also commended the Assistant City Manager on his work for this project as well.

He will also be out of the office on Thursday this week due to a medical procedure. He can be reached by email or through his assistant if anything is needed during that time.

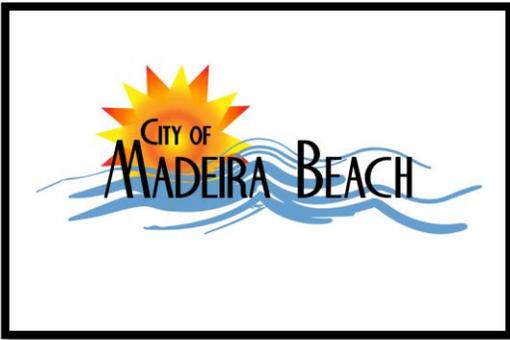
• **CITY CLERK** – NONE

K. ADJOURNMENT – The meeting was adjourned at 8:19 p.m.

Date approved: May 10, 2016

Travis Palladeno, MAYOR

Submitted by Sea Marshall-Barley, SUPPORT SPECIALIST



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS
SPECIAL MEETING

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

5:30 P.M. TUESDAY, APRIL 12, 2016 COMMISSION CHAMBERS

- A. CALL TO ORDER – The meeting was called to order at 5:31 p.m.
- B. INVOCATION AND PLEDGE OF ALLEGIANCE – COMMISSIONER TERRY LISTER
- C. ROLL CALL

MEMBERS PRESENT: Travis Palladeno, Mayor
Patricia Shontz, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Elaine Poe, Commissioner District 3

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
Vincent M. Tenaglia, Assistant City Manager (ACM)
Thomas Trask, City Attorney (CA)
Aimee Servedio, City Clerk (CC)
Dave Marsicano, Public Works/Marina Director (PW/MD)
Sea Marshall-Barley, Administrative Support Specialist (SS)

- D. APPROVAL OF THE MINUTES - NONE
- E. APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Commissioner Lister and seconded by Commissioner Hodges.

ROLL CALL:

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

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

Steve Miller: We as citizens have been quiet for the last few years. He is presenting the previously approved Special Area Plan for the City of Madeira Beach and has chosen to read a few lines from this document.

The first item he pointed out was the front page picture that was used for the Town Center Special Area Plan and what appears on the image is not reflected by the recent developments that are currently under way. He understands that the City is in need of hotels, but they need to follow this plan. The existing character of the community needs to be maintained – this is not happening.

- G. CONSENT AGENDA – NONE
- H. UNFINISHED BUSINESS – NONE
- I. CONTRACTS/AGREEMENTS – NONE
- J. NEW BUSINESS

1. INSTALLATION OF ELECTED OFFICIALS
CITY CHARTER, ARTICLE 4.8 – INDUCTION OF BOARD OF COMMISSIONERS INTO OFFICE; MEETINGS. THE FIRST MEETING OF EACH NEWLY ELECTED MEMBERS OF THE BOARD OF COMMISSIONERS FOR INDUCTION INTO OFFICE SHALL BE ON THE FIRST REGULAR MEETING FOLLOWING THE ELECTION. THE BOARD OF COMMISSIONERS MAY HOLD SUCH SPECIAL AND REGULAR

MEETINGS AT SUCH TIMES AS THEY MAY PRESCRIBE, BUT NOT LESS FREQUENTLY THAN ONCE EACH MONTH. MEETINGS OF THE BOARD OF COMMISSIONERS SHALL BE OPEN TO THE PUBLIC IN ACCORDANCE WITH FLORIDA STATUTE.

COMMISSIONER DISTRICT 1
Terry Lister

COMMISSIONER DISTRICT 2
Nancy Hodges

CA: Read the oaths of office to Nancy Hodges and Terry Lister.

Commissioner Terry Lister and Commissioner Nancy Hodges were sworn-in as the representatives of District 1 and District 2, respectively, for the term beginning April 2016 and expiring in April 2018.

Steve Miller: Asked if he could make public comment on this item but was advised that this swearing in was a follow-up on the election results and no further comment was warranted. Mayor Palladeno asked that Mr. Miller leave the room if he could not follow procedure.

2. **SELECTION OF VICE-MAYOR**

CITY CHARTER, ARTICLE 4.4 – VICE-MAYOR; THE BOARD OF COMMISSIONERS SHALL APPOINT A VICE-MAYOR AT ITS FIRST REGULAR MEETING FOLLOWING THE ELECTION. THE TERM OF VICE-MAYOR SHALL BE FOR ONE (1) YEAR. THE VICE-MAYOR SHALL ACT AS MAYOR DURING THE ABSENCE OR DISABILITY OF THE MAYOR. SHOULD THE VICE-MAYOR BE REQUIRED TO ACT AS MAYOR FOR A PERIOD IN EXCESS OF THIRTY (30) DAYS, HE/SHE SHALL RECEIVE THE COMPENSATION OF THE MAYOR RETROACTIVE TO THE DATE UPON WHICH HE/SHE ASSUMED THE MAYORAL DUTIES.

The Mayor passed the gavel to the current Vice-Mayor, Elaine Poe.

A motion was made by Mayor Palladeno to appoint Patricia Shontz as the next Vice-Mayor. The motion was seconded by Commissioner Hodges.

ROLL CALL:

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

K. REPORTS/CORRESPONDENCE

• **CITY COMMISSION**

Mayor Palladeno: Re-elected to EMS Advisory Board.

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

CM: Commented that there has been a red tide problem. Public Works and Parks staff has been working to get the beaches cleaned up and addresses the fish kill.

- **CITY CLERK – NONE**

L. ADJOURNMENT – The meeting was adjourned at 5:45 p.m.

Date approved: May 10, 2016

Travis Palladeno, MAYOR

Submitted by Sea Marshall-Barley, SUPPORT SPECIALIST



CITY OF MADEIRA BEACH

Proclamation

NATIONAL SAFE BOATING WEEK PROCLAMATION

For nearly 90 million Americans, boating continues to be a popular recreational activity. From coast to coast, and everywhere in between, people are taking to the water and enjoying time together boating, sailing, paddling, and fishing. During National Safe Boating Week, we want to bring special attention to this pastime and remind recreational boaters of a few tips to ensure that they and their loved ones are safe and responsible while exploring our nation's waterways.

Proper planning for a day of boating begins even before leaving the home. Getting a free vessel safety check and taking a safe boating course at the beginning of the boating season, filing a float plan with a trusted family member or friend, and checking the weather before boating are key steps to an enjoyable time boating. Every boater should wear a U.S. Coast Guard-approved life jacket at all times while boating. Drowning remains the number one cause of death for recreational boaters each year, and the majority of drowning victims in recreational boating accidents are not wearing a life jacket. Safe and responsible boating includes never operating a boat while under the influence of drugs or alcohol and knowing basic navigation rules.

Year-round, people continue to enjoy all that our natural environment has to offer through the joy of boating. National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water.

Whereas, on average, 650 people die each year in boating-related accidents in the U.S.; approximately three-fourths of these are fatalities caused by drowning; and

Whereas, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment, or environmental factors; and

Whereas, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets; and

Whereas, today's life jackets are more comfortable, more attractive, and more wearable than styles of years past.

Therefore, I, Travis Palladeno, do hereby support the goals of the North American Safe Boating Campaign (Wear It!) and proclaim May 21-27, 2016 as National Safe Boating Week and the start of the year-round effort to promote safe boating.

In Witness Whereof, I urge all those who boat to "Wear It!" and practice safe boating habits.

Proclaimed this 10th day of May, 2016.

Travis Palladeno, Mayor
City of Madeira Beach



MADEIRA BEACH BOARD OF COMMISSIONERS

May 4, 2016 – Agenda Report

<u>FROM:</u>	Shane B. Crawford, City Manager
<u>SUBJECT:</u>	APPOINTMENT OF SPECIAL MAGISTRATE SERVICES TO BART R. VALDES AND AMBER ASHTON
<u>BACKGROUND:</u>	<p>The City Commission reaffirms the appointment of the Special Magistrate annually. I have given notice to our current Magistrate that City thanks him for his service but is interested in going with a different Magistrate.</p> <p>It is the City Manager's recommendation that the City Commission appoint Bart Valdes and Amber Ashton from the law firm of Beaubien, Knight, Simmons, Mantzaris and Neal, LLP for Special Magistrate Services. The City Manager has interviewed the individuals twice and strongly recommends approval.</p>
<u>BUDGETARY IMPACT:</u>	Reduced hourly rate from previous Magistrate and hopes to combine Code and Variance hearings into one meeting in hopes for additional savings.
<u>RECOMMENDED BY STAFF:</u>	The City Manager recommends the appointment of Bart R. Valdes and Amber Ashton for Special Magistrate Services
<u>ATTACHMENT(S):</u>	Engagement Letter to Serve as Special Magistrate for the City of Madeira Beach



DE BEAUBIEN KNIGHT SIMMONS MANTZARIS & NEAL LLP
ATTORNEYS AND COUNSELLORS AT LAW
ORLANDO | TALLAHASSEE | TAMPA
WWW.DBKSMN.COM

April 29, 2016

**VIA U.S. MAIL DELIVERY and
ELECTRONIC MAIL DELIVERY**

Shane B. Crawford
City Manager
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
scrawford@madeirabeachfl.gov

***Re: Engagement Letter to Serve as Special Magistrate
for the City of Madeira Beach***

Dear Shane:

It is with great pleasure that I submit to you the following as my proposed letter of engagement to set forth the terms of my engagement with the City of Madeira Beach to serve as Special Magistrate.

I. SCOPE OF SERVICES.

I will serve, on an as needed basis, as Special Magistrate to hear code enforcement matters, variance matters, and such other and further matters as may be appropriate as set forth in the Code of Ordinances for the City of Madeira Beach. In that capacity, I will preside over all hearings, in which my law firm or I do not have a conflict, render a decision where applicable and prepare the appropriate orders as necessary.

II. PAYMENT.

The City shall pay to my law firm, de Beaubien, Knight, Simmons, Mantzaris & Neal, LLP, the sum of \$190 per hour plus costs for each actual attorney hour

worked and \$55 per hour for each paralegal hour worked with regard to this engagement. For hearings scheduled by the City and confirmed by the undersigned, there will be a minimum of one hour charged for attendance at the hearing.

In all matters hereunder, my Firm will submit each month to you, or your designee, a Billing Statement of hours expended for services rendered and costs incurred. All invoices shall be processed and paid in the same manner as for all other City invoices and statements. All invoices shall be due and payable within thirty (30) days of the date of the invoice.

III. TERMINATION.

The term of this engagement may be renewed annually. However, the agreement may be terminated by either party immediately with cause or upon thirty (30) days written notice without cause, or in accordance with the City's charter and code. If such termination occurs, the Firm will be paid for all services rendered and costs incurred, if applicable, to the date of notice of termination.

IV. MISCELLANEOUS.

A. Assignment. The services to be rendered under this engagement letter are personal to Bart R. Valdes and may not be assigned other than as provided herein, either directly or indirectly, to any other person or firm. Other attorneys in the firm may assist Mr. Valdes with his duties.

B. Amendments. This engagement letter may be amended only by written instrument signed by the Firm and the City of Madeira Beach.

C. Independent Contractor Status. In the performance of legal services hereunder, Bart R. Valdes, and de Beaubien, Knight, Simmons, Mantzaris & Neal, LLP, are independent contractors and shall not hold themselves out as an employee, agent or servant of the City of Madeira Beach.



MADEIRA BEACH BOARD OF COMMISSIONERS

May 3, 2016 – Agenda Report

FROM: Luis N. Serna, AICP, Planning & Zoning Consultant

SUBJECT: **AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH, FLORIDA AND PINES MADEIRA, LLC FOR THE INSTALLATION AND CONSTRUCTION OF A WELLS FARGO ATM.**

BACKGROUND: On December 10, 2013, the Board of Commissioners entered into a Development Agreement with Madeira Pines, LLC for redevelopment of the CVS Pharmacy located at Gulf Boulevard and Madeira Way. This agreement permitted variations from Madeira Beach Land Development Regulation standards regarding vehicular stacking at a proposed drive-in window, number of loading berths, and setbacks. The agreement also incorporated a site data table and final site plan for this development. Subsequent to approval of the Development Agreement, portions of the site, including the CVS Pharmacy, were redeveloped in accordance with the approved final site plan.

The applicants have requested approval for the addition of a drive-up ATM on this site which would include the removal of two parking spaces. On February 22, 2016, a Special Exception for this addition was approved by the Special Magistrate.

In order to be approved for the construction the proposed drive-up ATM, the site data table and final site plan that were included as a part of the original Development Agreement need to be amended. These revisions are included in the attached Amendment to Development Agreement.

The Planning Commission reviewed and recommended this amendment for approval at the April 28, 2016 Local Planning Agency – Planning Commission Meeting.

BUDGETARY

IMPACT: N/A

RECOMMENDED BY STAFF: **The Amendment to the Development Agreement was reviewed for compliance with Article IV, Chapter 86 of the Code of Ordinances. Based on this review, staff recommends that the Board of Commissioners APPROVE this amendment.**

ATTACHMENT(S): Amendment to Development Agreement

AMENDMENT TO DEVELOPMENT AGREEMENT WITH PINES MADEIRA, LLC

THIS FIRST AMENDMENT ("First Amendment") made and entered into this ____ day of _____, 2016 by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida, hereinafter referred to as "City" and **PINES MADEIRA, LLC**, a Florida limited liability company authorized to transact business in the State of Florida, hereinafter referred to as "Developer".

RECITALS

WHEREAS, City and Developer entered into a Development Agreement dated December 10, 2013 (the "Agreement"); and

WHEREAS, Developer filed an application for approval of a Special Exception in order to install an ATM to be operated by Wells Fargo Bank; and

WHEREAS, the Planning Commission of the City of Madeira Beach considered the application for Special Exception and recommended approval of the same at its meeting on February 8, 2016; and

WHEREAS, the Special Magistrate considered the recommendation of the Planning Commission, heard testimony and received evidence and issued an order approving the Special Exception on April 7, 2016; and

WHEREAS, the Agreement needs to be amended to include the ATM on the Site Plan and the Site Data Table.

NOW THEREFORE, in consideration of the premises contained herein and the sum of Ten Dollars (\$10.00) the receipt and sufficiency of which are hereby acknowledged, City and Developer agree as follows:

1. The recitals above are true and correct and incorporated into this First Amendment as if fully set forth herein.
2. The Site Data Table set forth in Paragraph 9 of the Agreement as well as the Site Data Table Note Number 4 are hereby amended to reflect reduction of two (2) parking spaces. Therefore seventy-six (76) parking spaces are proposed and subject to the private agreement for restricted/shared use.
3. The Final Site Plan attached to the Agreement is hereby amended to include the installation/construction of the Wells Fargo ATM as more fully described and shown in Exhibit "A" to this First Amendment.
4. The terms, covenants and conditions set forth in the Agreement that have not been specifically amended herein will continue in existence and are hereby ratified, approved and confirmed and will remain binding upon the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the day and year set forth above.

CITY OF MADEIRA BEACH, a municipal corporation of the State of Florida

WITNESSES:

By: _____
Travis Palladeno, Mayor

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Notary Public
My Commission Expires:

Shane Crawford, City Manager

Aimee Servedio, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S, City Attorney

PINES MADEIRA, LLC

WITNESSES:

By: _____
Gustavo Pines, Its Manager

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016,
by Gustavo Pines, as Manager of PINES MADEIRA, LLC who ___ is personally known to me or ___ has
produced a _____ driver's license or _____ as identification.

Notary Public
My Commission Expires:

Servedio, Aimee

From: thomas graham <thomas.j.graham@att.net>
Sent: Saturday, May 7, 2016 9:48 AM
To: Poe, Elaine; Carr, Dennis; Lawrence, David; iferraspilde@madeirabeachfl.gov; Brown, Jeff; Jim Everett; Hodges, Nancy; Noble, Michael; Shontz, Pat; Crawford, Shane; Lister, Terry; Palladeno, Travis; Rasmussen, Ann
Subject: Planned Development

Hello. My name is Thomas Graham, full time permanent resident and home owner here in Madeira Beach since 2010. Not to worry, I won't be sending emails every day / week on this topic, just this one. And done.

A little back ground. I lived here in the 70's, and then career took me to all parts of the country over the 35 years. In 2008 I was fortunate enough to be able to pick my spot, so to speak, to live while I finish out my business life. I still fly out of TPI pretty much every Monday and get home Thursday or Friday. Only a couple more years! When I decided to come back to Florida I worked with a realator for a year and half to "pick" the spot. Primary criteria was water and view. I intended to remodel or renovate as my hobby. Six years later, renovation is 98%. So i'm here for the duration.

So I have been at three of the planning meetings revolving around the two planned developments. My interest is obvious, I live here for a reason. I picked the town on purpose. I picked the home for some very specific reasons. The primary criteria for selection are now completely voided by your path to planned development. I must say, I found the whole process to be quite entertaining. Clearly a unilaterally driven strategy by mostly non-resident business owners and city staff. It was obvious from the first meeting i attended that the grand plan was going to happen in the end. Just needed to make sure you "checked all the boxes" required by charter and law. Well done.

So it still needs the approval of the commission and then its done. It is pretty obvious how that will end. Good luck with dealing with the aftermath.

I mostly find entertaining the blatant disregard for the home owners and full time residence concerns about traffic. No logical thinking person can possibly say, with a straight face, that the impact will not be devastating. To think that the traffic can be managed by changing Madeira Way to one way and funneling everything down to Gulf Boulevard is seriously flawed thinking. I particularly liked the "concession" by Karns to have the traffic impact reevaluated at conclusion of each phase to see if it increases enough to push FDOT to add / move a signal. Seriously, how ridiculous is that thought process? So, my point on this is that seriously folks, do you think we are stupid?

And then the views lost. I am very excited to know that in just a few years I will be able to enjoy my morning coffee looking at 10 and 12 story buildings instead of the beautiful water view that I based the purchase of my home on. I'm somehow optimistic that all this new revenue flowing in to the city will offset that.

I didn't hear any mention at any of the meetings about how things will work during the 10 years or so of construction. Got a plan for that? Or shall we plan to drive south to Treasure Island to get off the island?

One of the questions I personally asked at the first meeting was what environmental impact was expected. So you know, the response from the planning commission was unacceptable and made it clear that it was not a concern. Having developed several commercial properties in California during my career I'll just let you know there is absolutely no way most communities that are concerned at all about the environment would let this one fly.

I won't go on and on about this. I think you get the gist of how this full time resident, home owner, tax payer and voter feels about these planned developments. (I use the term "planned development" loosely here.) I get that the revenues collected from home owners pales in comparison to the revenue you'll receive from those truly benefiting from the rezoning of the planned development. I am confident that the math shows that the huge influx of revenue will more than cover the huge outflow required to maintain and upgrade the city infrastructure as a result. Water, sewer, road, bridge, electrical grid, law enforcement and so on.

Last thing I was wondering, how many of those "green shirts" at the last meeting own residential property and live full time in the city of Madeira beach? Maybe they all do. I don't know. I was going to ask that question at the last meeting but I didn't. First three speakers during the public response session pretty much set the tone so I didn't bother. I was the guy that got up and walked out at that point. But I did get out of the parking lot before the rush!

OK. I have used sarcasm throughout to make my point. I know it and don't like doing it myself. I'll apologize now for my tone. I just had to get it off my chest. Like I led with, it **will** be the only time.

So, commissioners, I'll be waiting to see if you do the right thing.

Best regards,

*Tom Graham
14227 E. Parsely Drive
Madeira Beach FL 33708*

Servedio, Aimee

From: Sid Silverstein <sidsilverstein@yahoo.com>
Sent: Sunday, May 8, 2016 2:19 PM
To: Palladeno, Travis
Subject: Fw: New development



On Sunday, May 8, 2016 2:12 PM, Sid Silverstein <sidsilverstein@yahoo.com> wrote:



On Sunday, May 8, 2016 2:04 PM, Sid Silverstein <sidsilverstein@yahoo.com> wrote:

I didn't know who to write to but if relevant I hope you will pass this on.
I have lived in Pinellas County since 1949
I have lived in a Madeira Beach Condo my residence and home since 1978.

The condo I live in has 67 units.

At two recent meetings an owner has solicited our Board and owners to help fund and object to our proposed new development.

I agree that everyone is entitled to their opinion but of our 67 owners , only 6 are residents of Madeira Beach.

I do not feel that non residents (mostly from other states , some with other resident homes in Florida should have a vote in our community. I know many of these owners are investors - rent their units - and are concerned that additional units might hurt their income- they don't want competition but this is not what they say out loud.

I do know as a businessman for over sixty years, times change . I have no business investment on Madeira Beach, but I know that business owners at the Tom Stuart Causeway can no longer survive with our current codes and property layouts. This land will eventually turn into a dump that no one will like and taxes would definitely increase.

I will be away for about five months and I am not expressing my opinion of this project , but I do object to non residents having the same vote as I do when they cannot even vote on Madeira beach. I think beach progress has been tremendous for several years but everyone cannot be pleased.

I have told others, if you don't like it, leave - this is not my Madeira Beach of 1949 or even 1978.

Thank you,

Sid Silverstein- Madeira Beach resident.

PS: as a last resort, Let's build another bridge- we only had a ferry years ago- then Gandy and the Skyway. Miami Beach had one causeway and has many more now (all of which are crowded in resort season.

 Sid

Servedio, Aimee

From: GRJ <realefficacy@gmail.com>
Sent: Monday, May 9, 2016 1:47 PM
To: Palladeno, Travis; Shontz, Pat; Lister, Terry; Hodges, Nancy; Poe, Elaine
Subject: Pedestrian Safety on Gulf Blvd Because of Proposed New Developments
Attachments: GulfBlvdTraffic.txt

May 9th 2016

13336 Gulf Blvd #501
Madeira beach
FL 33708

To the state agencies that it may concern, please forward as necessary
Sent to the State of Florida Department of Public Safety and Others
Including Madeira beach Council Members

I am a recently arrived resident to the City of Madeira Beach and have become concerned about the increasingly virulent debate over two major new development projects for high rise hotels condo hotels and a shopping center that are proposed for Madeira Beach.

One principal reason is that I am concerned for the safety for the enormous number people who will stay in these new developments to get to the beach--in a way that protects their safety, and the safety of the current residents of Madeira Beach, as they attempt to cross Gulf Blvd as a part of their desire to go to the beach.

Gulf Boulevard is a dangerous road, it is five lane, with inadequate protection for pedestrians. Moreover, there is little parking on the seach side of Madeira Beach, just a few hundred spaces are available. These developments will bring in hundreds of people (over 350 new rooms are proposed) who will want to get to Madeira Beach. How will they get there? They will be forced to cross Gulf Blvd and as you know, this dangerous road has had many fatalities along it over the years. Indeed, even today a county planning committee is meeting in a few days to look into providing safer beach access for more people.

There is no way all the extra people from these two developments can get to the beach safely, moreover they will all have to cross a major intersection where Gulf Blvd meets the Tom Stuart Causeway

This is an issue that concern you in a major way as a state agency--it is putting people's lives at risk.

I say this with some prior knowledge because 15 years ago, when I also owned a condo on Gulf Blvd, a 14yr old boy was killed when trying to cross Gulf from the Seven/Eleven (7/11) to go back to his motel. I was amazed then by how fast cars go along Gulf Blvd,

now Madeira Beach has installed three or four flashing light traffic stopping systemns at places along the beach, to allow for "safe" crossing.

They dont work, just today I saw a couple walking across the middle when a car didnt stop because there were just lights flashing and no signal to STOP.

When I was in California I was surprised at how all drivers along the beach would stop at once when they saw any person trying to cross the street

to get to the beach, I had never seen this before but now I know how important it is. It is dangerous when drivers do NOT know exactly how to respond.

The bottom line is that crossing Gulf Blvd is a difficult and dangerous task. I think all these new flashing sign crossing points should be stop sign crossing points. This is an immediate safety measure even if it does slow down traffic a little

The other bottom line is that having two, three hundred or five new visitors a day or week who are unused to the roads and the danger of

Gulf Blvd is putting them at an unacceptable risk. I do not think any beach community has the right to make zoning changes

that allows new high density housing hotels/condos puts visitors, or anybody at risk without providing a safe means of transport

across Gulf Blvd to the beach--ESPECIALLY BECAUSE THERE WOEFULLY INADEQUATE BEACH PARKING. Any idea of a trolley of tram system

which may have beend proposed is not going to work, as is the idea of using water taxis, this is ridiculously inadequate.

I do not think this issue has been adequately considered in the prior and ongoing discussions of these new developments

although Im sure it is behind peoples opinions about what is going on. Gulf Blvd is a busy, uncertain street, there are always fast-going motorcycles and trucks speeding down it.

I do not want to see more deaths caused by new developments, and would like to see fewer deaths that are already happening because of inadequate safety measures along Gulf Blvd.

I formally request that you, the State of Florida Agency responsible for this issue quickly enter the debate over this issue

and make recommendations that will save more people's and particularly children's lives (as they are the ones most at risk) before it is too late.

The capacity of the Gulf beaches to safely handle existing, and absorb more, users needs to be considered.

As a part of this letter, I also request under the Florida Freedom of Information Law a report of the number of injuries and fatalities that have been recorded along Gulf Blvd from Treassure Island Causeway to North Reddington Beach over the last 5, 10, and 15 years.

The issue is that any major expansions of visitors cannot be divorced from access to the beach--and increasing how to increase exisiting access--let alone provide for city-created increased access--is the real question.

It seems to me the State oif Florida, as well as the governing body of Pinellas County, has a major stake in this issue.

Frankly, I do not think a small beach community should be able to settle issues that have life and death consequences for visitors, and this issue does affect that.

Thank you for your attention,

Sincerely,

Gareth Jones

realefficacy@gmail.com

cc Madeira Beach Municipal City Council

PS I lack a spellcheck/grammar checker on this computer, please forgive the errors.

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Monday, May 9, 2016 9:38 PM
To: Shontz, Pat
Subject: New Development

IF YOU CARE ABOUT MADEIRA BEACH AND LOVE LIVING HERE VOTE NO ON THE 2 DEVELOPMENTS otherwise you are part of the problem and a disgrace to our town.....Chris long time proud resident

Servedio, Aimee

From: Rees Noren <reesnoren@earthlink.net>
Sent: Monday, May 9, 2016 1:45 PM
To: Crawford, Shane
Cc: Palladeno, Travis
Subject: Madeira Beach development

>> I am resubmitting this because it did not get into the record at last months meeting.

>>

>>

>> -----Original Message-----

>> From: Connie Noren [mailto:connienoren@earthlink.net]

>> Sent: Monday, April 11, 2016 10:04 AM

>> To: Crawford, Shane <scrawford@madeirabeachfl.gov>

>> Cc: Palladeno, Travis <tpalladeno@madeirabeachfl.gov>

>> Subject: Madeira Beach development

>>

>>

>>

>> Sent from my iPad

>>

>> Greetings. I am the old man who addressed the BOC at the April meeting to express our feelings about living in Madeira Beach. At the risk of repeating myself,I will summarize my words. Thirty years ago,the Bride and I discovered Mad Beach quite by accident,but that's another story! It was also April of 1986. As time passed,we came to realize we had found our little piece of paradise. We had already lived in many places large and small,New York,New Jersey,South Carolina, Kansas,Washington state, Alaska,California (3 times) ,Naples (Italy),Texas,and Virginia to name most of them. But this place was and still is,special. We had purchased a condo in Madeira Beach Yacht Club in 1986, and we figured why visit paradise when we can live there. So in 1993 we became Florida residents for good. In the thirty years we have been here ,we have seen the many,many changes which have taken place and in summary we feel they have been for the good and have enhanced the quality of the Madeira Beach experience. And yes, we do appreciate the quaintness of our town,but quaint without improvements and change becomes an eyesore of chipped paint,rotting wood,broken concrete and a resting place for insects and rodents. We came here to live, not die,and so we are not opposed to the projects being proposed for the two developments. In fact we support them whole heartily and in discussions with our neighbors many feel the same way. MBYCC is a diverse community and each owner is entitled to express his/her opinion but that does not mean anyone of us is speaking for the association. So I am expressing ours.

>> I am extremely disappointed to see the development topics take a personal and vindictive tone. I don't support those in opposition to the projects going the "let's sue route"at this time,in order to impose their will upon everyone else in order to get their way. The tenor of what I hear from some in this group is not professional and is mean spirited .And to me,personal attacks on individuals and members of the commission have no place in resolving community problems on either side of any issue. Surely we can do better!! The adoption of the master plan has evolved in the open and all residents have always had an opportunity to express their views.In the 90's,I expressed my opposition to some of the zoning changes, I didn't win. I could shout that a fix was in and things were done in secret,etc,etc, What really happened,is I was outvoted because I didn't have strong enough case. That's life. I feel what would be best in the present situation is for the opposing sides to meet in the open to determine if a satisfactory solution to both sides can be reached.

>> In conclusion we do love this place and believe the developers do also.It is my hope that love will win the day,it's the best option.

>>
>> In addition, my wife is my bride of 58 years
>>
>> Rees E. Noren, Commander, US navy, retired 363A medallion Blvd., Madeira Beach, Fl.
>>
>>
>>

Servedio, Aimee

From: Richard Lewis <RICHARD_21345@msn.com>
Sent: Monday, May 9, 2016 10:05 AM
To: Hodges, Nancy; Nancy Hodges
Cc: Crawford, Shane
Subject: Fw: PD-Holiday Isles Marina/Madeira Town Center

Commissioner Hodges;

Good Morning.

Did you receive the message below?

I would appreciate your view re same.

I am aware that changes to the PD were apparently submitted to Planning & Zoning/Planning Commission prior to their meeting of 4-28-16 and were noted in the contractor presentation. I believe the commission should have discussed the changes for public information prior to their voting to recommend the PD for BoC approval but they did not.

An email to P&Z 5-2-16 requesting information on the PD changes not been responded to but as a result of a phone call to their office 5-6-16, I was advised that I would be furnished this information when meeting minutes were completed.

I expect that a revised PD Agreement will be placed on our web site/ P&Z Page prior to Public Notice for BoC approval but suggest that it would be beneficial to citizens to have same posted as early as available.

Thanks.

Dick Lewis, 561 Crystal Dr.

Richard J. Lewis

From: Richard Lewis
Sent: Thursday, April 14, 2016 2:59 PM
To: planning@madeirabeachfl.gov; jeverett@madeirabeachfl.gov
Cc: Travis Palladeno; Terry Lister; Pat Shontz(City); Nancy HodgesCity; Elaine Poe(City); Shane Crawford
Subject: PD-Holiday Isles Marina/Madeira Town Center

Gentlemen;

The following comments on subject are submitted for your consideration;

Madeira Way Parking:

The PD reflects a change to parallel parking, two traffic lanes and apparent elimination of the median.

Madeira Way was changed to four traffic lanes over ten years ago by then City Manager Paul Williams. This change, together with angled parking (and a beautified median) has proved to be the best possible configuration

for driver/shopper convenience and maximizes vehicle parking capacity. The Post Office, with hundreds of short term visitors a day exemplifies this need.

Parallel parking would reduce parking capacity by at least a third, materially reduce ease of parking and add congestion. This with potentially increased number of retail establishments, is illogical.

Please note that a change to parallel parking was considered in a Madeira Way rehabilitation project in 2006 principally to provide for 20' sidewalks. (See BoC Mtg 6-27-06 Madeira Way Streetscape Design)

Fortunately, it was (apparently) concluded that if available parking was significantly reduced, there would be no pedestrians for the 20' sidewalk and was not adopted.

Note also that parallel parking is a part of the "Madeira Way Streetscape Concept" which is part of a "Town Center Special Area Plan" adopted by the BoC 9-21-09. (Ord 1151). In my view, presence in this plan does not represent a conformance need and certainly not desirability.

Elimination of Traffic Signal; Madeira Way/150th Ave:

Elimination of this signal would appear to be an enhancement to the flow of Westbound traffic arriving on 150th Ave however I believe this is negligible in consideration of negative impact on other traffic.

As noted in the PD, traffic leaving Madeira Way must turn Westbound.

Drivers desiring to proceed Eastbound must make a "U" turn at 150th Ave and Gulf Blvd which will tend to slow through traffic. It is likely that if delay (or hazard) to through traffic is deemed significant by FDOT, a "U" turn prohibition may be posted. This will require that all vehicles desiring to proceed Eastbound must exit Madeira Way on the North end and make 2 left turns to 150th Ave.

All considered, I don't believe elimination of this signal is desirable.

Impact Fees/"Off-Site" Roadway;

The PD requires the city to "contribute" 100% of Impact Fees to the construction of off-site roadway improvements, principally I believe, a pedestrian overpass across Gulf Blvd.

Impact fees should be substantial. The problem relative to this provision is that estimates of impact fees and off-site improvements are not/can not be provided.

Recognizing that these improvements benefit the city as well as the developer, I strongly suggest that the impact fees not be committed and the PD reflect that the shared cost of mutually beneficial improvements be negotiated when data is available.

Thanks for your consideration.

Dick Lewis, 561 Crystal Dr., Madeira Beach, FL 33708

Richard J. Lewis

Servedio, Aimee

From: Crawford, Shane
Sent: Monday, May 9, 2016 1:10 PM
To: Richard Lewis; Hodges, Nancy; Nancy Hodges
Cc: Thomas J Trask
Subject: RE: PD-Holiday Isles Marina/Madeira Town Center

The plan commission did take into consideration those points and made them an amendment to the agreement (9.11).

Our legal department advised that it be presented tomorrow to the board for their consideration.

Mr. Lewis, if you have a question about that, please feel free to email Tom directly.

Shane B. Crawford
City Manager
Madeira Beach
727-391-9951 ext 228
scrawford@madeirabeachfl.gov

From: Richard Lewis [mailto:RICHARD_21345@msn.com]
Sent: Monday, May 9, 2016 10:05 AM
To: Hodges, Nancy <nhodges@madeirabeachfl.gov>; Nancy Hodges <nlhodges5@yahoo.com>
Cc: Crawford, Shane <scrawford@madeirabeachfl.gov>
Subject: Fw: PD-Holiday Isles Marina/Madeira Town Center

Commissioner Hodges;

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Thanks.

Dick Lewis, 561 Crystal Dr.

Richard J. Lewis

From: Richard Lewis

Sent: Thursday, April 14, 2016 2:59 PM

To: planning@madeirabeachfl.gov; jeverett@madeirabeachfl.gov

Cc: Travis Palladeno; Terry Lister; Pat Shontz(City); Nancy HodgesCity; Elaine Poe(City); Shane Crawford

Subject: PD-Holiday Isles Marina/Madeira Town Center

Gentlemen;

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Recognizing that these improvements benefit the city as well as the developer, I strongly suggest that the impact fees not be committed and the PD reflect that the shared cost of mutually beneficial improvements be negotiated when data is available.

Thanks for your consideration.

Dick Lewis, 561 Crystal Dr., Madeira Beach, FL 33708

Richard J. Lewis

Servedio, Aimee

From: Crawford, Shane
Sent: Monday, May 9, 2016 1:29 PM
To: Richard Lewis; Hodges, Nancy; Thomas J Trask
Subject: Mr. Lewis inquiry

Mr. Lewis,

Additionally, to my previous email, the amendment to the development agreement was for the Madeira Beach City Center project (Karns) and Holton's was already approved.

Tomorrow night, only Holton's development agreement is being considered along with his rezone. Karns only has the first reading of his rezone. It'll be up to the BOC to impose the amendment that was approved for Karns onto Jim Holton and his project as an amendment to his development agreement.

Tom, correct me if I'm wrong.

Thanks.

Shane B. Crawford
City Manager
Madeira Beach
727-391-9951 ext 228
scrawford@madeirabeachfl.gov

Servedio, Aimee

From: Thomas Trask <tom@cityattorneys.legal>
Sent: Monday, May 9, 2016 1:40 PM
To: Richard Lewis
Cc: Crawford, Shane; Hodges, Nancy
Subject: RE: Mr. Lewis inquiry

Mr. Lewis,

Generally, I agree with Shane. However, I don't foresee the Commission forcing Mr. Holton to pay for a traffic light that would only be necessary if Mr. Karn's project was approved as well. Tom

Thomas J. Trask, Esquire
Board Certified in City, County and Local Government Law
AV Preeminent® Rated Attorney
Tom@cityattorneys.legal
TRASK DAIGNEAULT, LLP
Harbor Oaks Professional Center
1001 South Fort Harrison Avenue, Suite 201
Clearwater, FL 33756
(727) 733-0494 (Ext. 103) Phone
(727) 733-2991 Fax

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From: Crawford, Shane [mailto:scrawford@madeirabeachfl.gov]
Sent: Monday, May 09, 2016 1:29 PM
To: Richard Lewis <RICHARD_21345@msn.com>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Thomas Trask <tom@cityattorneys.legal>
Subject: Mr. Lewis inquiry

Mr. Lewis,

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Tom, correct me if I'm wrong.

Thanks.

Shane B. Crawford
City Manager
Madeira Beach
727-391-9951 ext 228
scrawford@madeirabeachfl.gov

Servedio, Aimee

From: Crawford, Shane
Sent: Tuesday, May 10, 2016 11:42 AM
To: Servedio, Aimee
Subject: FW: PD-Madeira Beach Town Center

Shane B. Crawford
City Manager
Madeira Beach
727-391-9951 ext 228
scrawford@madeirabeachfl.gov

From: Richard Lewis [mailto:RICHARD_21345@msn.com]
Sent: Tuesday, May 10, 2016 10:29 AM
To: Crawford, Shane <scrawford@madeirabeachfl.gov>; ttrask@tmdlawfirm.com
Cc: Hodges, Nancy <nhodges@madeirabeachfl.gov>
Subject: PD-Madeira Beach Town Center

City Atty: Mr. Trask
City Mgr; Mr. Crawford.
Thanks for your messages.

Sorry. I confused the scope of my inquiry with an erroneous subject.
You note that the comments submitted were considered by the
Planning Commission in voting to recommend approval by the BoC.
Thanks, but what are they?

To clarify; The PD Agreement amendments submitted to the Planning
Commission were briefly noted at the meeting by the contractor's
representative but without appropriate detail. I believe that the Planning
Commission should have elaborated on the amendments for public
information prior to a vote. but they did not.

The substance of my most recent inquiry was to identify the changes
and perhaps insure that an amended PD Agreement would be available
on our web site well prior to presentation to the BoC.

Thanks for your consideration.
Dick Lewis, 561 Crystal Dr.

Richard J. Lewis

Servedio, Aimee

From: Judy Tagert <judy@judytagert.com>
Sent: Tuesday, May 10, 2016 7:37 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Servedio, Aimee

From: Robin <robin@madeiratech.com>
Sent: Thursday, April 28, 2016 4:47 PM
To: Servedio, Aimee
Cc: Tom Trask
Subject: RE: Planning Commission Meeting Notice

But the website shows conflicting information. It is confusing.

Robin Vander Velde



From: Servedio, Aimee [mailto:aservedio@madeirabeachfl.gov]
Sent: Thursday, April 28, 2016 3:59 PM
To: Robin
Cc: Tom Trask
Subject: RE: Planning Commission Meeting Notice

Currently our site has a lot of information pertaining to active projects. As always, we try to make access easy and as such if you click the 28th date on the calendar just below the "call out box" you will find the most current information/advertisement. The Public Notices are also posted at City Hall.

Aimee Servedio, City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
727-391-9951 ext 231
aservedio@madeirabeachfl.gov



The City of Madeira Beach is a public entity subject to Chapter 119, Florida Statutes concerning public records. Emails are covered under such laws, subject to disclosure and are maintained as a public record.

From: Robin [mailto:robin@madeiratech.com]
Sent: Thursday, April 28, 2016 2:31 PM
To: Servedio, Aimee <aservedio@madeirabeachfl.gov>

Cc: Tom Trask <ttrask@fhbty.com>

Subject: Planning Commission Meeting Notice

I am worried that you might you need to cancel the Planning Commission meeting tonight. In looking at the City's website, under the Planning & Zoning section (as referenced by the large call-out box on the homepage referencing all of the recent changes in meetings), you have the Legal Advertisement from 02/26/2016 posted. This legal notice posted on the City's site has no mention of any meeting for the Planning Commission tonight. It's confusing and perhaps misleading.

Please let me know what you decide needs to be done.

Thank you for your time and consideration.

Respectfully,

Robin Vander Velde



Servedio, Aimee

From: Crawford, Shane
Sent: Tuesday, May 10, 2016 11:45 AM
To: Servedio, Aimee
Subject: FW: FW: May 10 presentation

Shane B. Crawford
City Manager
Madeira Beach
727-391-9951 ext 228
scrawford@madeirabeachfl.gov

From: John Lipa [mailto:lipa171@gmail.com]
Sent: Wednesday, May 4, 2016 10:45 AM
To: Crawford, Shane <scrawford@madeirabeachfl.gov>
Subject: Re: FW: May 10 presentation

Shane

I would like to call you to speak towards the end. The same as you did at the Planning Commission. I would ask you an open ended question like. "Shane what do you think and is there anything else you would like the Commissioner to know?"

You can make as many copies as you like. It will be displayed on the screen so people will be able to see it as well as hear me, assuming I speak loud enough 😊

Should I beef up the presentation to talk more about the legislative outreach initiative or would you like it to remain less prominent in my talk? you or developers mention it? leave it silent for now?

I have asked Bill Karns to ask those he will have come to the podium to speak in support of the developments to also encourage the BOC to adopt the recommendations. It would be great if the two Mister Beggins, the gentleman who owns the post office building, and the lady from Hubbard would speak favorably.

John Lipa

Larry sent this out to the owners at Madeira Cove

All,

As promised here is my report from yesterday's meeting with the developers:
In attendance was Jim Holton(owner of Holiday Isles) , Bill Karns(owner of Madeira Beach Town Center), their attorneys, and staff support, Shane Crawford(our city manager), Ed Ayres, two members of the Snug Harbor board and myself. The meeting lasted two hours and centered around the safety of egress and ingress of 150th Ave. There was no discussion of lowering the heights of the hotels and condo buildings. A short discussion about the law suit was brought up without any decision, since no parties from the law suit

were present. I led most of the discussions because of Madeira Cove's position with regard to a traffic light. Some highlights:

1. A committee will be formed to address the concerns of traffic safety. This committee will include Jim Holton, Bill Karns, John Lipa, Larry Roelofs, Shane Crawford and a member from Snug Harbor and hopefully Boca Vista(who were not present at this meeting). The purpose of this committee will be to energize our local elected officials, senators and representatives to achieve traffic safety by installing a traffic light at the new intersection of Madeira Cove and the Karn's projects. FDOT has hard and fast rules regarding traffic exiting our driveway and will not approve a light due to the low number of vehicles exiting our driveway, even if we combine all three condos(Madeira Cove, Snug Harbor, Boca Vista), therefore we will pursue a traffic signal through pressure on our elected officials.

2. A proposal to change the right hand signal at Gulf Blvd to 150th Ave from "right turn on red" to "no right turn on red". This will cause a stoppage of traffic, so all three condos can exit onto 150th Ave. This proposal works in junction with removing the current light at Madeira Way.

3. The light at Madeira Way(which currently gives us a break in traffic flow) will not be removed until there is approval for a light at Madeira Cove.

4. Traffic studies will be conducted at the conclusion of each building phase of both Holton and Karns projects to reevaluate the congestion of traffic. If there are valid reasons to make further adjustments to the traffic signals, pedestrian crosswalks, etc, then that will be pursued.

5. I made a statement that both the north and south sides of 150th Ave should look exactly alike, i.e., 12 foot wide sidewalks to accommodate pedestrians and bicycles, underground utilities, palm trees lining each side. Karns and Holton immediately agreed as well as our city manager, that they too want to make 150th Ave the most beautiful entrance to Madeira Beach of all the barrier islands. Karns, Holton and Crawford stated that they will work together to generate the funds required to make this happen. I stated that this beautification can only happen if the city cleans up the entrance to the city marina, which currently looks awful. Shane Crawford stated that he understands and they already have plans to clean up that area.

6. Karns and Holton both addressed some rumors I stated regarding the quality of the hotels. I stated that I heard that their hotel designs will not meet the four star requirements. They both denied that rumor and stated that they are in talks with Holiday Inn, Marriot, and similar three and four star chains and their designs will meet those chain's requirements. I suggested that they start taking out ads in the local papers to dispel these rumors by telling the citizens their plans for making the northern part of our city a beautiful attraction.

Summary: All parties want to do the right thing and are willing to work together by forming a committee to address all traffic safety concerns and make 150th Ave a beautiful entrance to our city.

Opinion: John Lipa and I have put many hours into the affects of the two major development projects and are convinced that for the safety of all the residents of Madeira Cove, we must push for a traffic light at our driveway. It will be the only safe way to exit when wanting to go left towards Gulf Blvd; other wise we will be fighting east, west traffic as well as those exiting the Karn's project opposite our driveway on the north side. John and I are also working with Karn's on other improvements to our entrance driveway. A gate is in the talks and other enhancements. Please understand about the gate: it does not have to be operational during the day, but only during nighttime hours, so we won't have to deal with waiting for the gate to open during the busy daytime, which has deliveries and other service vehicles. All proposals must be voted by our association members so you will get a say.

Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

On Wed, May 4, 2016 at 9:31 AM, Crawford, Shane <scrawford@madeirabeachfl.gov> wrote:

John,

You can talk as long as you want.

Do you want me to make a 100 copies? I'm sure the room will be packed.

Let me know what else I can do to help.

Shane B. Crawford

City Manager

Madeira Beach

[727-391-9951](tel:727-391-9951) ext 228

scrawford@madeirabeachfl.gov

From: Thomas Trask [<mailto:tom@cityattorneys.legal>]

Sent: Wednesday, May 4, 2016 9:30 AM

To: Crawford, Shane <scrawford@madeirabeachfl.gov>; John Lipa <lipa171@gmail.com>

Subject: RE: May 10 presentation

John's status hasn't changed. He would be considered an affected party.

Thomas J. Trask, Esquire

Board Certified in City, County and Local Government Law

AV Preeminent® Rated Attorney

Tom@cityattorneys.legal

TRASK DAIGNEAULT, LLP

Harbor Oaks Professional Center

1001 South Fort Harrison Avenue, Suite 201

Clearwater, FL 33756

[\(727\) 733-0494](tel:727-733-0494) (Ext. 103) Phone

[\(727\) 733-2991](tel:727-733-2991) Fax

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From: Crawford, Shane [<mailto:scrawford@madeirabeachfl.gov>]
Sent: Wednesday, May 04, 2016 9:14 AM
To: John Lipa <lipa171@gmail.com>
Cc: Thomas Trask <tom@cityattorneys.legal>
Subject: RE: May 10 presentation

John,

Are you intending to give the same presentation to the BOC?

I'll have to check and I've cc'd the city attorney on this. I'm not sure if you're an "affected party" in front of the BOC.

Tom, can you confirm that he is or isn't? John, you'll obviously get your 3 minutes to say whatever you want to say but I did want to confirm the amount of time you'll get.

I can make as many copies as you think you need.

And yes, the meeting went well and we have both development booklets at all 3 condo complexes so the facts are available in print for whomever wants to confirm or deny a rumor or a question.

Shane B. Crawford

City Manager

Madeira Beach

[727-391-9951](tel:727-391-9951) ext 228

scrawford@madeirabeachfl.gov

From: John Lipa [<mailto:lipa171@gmail.com>]
Sent: Tuesday, May 3, 2016 6:04 PM

To: Crawford, Shane <scrawford@madeirabeachfl.gov>

Subject: May 10 presentation

Shane

I received a telephone call from Larry. He said he thought the meeting went well. He mentioned a legislative outreach committee would be formed and he pushed to have more information put out on the developments to counter the rumors. He also said you would be willing to print hard copy of the presentation.

I used the power point format so that it would be easier for the BOC to grasp the key points and understand what is being asked.

I am thinking this for copies. You can up the total if you think more copies are needed. It is essentially the 4/28 presentation in a different format.

I am attaching the presentation. I sent it to Bill Karns and asked him to send it to Mr. Holton. Please make sure Holton gets a copy. I would like to receive any edits or changes you or they would like by noon on Friday so I have time to input the edits and get final version to you. I want to make sure anything substantive that was discuss Tuesday that my not be in the presentation gets in there.

As for copies I am thinking a hard copy for each of the BOC, you, Trask, City Clerk, two copies for me (one that I can submit as evidence) one for Larry, Ed Ayers, the two folks from Snug Harbor and many copies as Mr. Karns and Mr. Holton and their teams.

I tried to construct my presentation/testimony in a way that lays out the facts, lets the BOC know they must do something, show we have worked with you to find solutions and offer reasonable recommendations focused on safety while pushing for a traffic light. The format mat changed but the message from the 28th remains the same. I thought pictures would help the BOC better understand.

John Lipa



MADEIRA BEACH BOARD OF COMMISSIONERS

May 5, 2016 – Agenda Report

FROM: Luis N. Serna, AICP – Planning & Zoning Consultant

SUBJECT: **ORDINANCE 2016-01: REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 15026 MADEIRA WAY, 0 GULF BLVD, 0 150th 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 150th AVENUE, 200 150th AVENUE, 206 150th AVENUE, 210 150th AVENUE, 212 150th AVENUE, 352 150th AVENUE, 388 150th AVENUE, 390 150th AVENUE, 410 150th AVENUE, 420 150th AVENUE, AVENUE FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

BACKGROUND: **Property Owners:**

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

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

Cajun Buildings, LLC
15334 Harbor Drive
Madeira Beach, FL 33708

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

Applicant:

William F. Karns
Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Property Address:

15026 Madeira Way
0 Gulf Boulevard
0 150th Avenue
15023 Madeira Way
15031 Gulf Boulevard
0 Madeira Way
15000 Madeira Way
15006 Madeira Way
15015 Madeira Way
15040 Madeira Way
15042 Madeira Way

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

0 150 th Avenue	09-31-15-00000-140-0400
200 150 th Avenue	09-31-15-00000-130-0900
206 150 th Avenue	09-31-15-00000-130-1000
210 150 th Avenue	09-31-15-00000-130-1100
212 150 th Avenue	09-31-15-54180-000-0013
352 150 th Avenue	09-31-15-54180-000-0010
388 150 th Avenue	09-31-15-00000-130-1200
390 150 th Avenue	09-31-15-00000-420-0200
410 150 th Avenue	09-31-15-00000-420-0100
420 150 th Avenue	09-31-15-54180-000-0012

Current Designation:

Land Use Plan - Planned Redevelopment - Mixed Use (PR-MU)

Zoning – Retail Commercial (C-3)

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

Site Area: 6.696 acres

Present Use: Retail commercial businesses and eating establishments.

Proposed Use: The proposal is for a mixed-use project that will include two hotels (430 rooms), two condominium buildings (90 units), 50,000 square feet of retail/restaurant space, and a marina. The project encompasses the northwest side of 150th 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 – one with eight floors over three levels of parking and one with seven floors over four levels of parking. The project will include retail/restaurant uses at ground level, a marine store, and a marina.

The project will feature a publicly accessible plaza at the Gulf Boulevard/150th Avenue intersection, pedestrian accesses to Boca Ciega Bay, a pedestrian bridge over Gulf Boulevard, and pedestrian enhancements along Madeira Way and 150th Avenue to the City’s Causeway Park. These project features are designed to create a pedestrian friendly activity center along Madeira Way and 150th Avenue.

- Other traffic and pedestrian enhancements include the following:
- Adjusting the traffic signal at Madeira Way and 150th Avenue to provide for pedestrian movement and converting this intersection to a right-in/right-out intersection
- Extending the westbound left turn lane from 150th Avenue onto 1st Street East.
- Constructing an eastbound left turn lane into the project near 150th Avenue near the Madeira Cove intersection.
- Extending the westbound left turn lane from 150th Avenue into Madeira Cove.
- Extending the westbound left turn lane from 150th Avenue into Boca Vista.

A complete listing of the proposed development standards and conditions for the project are included in the project concept plan, and they are formalized in the project development agreement which is being considered by the Board of Commissioners as a separate item.

PLANNING
COMMISSION
RECOMMENDATION:

The request to rezone the subject property, from C-3, Retail Commercial to PD, Planned Development, and the corresponding Concept Plan were reviewed at public hearings by the Planning Commission on March 14, 2016 and April 28, 2016.

After receiving testimony from the applicant and the public at the March 14th hearing, the matter was continued by the Planning Commission to April 28th in order to allow the applicant to address questions and issues raised by staff regarding the development agreement details and impacts of the project to public facilities. These questions and issues were addressed in a resubmittal received by the City on April 14th. In addition to addressing the issues raised by staff, the concept plan was revised from the previous submittal to show angled parking along Madeira Way rather than parallel parking, and a 10-foot front building setback for Hotel A from the previous setback of 0 feet.

Following the March 14th Planning Commission hearing, the applicants also continued to coordinate their proposal with nearby property owners, the City, and the Florida Department of Transportation to address traffic and access concerns along 150th Avenue due primarily to the proposed removal of the light at 150th Avenue and Madeira Way. Based on these discussions, the applicant submitted prior to the April 28th Planning Commission hearing revised conditions for off-site improvements. These conditions are detailed in the development agreement which will be considered by the Board of Commissioners as a separate agenda item.

At the April 28th hearing, the Planning Commission voted 5 to 0 to recommend approval of the requested rezoning from C-3 to PD based on the revised accompanying Concept Plan, and subject to the provisions contained in the Development Agreement.

REVIEW CRITERIA:

The proposed PD development is located within the Planned Redevelopment Mixed Use Future Land Use designation 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 zoning district is located within the Commercial Core and Causeway Districts. Development in these sub-districts of the SAP is subject to the following design standards:

- First story commercial activity is 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 bay-front 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.

I. In accordance with Article V, Division 10, Section 110-393 of the Land Development Regulations, in their analysis of the rezoning application and the proposed development plan, and prior to official action, the Board of Commissioners shall consider the recommendation of the Planning Commission/Local Planning Agency and ensure the rezoning application is in conformance with the criteria of Section 110-391. These criteria and the findings of staff are as follows:

(1) Consistency with the comprehensive plan. All zoning district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives, and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.

The subject parcels are located in the Planned Redevelopment Mixed-Use (PR-MU) 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 mixture of condominium, hotel, and commercial uses proposed by this planned development are consistent with this objective. The project also proposes, consistent with the Special Area Plan, first story commercial development, pedestrian access along all frontages, and pedestrian access to Boca Ciega Bay.

The PR-MU Future Land Use category establishes a maximum density of 15 units per acre for residential units and up to 125 units per acre for temporary lodging. The category further permits a maximum Floor Area Ratio (FAR) of 4.0 and a maximum Impervious Surface Area Ratio (ISR) of 0.95.

The total site area of the proposed project is 6.696 acres. The project includes 430 hotel units and 90 condominium units. The project proposes a residential density of 13.44 units per acre and a temporary lodging density of 64.21 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.

Based on the proposed density, intensity, mixture of uses, and pedestrian and traffic circulation improvements, the proposed Planned Development has been determined to be consistent with the PR-MU Future Land Use category and the objectives and standards of the Town Center Special Area Plan.

(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.

The project concentrates the proposed tourist related uses such as the hotels, retail, and restaurants along Gulf Boulevard near the beaches. Pedestrian enhancements in these areas include the public plaza at 150th Avenue and Gulf Boulevard, and an elevated pedestrian crossing over Gulf Boulevard. Residential uses and the marina supporting uses are proposed for location along 150th Street, and will include pedestrian connections along 150th Avenue and access to Boca Ciega Bay.

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 coordinated the conceptual development plans with Pinellas County Engineering, the Florida Department of Transportation, and the Southwest Florida Water Management District. The applicants have submitted a traffic study for the development to FDOT and the City demonstrating there will be no change in the level of service with the proposed development. The applicants have met with FDOT to discuss the future improvements required by the department and the improvements are shown on the conceptual drawings for the development. Also, the applicants have had a pre-application meeting with SWFWMD to determine the on-site stormwater management facility permitting requirements. Certificates of concurrency and outside agency permitting will need to be obtained prior to any development taking place on the site.

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

By proposing hotel and other development that will enhance the tourist industry for Madeira Beach and its local businesses, the proposed development has been determined to be consistent with and will facilitate the type of development that is specifically provided for in the Town Center Special Area plan. The development will help provide needed redevelopment and will help establish a sense of place in the Town Center area, which is an objective of the Special Area Plan.

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

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

architectural and landscaping standards, and coordinated vehicular and pedestrian access improvements.

The proposal has been reviewed for consistency and processed in accordance with the standards and requirements of Division 10, PD, Planned Development, of Article V, Chapter 110 of the Land Development Code. Accordingly, the applicants have conducted the required Neighborhood Information Meeting (Section 110-392) and have submitted the required plans and documents demonstrating compliance with the Land Development Code.

II. The Board of Commissioners shall additionally review the proposed development plan for compliance with the provisions of Chapter 110 of the Land Development Regulations Article II, Site Plans, and the following general conditions:

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

The project is proposed primarily in the Commercial Core, with a small portion located in the Causeway District, of the Town Center Special Area Plan. The Commercial Core is the heart of the Town Center. Accordingly, the Planned Development proposes ground level retail along Madeira Way and enhanced pedestrian access throughout the project to help establish a pedestrian scale downtown activity hub at one of the City's gateways. The proposed hotels are located near the 150th Avenue and Gulf Boulevard intersection in close proximity to existing and proposed retail uses and the beaches. The project includes an elevated pedestrian crossing over Gulf Boulevard to the beaches which supports the pedestrian focus of the project.

The project concentrates the two taller (8 floors above 3 levels of parking, and 7 floors above 4 levels of parking) hotel buildings along Madeira Way and Gulf Boulevard directly across from existing 12-story condominium developments. The two proposed condominium buildings (6 floors over 2 levels parking) are proposed along 150th Avenue, in an area that includes existing condominium projects which range in height from 4 to 8 stories.

The project proposes a mix of complementary land uses and shared amenities that are tied together by common architectural and landscaping themes. The mixed use nature of the project in a centrally located area of the City which is served by transit, will allow for internal trip capture and a mitigation of some of the traffic that would normally be associated with the proposed uses.

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

The subject parcels are located in the Planned Redevelopment Mixed-Use Future Land Use category which is further implemented through the Madeira Beach Town Center Special Area Plan (SAP). One of the stated objectives of the SAP is to increase the number of temporary lodging units and enhance the tourist industry for Madeira Beach and its local businesses. The proposed mixed use project is expected to promote the vitality of the Town Center by providing temporary and permanent dwelling units and supporting activities for residents and tourists. The project will further provide for the redevelopment of one of the City's gateways and will include amenities such as a

pedestrian plaza at 150th Avenue and Gulf Boulevard; an elevated pedestrian crossing over Gulf Boulevard; public access to Boca Ciega Bay; and traffic, pedestrian, and landscaping enhancements along all public street frontages. The proposed redevelopment and the associated improvements will help create a sense of place in what is commonly considered the downtown area of Madeira Beach.

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

Policy 1.5.5: Promote pedestrian-oriented areas within concentrated development and activity areas.

The project proposes within the Commercial Core 12-foot wide pedestrian connections along all street frontages as well as public access over Gulf Boulevard and access to Boca Ciega Bay. The project features a pedestrian plaza and ground level retail along Madeira Way.

Policy 1.5.7: Minimize existing and potential traffic hazards by coordinating land use and traffic circulation decisions.

The project proposes the replacement of multiple, closely spaced curb cuts along 150th Avenue with a single drive from this street. The project further addresses existing traffic circulation issues at Madeira Way and 150th Avenue by limiting traffic at this intersection to right-in/right-out only. The project provides coordinated shared access to what is currently 21 separate parcels.

The accompanying development agreement addresses overall coordination of traffic management issues with the existing development pattern.

Policy 1.9.1: Redevelopment shall be encouraged in the following areas:

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

The project proposes redevelopment in the Commercial Core along Madeira Way which is a highly visible gateway area of the City, consistent with this Policy.

Policy 1.10.1: The city entranceway areas shall reflect the beach community character of the community, water-related activities, and include mixed uses.

The project proposes mixed use development that includes tourist related, marina access, and residential uses in the 150th Avenue gateway area of Madeira Beach. The project will provide pedestrian access to Boca Ciega Bay, and to the beaches via a pedestrian bridge over Gulf Boulevard.

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

The Concept Plan and the development agreement (See Exhibits C and E of the agreement) provide phasing details identifying when specific off-site improvements will be made and for which portion of the project. According to the development agreement,

the identified improvements must be completed prior to issuance of Certificates of Occupancy for the respective phase of development. The identified improvements will be designed and funded by the developers. The developers will receive credit toward transportation impact fees for the project to be applied against the cost of the identified roadway 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.

The project proposes a 12-foot wide pedestrian way along the entire street frontage on the north side of 150th Avenue. The project further provides for a pedestrian arcade from Madeira Way to Gulf Boulevard, a pedestrian access to Boca Ciega Bay, and an elevated pedestrian crossing over Gulf Boulevard.

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

The total project acreage of the proposed development is 6.696 acres. The project proposes development that is below the maximum allowed densities, impervious surface area, and floor area permitted by the site's PR-MU Future Land Use designation.

The proposed site plan identifies that on-site parking meeting the standards of Article VII, Off-Street Parking and Loading, of Chapter 110 of the Land Development Code will be provided to serve each phase of the project.

(6) Streets, utilities, drainage facilities, recreation areas, building heights, sizes and yards, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.

The proposed Concept Plan exceeds minimum standards for development under conventional zoning in that it provides for shared and coordinated pedestrian and vehicular access improvements, common architectural and landscaping themes, and enhanced public amenities that serve the larger area.

Additionally, by proposing a mixed use project that covers multiple parcels, the City is better able to coordinate and address the impacts of the project on public facilities. This level of coordination would not be possible without rezoning utilizing the Planned Development district and its requirement for an accompanying concept plan.

The proposed Concept Plan has been reviewed and found in compliance with the City's Land Development Regulations in regard to density and intensity, parking, building setbacks, landscaping, and impacts to public facilities. Future development will require site plan review in accordance with Article II, Site Plans, of Chapter 110 of the Land Development Code. This development will be further reviewed for consistency with the Concept Plan and compliance with the Land Development Regulations for every phase of the project. These reviews will ensure that development will equal or exceed the level of design and quality required of similar land development elsewhere in the City.

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

The Concept Plan provides for common architectural and landscaping standards throughout the project that generally exceed the minimum standards required under conventional zoning districts. In addition the project provides amenities such as a public

plaza located at 150th Avenue and Gulf Boulevard, public access to Boca Ciega Bay, a 12-foot wide pedestrian access along the entire frontage on 150th Avenue that will be landscaped and include street level retail uses, and a pedestrian access way over Gulf Boulevard to the beaches.

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

Open space, as expressed through Floor Area Ratio (FAR) and Impervious Surface Area Ratio (ISR) exceed the minimum standards of the PR-MU Future Land Use category. The maximum FAR permitted in this category is 4.0, while the development proposes a maximum FAR of 3.0. The maximum ISR permitted by the category is 0.95, while the development proposes a maximum ISR of 0.73. In addition, provision for access to the marina and the proposed public plaza as well as the 12-foot wide pedestrian ways provide significant open space in this area.

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

No outdoor storage of merchandise or materials is proposed by this development.

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

The development will require the establishment of an entity or entities that will be responsible for maintenance of the project that will be under common ownership. Additionally, ownership and maintenance of common areas is addressed in the project development agreement.

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

The project proposes a complete redevelopment of the site. All nonconforming signs or sign structures will be removed as a part of this redevelopment.

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

The PD Concept Plan and development agreement identify minimum development standards and conceptual phasing for the project. The proposed phasing plan demonstrate that each phase will comply with the required development standards in regard to off-site parking and access, and would be capable of standing on its own apart from the remainder of the project.

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

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

This project includes multiple street and water frontages. The architectural renderings that are a part of the Concept Plan show that the development has been designed with consideration of the high visibility of the site along all frontages.

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

The project proposes a 12-foot wide pedestrian way along Madeira Way, 150th Avenue, and Gulf Boulevard including enhanced crosswalks and shading through landscaping. Additionally, pedestrian access is proposed from Madeira Way to a public plaza at 150th Avenue via a pedestrian arcade, from 150th Avenue to Boca Ciega Bay, and over Gulf Boulevard via a pedestrian bridge.

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

The project proposes the taller hotel and commercial buildings along Madeira Way closer to the taller condominium buildings along Gulf Boulevard in the area that is commonly recognized as the downtown area of Madeira Beach. The relatively smaller condominium buildings and open areas are located along 150th Avenue, helping preserve the water views from this gateway road.

The Concept Plan proposes common architectural themes, and elements such as landscaping, parking, and pedestrian ways to help integrate the individual buildings and uses within the project.

- (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.**

The Concept Plans submitted by the applicant show the project at build-out with mature landscaping. These plans demonstrate how the proposed landscaping has been designed in consideration with the specific site and uses. These plans show how the proposed landscaping will enhance and unite the various buildings and uses in the project and will providing shading along the pedestrian corridors and other common areas.

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

The project proposes the two taller (8 floors above 3 levels of parking, and 7 floors above 4 levels of parking) hotel buildings along Madeira Way and Gulf Boulevard directly across from existing 12-story condominium developments. The two proposed condominium buildings (6 floors over 2 levels parking) are proposed along 150th Avenue, in an area that includes existing condominium projects which range in height from 4 to 8 stories. The color palette and finish of the proposed buildings, as shown on the submitted

architectural renderings, is similar to the existing structures in the vicinity of the proposed project.

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

The Concept Plan proposes landscaping and other screening of mechanical, electrical, and roof top equipment, and refuse areas. A majority of this equipment will be located on building roof tops as shown on the architectural renderings.

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

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

The Concept Plan does not propose to utilize any of the above listed materials or design features. The architectural renderings identify buildings that will have a finished appearance that will be similar to and in harmony with the existing residential buildings in this area.

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

The project includes preservation of views and public access to Boca Ciega Bay from 150th Avenue. Views of the Gulf of Mexico are maintained from Madeira Way. The project further provides for the establishment of a centrally located public plaza at 150th Avenue and Gulf Boulevard.

- (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.**

The Concept Plan includes a conceptual landscaping design that unifies the project under a common design theme. The proposed landscaping is intended to provide shaded and inviting areas for pedestrians and to enhance the overall appearance of the buildings and parking areas. Because of the location of this site at the City's gateway, the landscaping will also serve to enhance the overall appearance of the community. Landscaping construction details, including a specific description of each tree and plant will be required during the site plan review process and will be reviewed for consistency with the approved Concept Plan.

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

Overall signage and other building appurtenances, as generally identified on the Concept Plan, are integral components of the building, appropriately scaled, and consistent with the buildings’ overall design. No rooftop or other inappropriately scaled signage that would dominate the visual appearance of the buildings are proposed with this development.

- (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.**

The project features public spaces along rights-of-way and pedestrian scaled development that will promote visibility and safety. Final site plans for this project will be further reviewed for consistency with this requirement.

BUDGETARY

IMPACT: N/A

RECOMMENDED BY STAFF:

Staff recommends approval of Ordinance 2016-01, to amend the zoning designation on the subject property from C-3 (Retail Commercial) to PD (Planned Development) consistent with the accompanying Concept Plan, and subject to the specific provisions and conditions as set forth in the accompanying Development Agreement.

ATTACHMENTS:

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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 150th 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 150th AVENUE, 200 150th AVENUE, 206 150th AVENUE, 210 150th AVENUE, 212 150th AVENUE, 352 150th AVENUE, 388 150th AVENUE, 390 150th AVENUE, 410 150th AVENUE, 420 150th AVENUE, AVENUE FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

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

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

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

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

WHEREAS, the zoning designations of both C-3 and PD are compatible to the Planned Redevelopment-Mixed Use Future Land Use Category; and

WHEREAS, the property owners of the subject property identified in the legal description and further identified as Parcel I.D.'s # 09-31-15-54180-000-0020, 09-31-15-

00000-130-	09-31-15-00000-130-1500,	09-31-15-00000-130-1700,	09-
00000-130-	09-31-15-00000-130-1900,	09-31-15-00000-140-1000,	09-
00000-140-	09-31-15-00000-140-0700,	09-31-15-00000-140-0600,	09-
00000-140-	09-31-15-00000-140-0400,	09-31-15-00000-130-0900,	09-
00000-130-	09-31-15-00000-130-1100,	09-31-15-54180-000-0013,	09-
54180-000-	09-31-15-00000-130-1200,	09-31-15-00000-420-0200,	09-

00000-420-0100, 09-31-15-54180-000-0012, and have applied for a change in zoning from C-3, Retail Commercial, to PD, Planned Development; and

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

WHEREAS, the Board of Commissioners has reviewed this rezoning request and finds that a rezoning of the subject property from C-3, Retail Commercial, to PD, Planned Development through an approved Development Agreement to be in the best interest of the City.

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

- Section 1.** That the subject property described herein be rezoned from C-3, to PD, Planned Development, and that any subsequent proposed development be regulated through the Development Agreement process.
- Section 2.** That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.
- Section 3.** That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.
- Section 4.** That this Ordinance shall be in full force and effect upon adoption in the manner provided by law, and concurrent with an approved Development Agreement.

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PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ DAY OF _____, 2016.

APPROVED AS TO FORM:

Thomas J. Trask, CITY ATTORNEY

Travis Palladeno, MAYOR

ATTEST:

Aimee Servedio, CITY CLERK

FIRST LEGAL ADVERTISEMENT PUBLISHED:	<u>02/26/2016</u>
REAL PROPERTY OWNER OF RE-DESIGNATED PROPERTY NOTIFIED BY MAIL:	<u>02/23/2016</u>
NEIGHBORHOOD MEETING	<u>03/09/2016</u>
PLANNING COMMISSION FIRST READING, QUASI-JUDICIAL HEARING:	<u>03/14/2016</u>
PLANNING COMMISSION SECOND READING, QUASI-JUDICIAL RECOMMENDATION:	<u>04/11/2016</u>
SECOND LEGAL ADVERTISEMENT PUBLISHED:	<u>04/14/2016</u>
PLANNING COMMISSION THIRD READING, QUASI-JUDICIAL RECOMMENDATION:	<u>04/28/2016</u>
BOARD OF COMMISSIONERS FIRST READING, QUASI-JUDICIAL HEARING:	_____
BOARD OF COMMISSIONERS SECOND READING AND ADOPTION:	_____

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 150th 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 150th Avenue, 200 150th Avenue, 206 150th Avenue, 210 150th Avenue, 212 150th Avenue, 352 150th Avenue, 388 150th Avenue, 390 150th Avenue, 410 150th Avenue and 420 150th 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 150th 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 150th AVENUE, 200 150th AVENUE, 206 150th AVENUE, 210 150th AVENUE, 212 150th AVENUE, 352 150th AVENUE, 388 150th AVENUE, 390 150th AVENUE, 410 150th AVENUE, 420 150th 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 53.89FT 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 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

09-31-15-00000-140-0700 (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 100FT(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

CITY OF MADEIRA BEACH, FLORIDA LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS NOTICE OF ZONING CHANGE AND CONSIDERATION OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., L.L.P.

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 **Thursday, April 28, 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 and proposes to adopt **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday May 10, 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 and proposes to adopt **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, June 14th, 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 **Madiera Beach Development Co., L.L.C.**, for the property located at 15026 Madeira Way, 0 Gulf Blvd, 0 150th 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 150th Avenue, 200 150th Avenue, 206 150th Avenue, 210 150th Avenue, 212 150th Avenue, 352 150th Avenue, 388 150th Avenue, 390 150th Avenue, 410 150th Avenue and 420 150th Avenue, Madeira Beach, Florida 33708.

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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

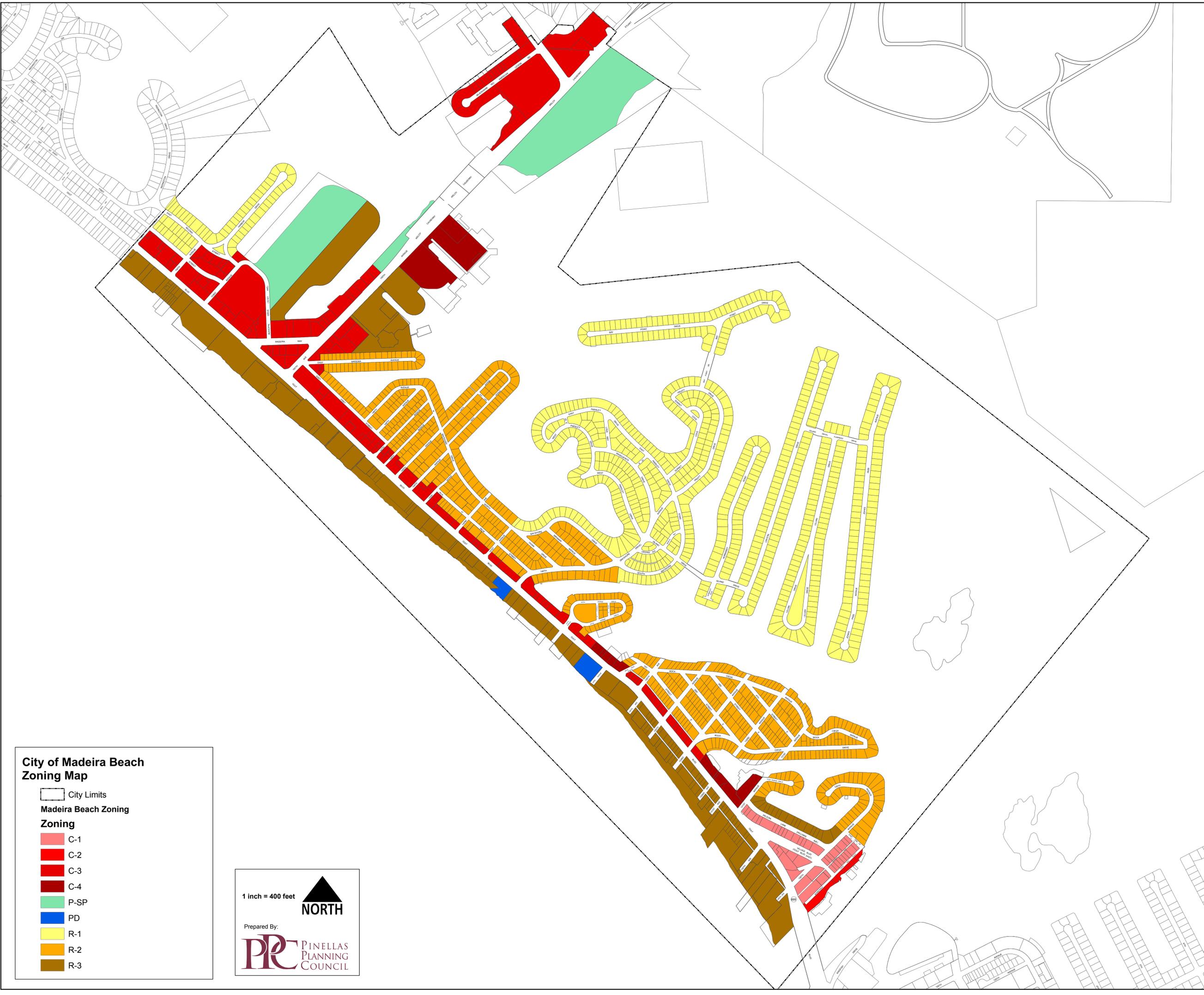
FLOOD STATEMENT:

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

Cheryl McGrady, Executive Assistant to the City Manager
City of Madeira Beach



**City of Madeira Beach
Zoning Map**

City Limits

Madiera Beach Zoning

Zoning

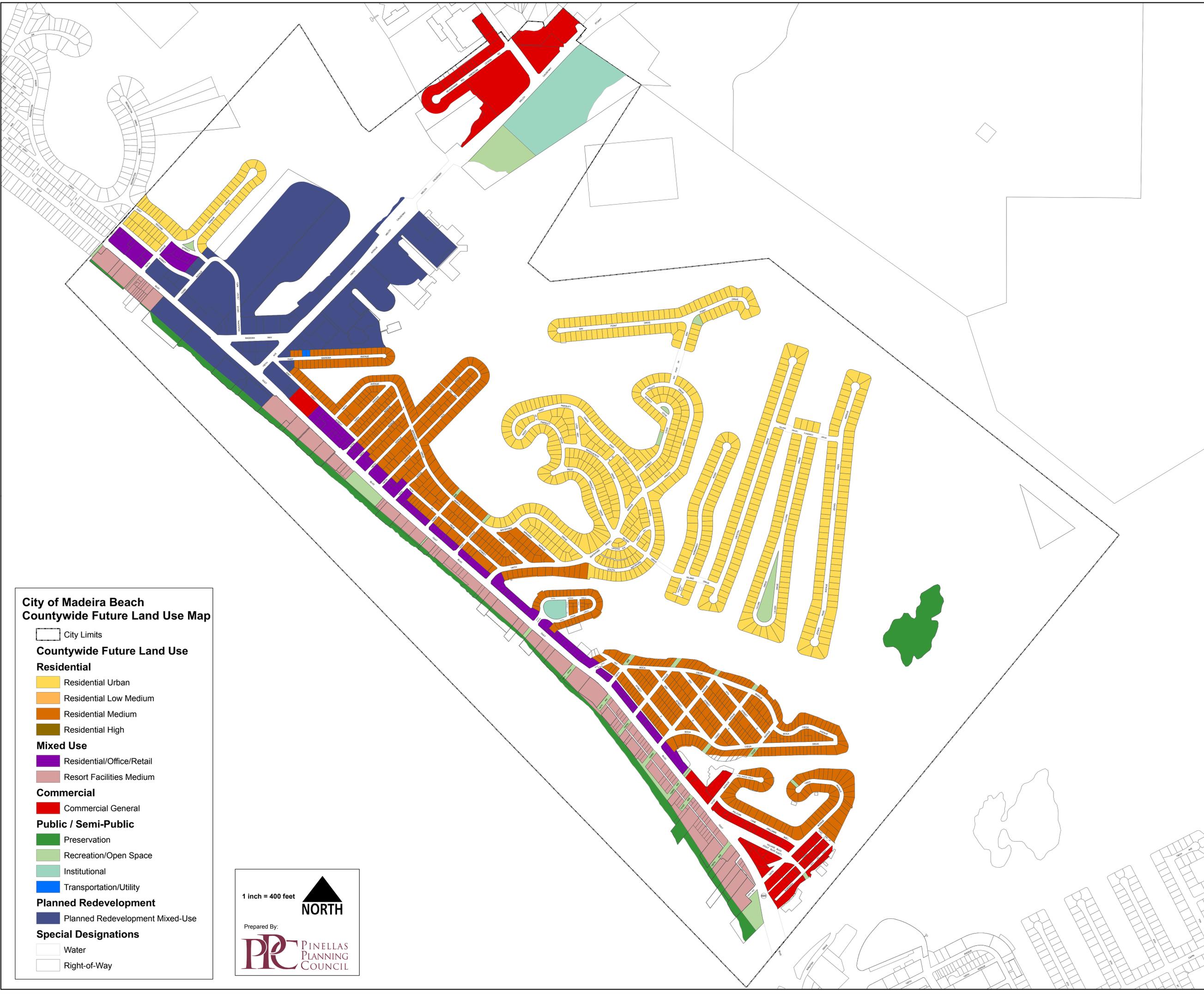
- C-1
- C-2
- C-3
- C-4
- P-SP
- PD
- R-1
- R-2
- R-3

1 inch = 400 feet



Prepared By:





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

City Limits

Countywide Future Land Use

Residential

- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High

Mixed Use

- Residential/Office/Retail
- Resort Facilities Medium

Commercial

- Commercial General

Public / Semi-Public

- Preservation
- Recreation/Open Space
- Institutional
- Transportation/Utility

Planned Redevelopment

- Planned Redevelopment Mixed-Use

Special Designations

- Water
- Right-of-Way

1 inch = 400 feet



Prepared By:



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. Modified

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.
- (11) Medical marijuana dispensaries.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2015-03, § 1, 2-24-15)

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	1.2
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, and 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

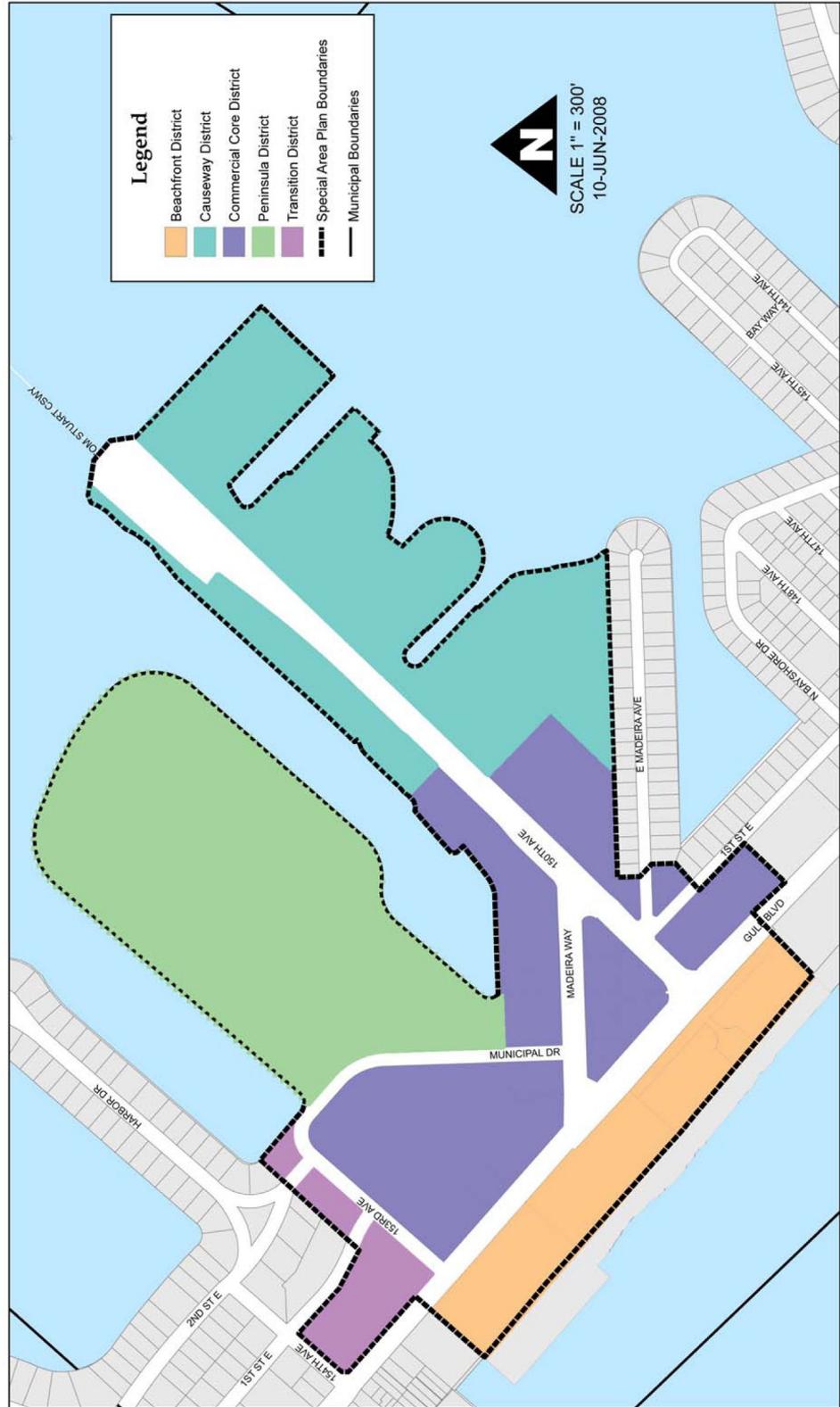
- (3) No further development shall occur on site and no building permit or development order shall be issued thereafter under the terms of the PD district.
- (f) After the commencement date described in subsection (a), no building permit or development order for a new or expanded structure shall be issued 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.

**City of Madeira Beach Special Area Plan
Town Center Character Districts**



Prepared by the Pinellas Planning Council with data provided by the Pinellas County Information Systems Department and the City of Madeira Beach. The data contained herein is offered "as is" with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. None of the information is official source documentation. While considerable effort is made to verify the information, due to its volume and highly dynamic nature, only the official source documents should be used where accuracy, completeness and currency are required.

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

General Design Features of Each District

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

Transition District

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

Peninsula District

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

Commercial Core District

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

- Residential and/or temporary lodging units must be located on an upper floor

Beachfront District

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

Causeway District

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

Design Guidelines – Site Design Requirements

Building Setbacks

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



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**

MADEIRA BEACH DEVELOPMENT CO., LLC

 286 107TH 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

who, being sworn, deposes and says that the forgoing

(name of property owner)

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE

Scott Brainard

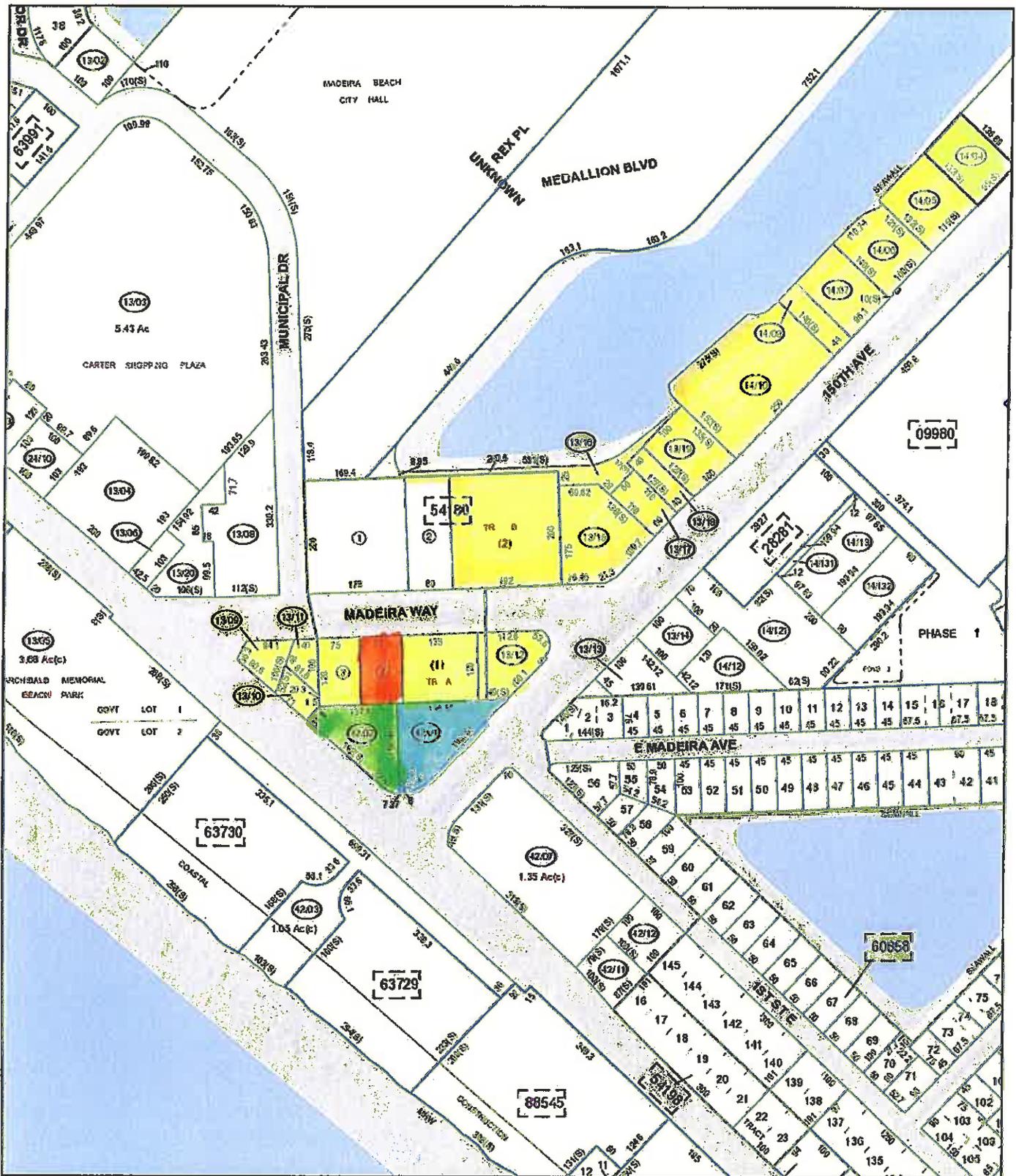
Personally Known to me:

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

CAJUN BUILDINGS PARCEL

MADEIRA COMMONS PARCEL

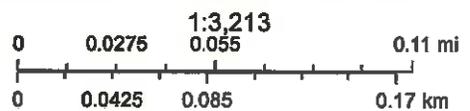


EXHIBIT "A"
TO REZONING APPLICATION

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 107th 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

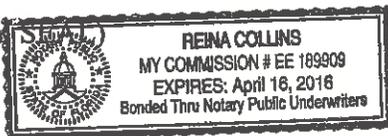
By: [Signature]
Print Name: RICHARD SANSON
Its: TRUSTEE

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 18th 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 107th 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

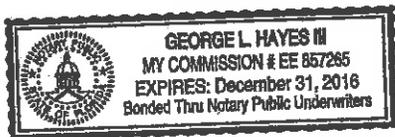
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th 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. HAYES III
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 107th 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 19th 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:

Sherrine Cabral-Rodde
NOTARY PUBLIC
Sherrine Cabral-Rodde
Print or Type Name

(NOTARY SEAL)

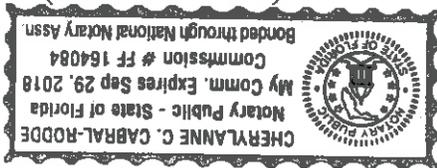


EXHIBIT "C"

AUTHORIZATION LETTER

February 19, 2016

Madeira Beach Development Co., LLC
286 107th 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 19th 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.

44. City, Flo

BROADERICK PARCEL

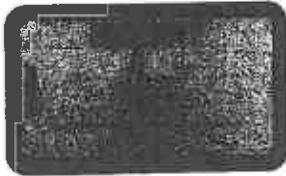
PARCEL ID NUMBER: 09-31-15-54180-000-0012

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° 19' 50", a radius of 85.00 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' 29", a radius of 77.00 feet, a tangent of 5.01 feet and a chord of S 77° 54' 42" West 9.99 feet). Thence along a radial line S 08° 22' 03" 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 S 84° 56' 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 196.56 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.

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, 208.77 feet; thence South 2°24'06" East, 173.51 feet; thence by a curve to the right, radius of 64 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 ^{South}~~South~~ 1/4 of said Section 9, run North 88°04'07" East, along the North line of said Government Lot 2 to the Northeast 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 150th 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 150th 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 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. 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
- Name of Applicant(s):** _____
- B. 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

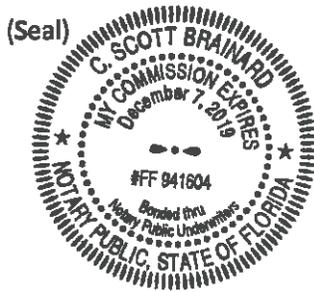
STATE OF FLORIDA

COUNTY OF PINELLAS

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

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

produced _____ as identification.



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

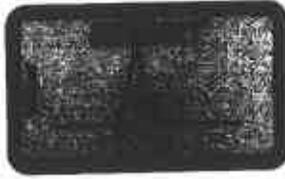
PARCEL ID NUMBER: 09-31-15-54180-000-0012

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 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, 192.80 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° 19' 59", a radius of 85.00 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 5.01 feet and a chord of S 77° 54' 42" West 9.99 feet). Thence along a radial line S 08° 22' 03" 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 S 84° 56' 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 196.56 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.

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, 173.51 feet; thence by a curve to the right, radius of 94 feet, arc 48.84 feet, chord North 70°30'05" West, 47.70 feet; thence North 48°39'40" West, 327.70 feet to the Point of Beginning; LESS AND EXCEPT a triangular tract of land described as follows:

From the Northwest corner of the ~~South~~^{Southeast} 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 150th Avenue and Gulf Boulevard.

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

PROPERTY OWNER AUTHORIZATION LETTERS

February 18, 2016

Madeira Beach Development Co., LLC
286 107th 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

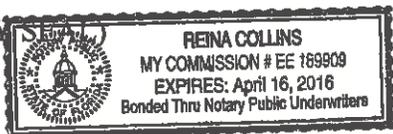
By: [Signature]
Print Name: RICHARD SANSON
Its: TRUSTEE

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 18th 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 SEAL)



[Signature]
NOTARY PUBLIC
REINA COLLINS
Print or Type Name

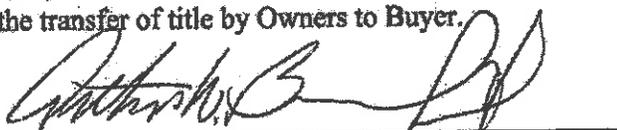
February 19, 2016

Madeira Beach Development Co., LLC
286 107th 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

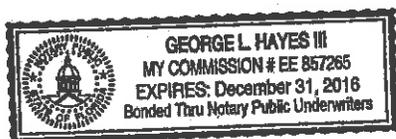
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th 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. HAYES III
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 107th Avenue, Suite 300
Treasure Island, FL 33706

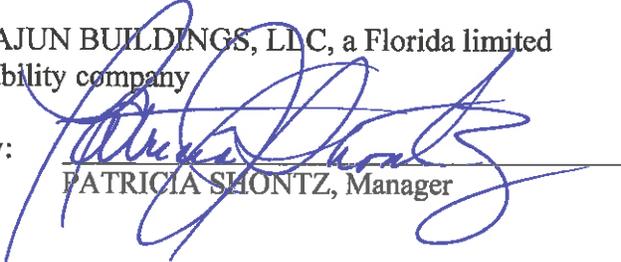
Re: Pinellas County Parcel ID NO. 09-31-15-00000-420-0100

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

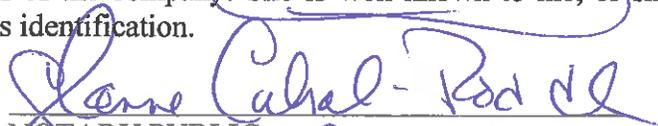
By:


PATRICIA SHONTZ, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 17th 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 PUBLIC

Print or Type Name

(NOTARY SEAL)

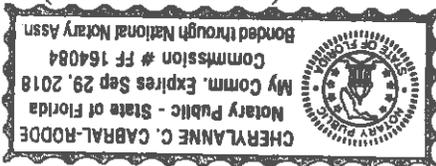


EXHIBIT "C"

AUTHORIZATION LETTER

February 19, 2016

Madeira Beach Development Co., LLC
286 107th 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. 09311500004200200

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

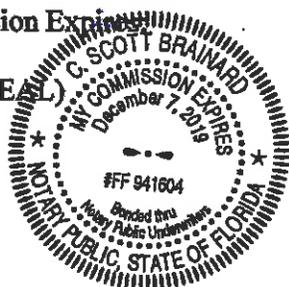
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th 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



Madeira Beach Town Center

Madeira Beach Development Company
Mesh Architecture

Madeira Beach, Florida
April 13, 2016



Madeira Beach Town Center

Madeira Beach Development Company
Mesh Architecture

Madeira Beach, Florida
April 13, 2016



AERIAL VIEW FROM EAST



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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



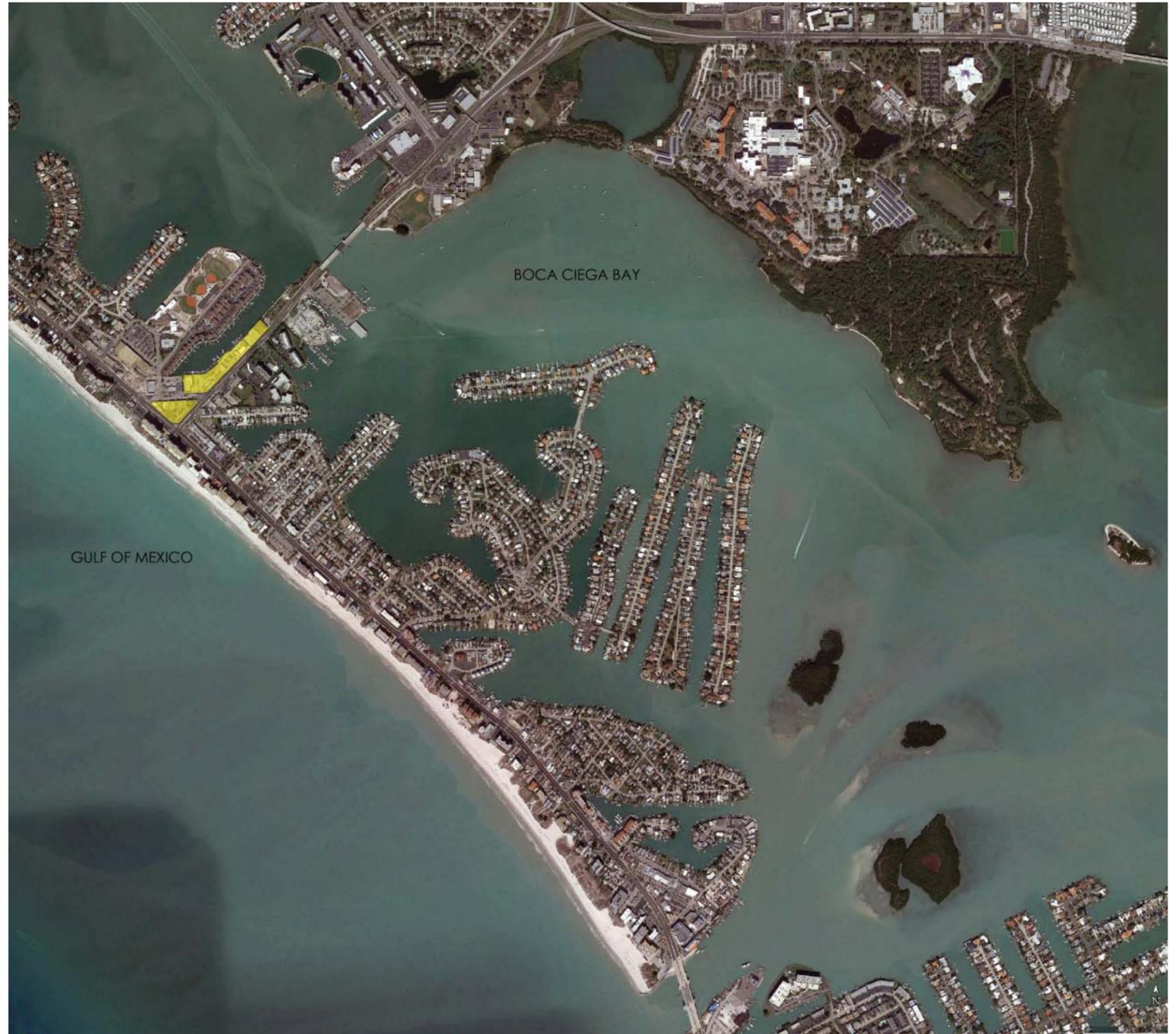
VIEW FROM 150TH AVENUE LOOKING SOUTHWEST

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.



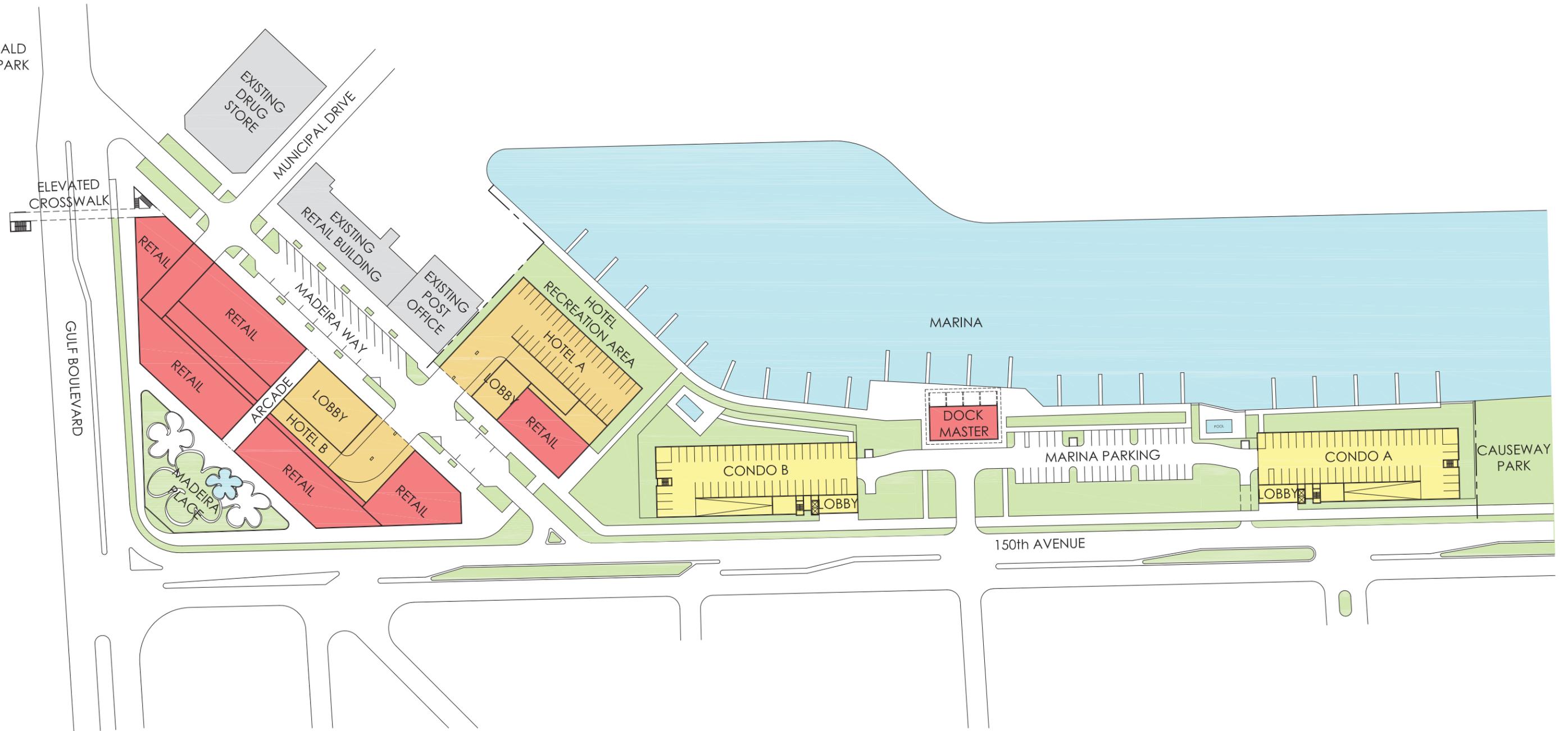
GOOGLE EARTH IMAGE

AERIAL VIEW OF MADEIRA BEACH TOWN CENTER

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

ARCHIBALD BEACH PARK



Overall Site Plan

SCALE: 1" = 120'-0"





VIEW FROM ARCHIBALD PARK LOOKING EAST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



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



AERIAL VIEW OF MADEIRA PLAZA



VIEW OF MADEIRA PLAZA

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



AERIAL VIEW LOOKING WEST TOWARDS ARCHIBALD PARK



GULF BOULEVARD VIEW LOOKING NORTHWEST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

ARCHIBALD BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

MADERA WAY

HOTEL B

HOTEL A

MARINA

DOCK MASTER

CONDO B

CONDO A

CAUSEWAY PARK

150th AVENUE

NOTE: HATCHED AREAS INDICATE PUBLIC ACCESS AREAS



Public Access Site Plan

SCALE: 1" = 120'-0"



ARCHIBALD BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

MADERA WAY

PARCEL 6

PARCEL 5

PARCEL 4

MARINA

PARCEL 3

PARCEL 2

PARCEL 1

CASUEWAY PARK

150th AVENUE



LEGEND



Overall Parcel Plan

SCALE: 1" = 120'-0"



OVERALL PARCEL PLAN

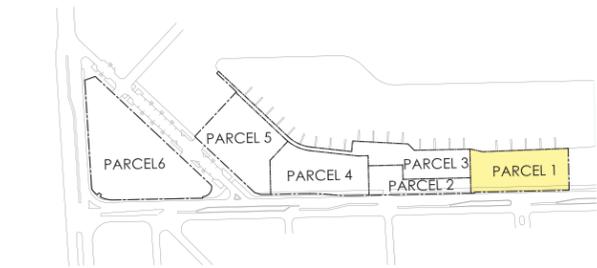
Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

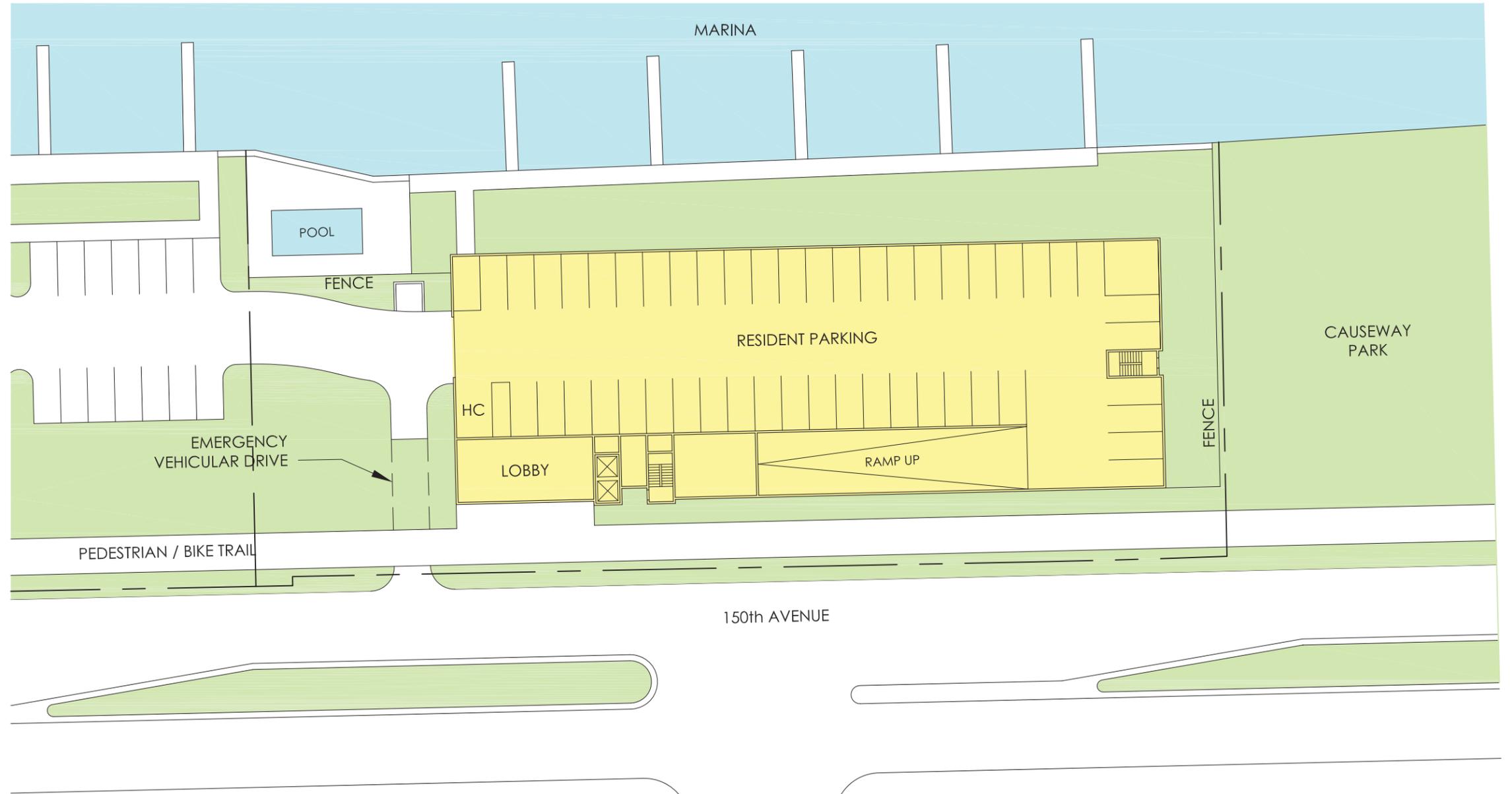
CONDO A

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

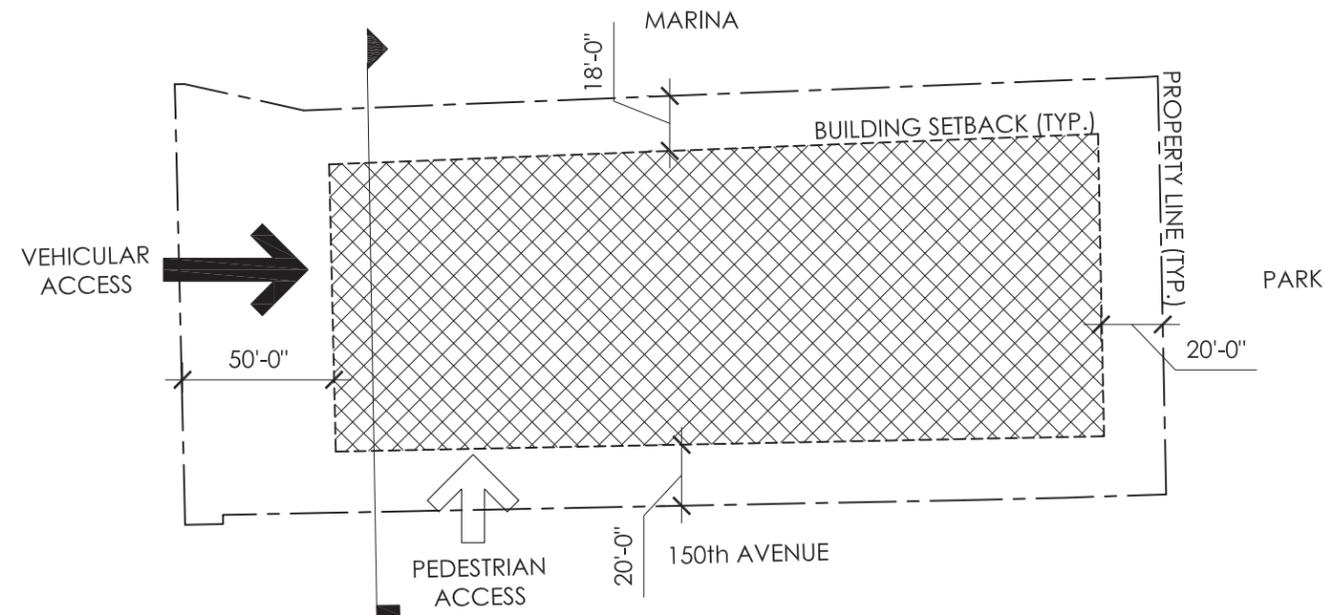


Condo A Site Plan

SCALE: 1" = 40'-0"

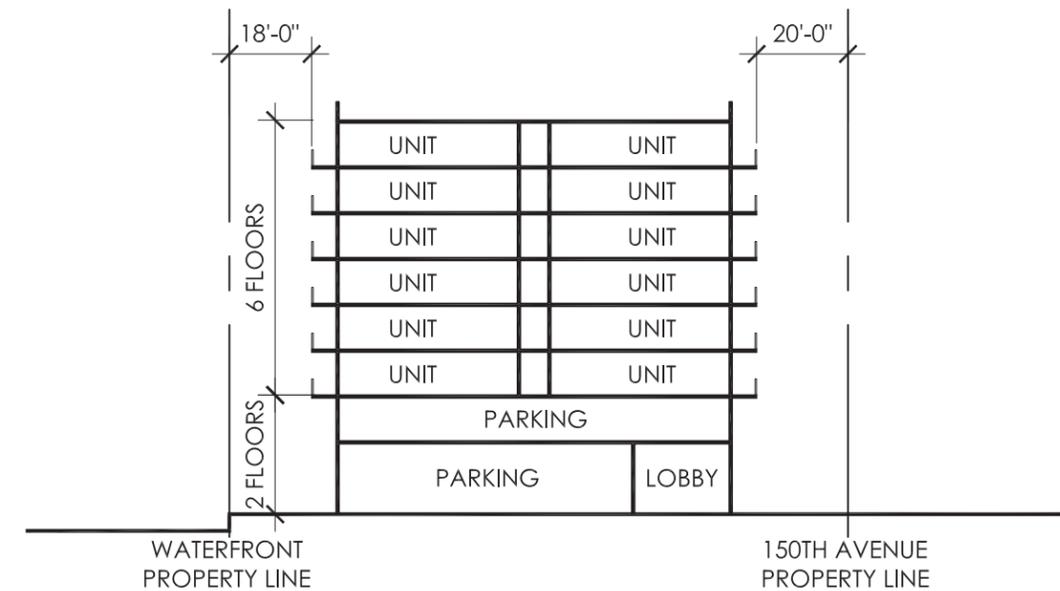
Site Area	43,416 s.f. (0.997 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

* Includes structured parking



 **Building Setbacks and Access Diagram**
SCALE: 1" = 60'-0"

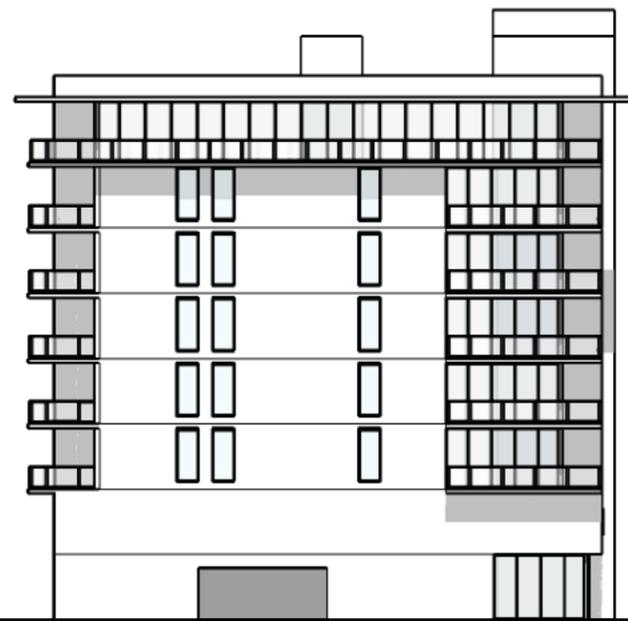
 MAXIMUM EXTENT OF BUILDING FOOTPRINT



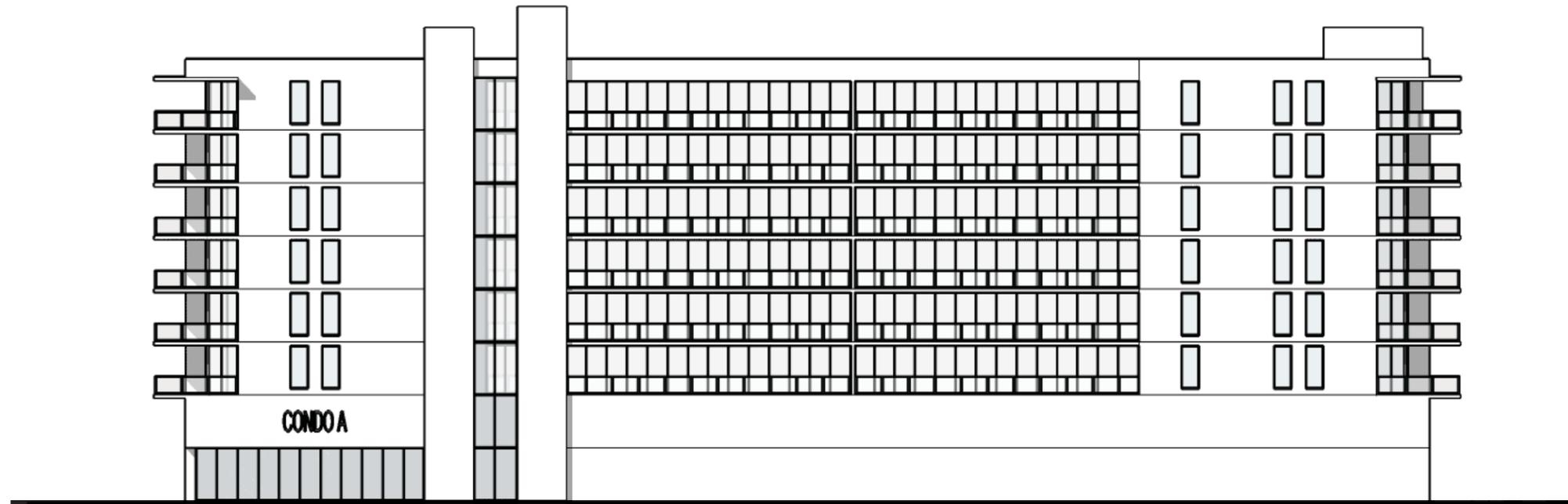
Building Section
SCALE: NTS



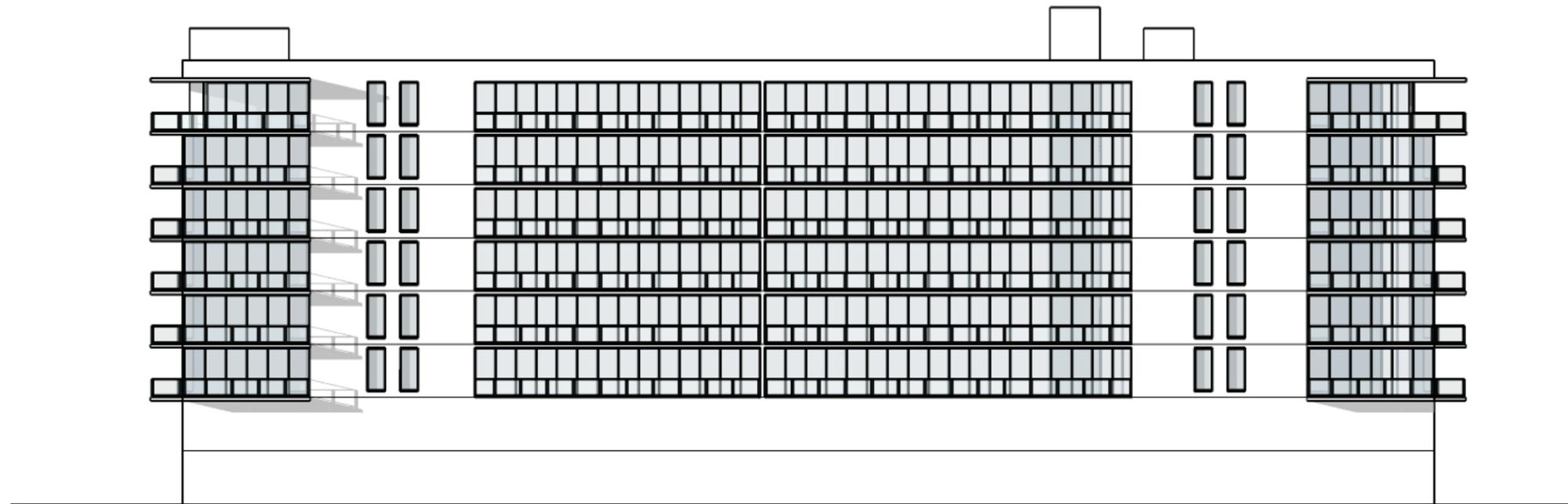
North Elevation



South Elevation



East Elevation

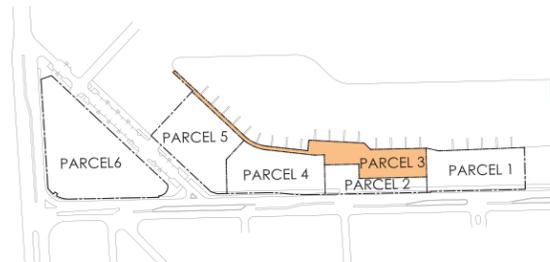
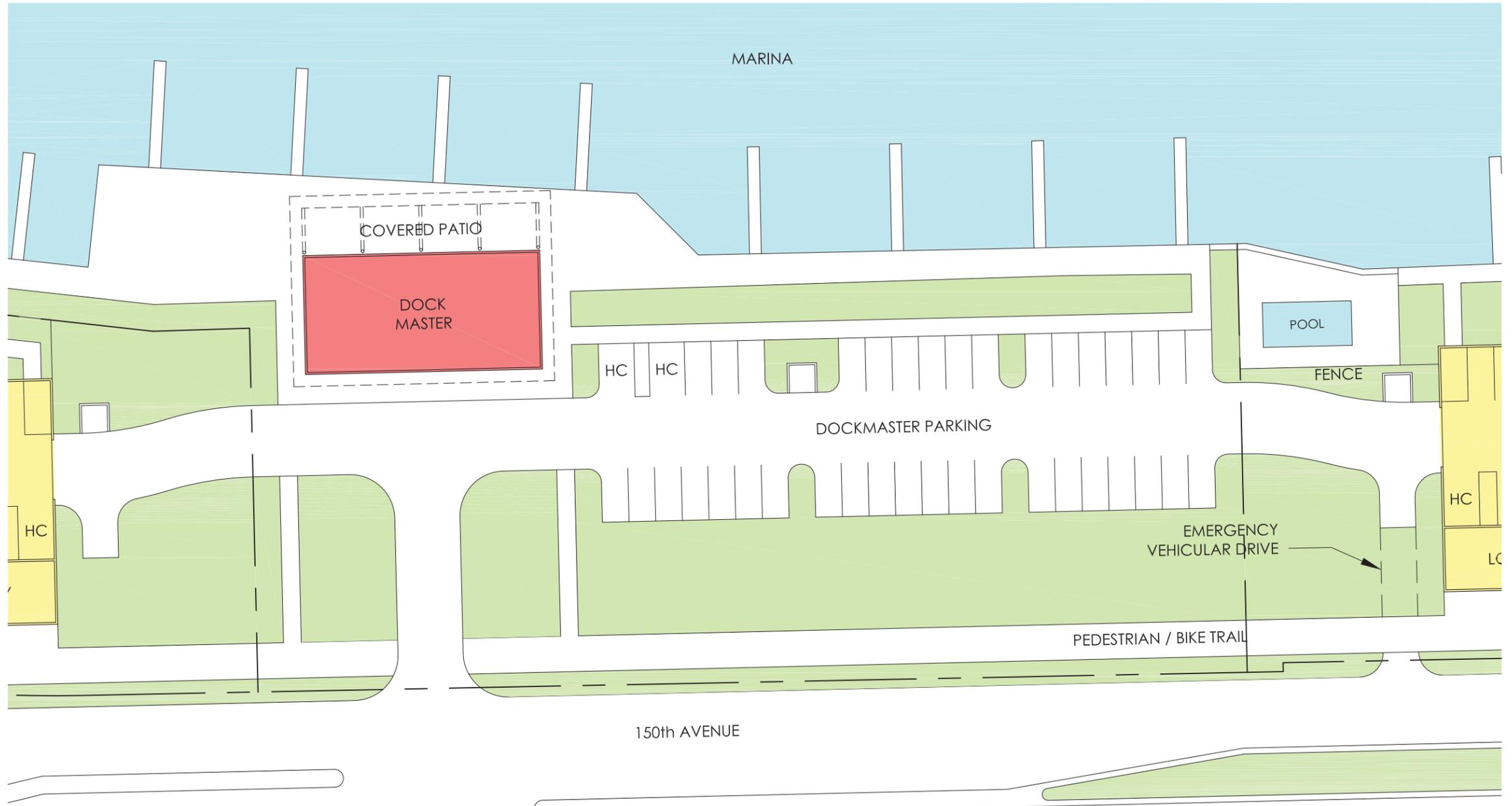


West Elevation

MARINA

5,000 S.F.
2 FLOORS
39 PARKING SPACES

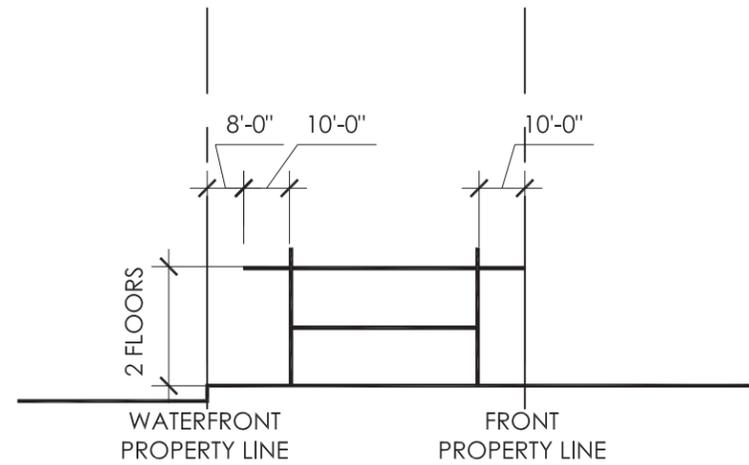
The existing 43 slip marina will be rebuilt with new seawall and docks. Serving the marina will be a one or two story Dockmaster building located on axis with the new entry drive off of 150th Avenue. The Dockmaster structure may include a small café or snack stand. Adjacent to the building is a 39-space landscaped parking lot. Except for the fenced off areas around the condominium buildings the waterfront along the marina will be publicly accessible for pedestrians.



LEGEND

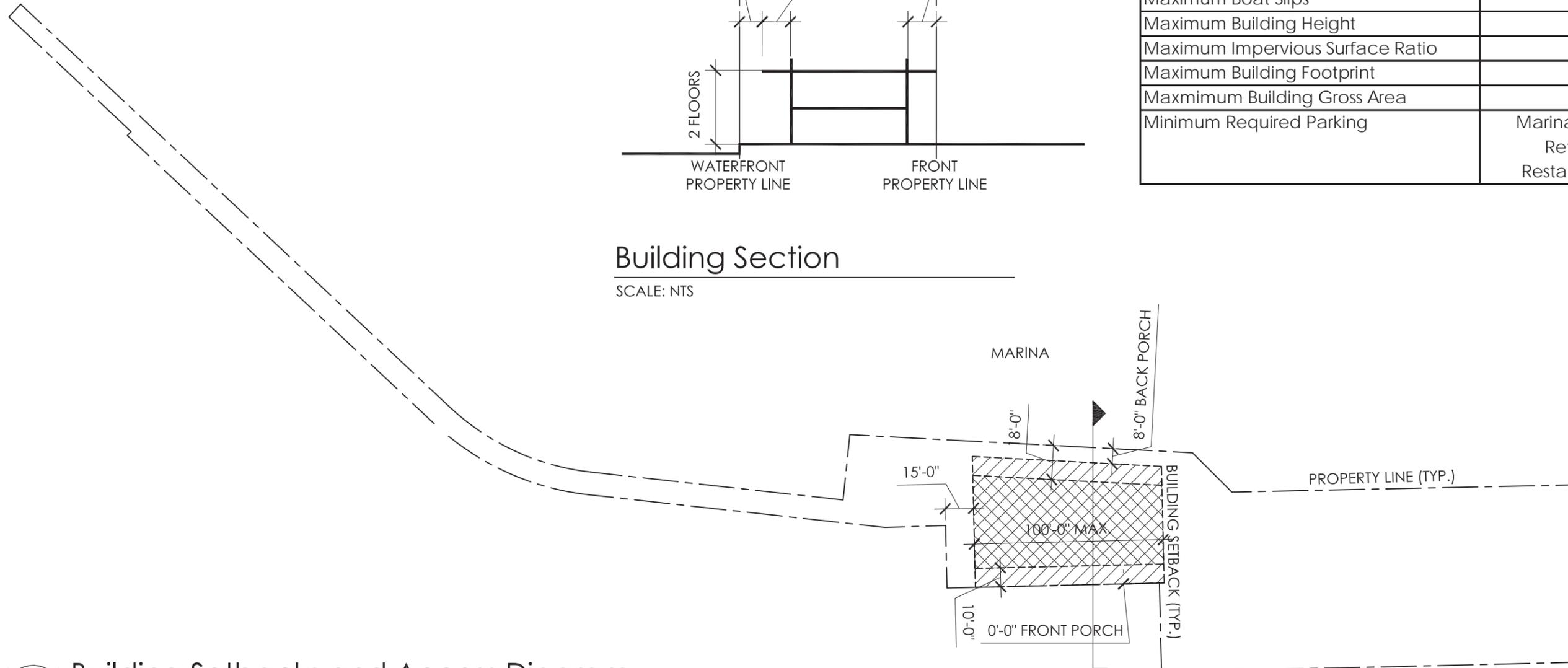
 **Marina Site Plan**
SCALE: 1" = 40'-0"

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

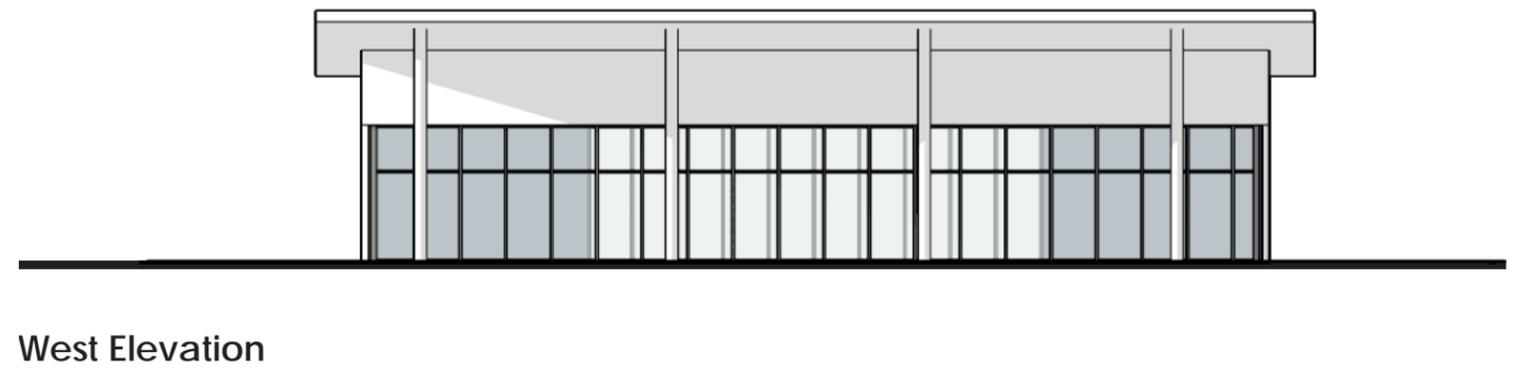
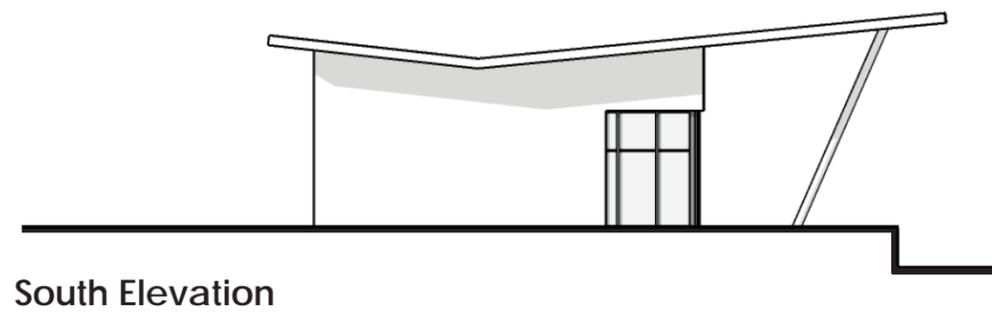
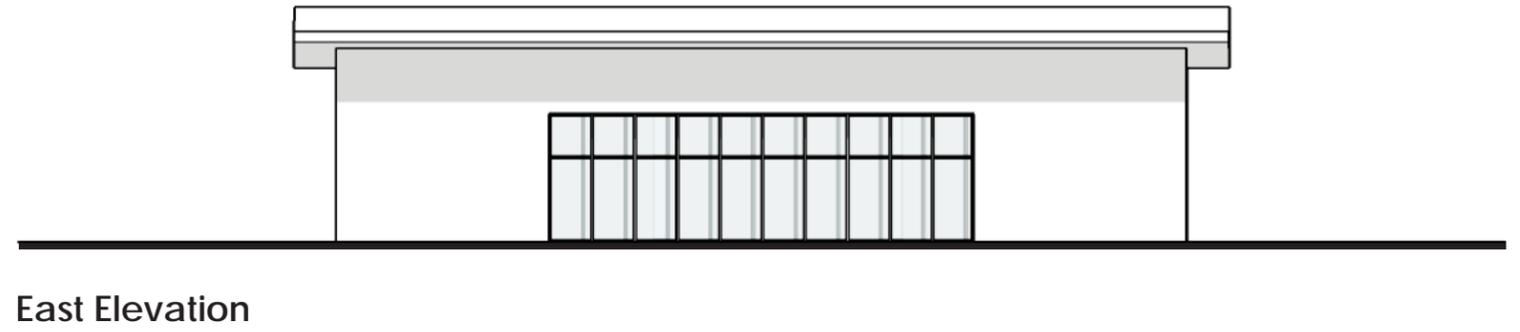
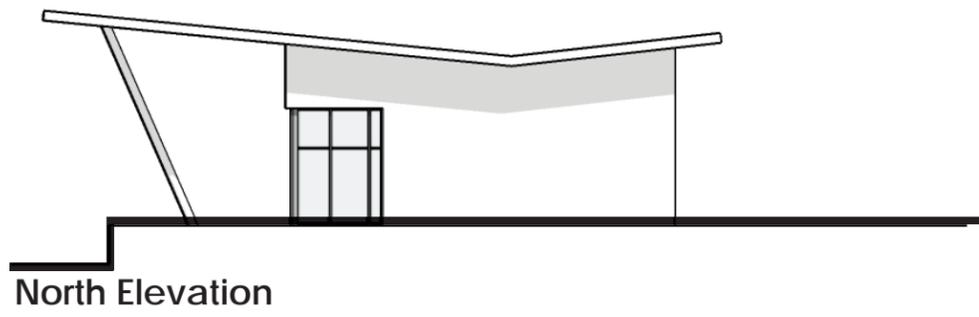
SCALE: NTS



Building Setbacks and Access Diagram

SCALE: 1" = 60'-0"

-  MAXIMUM EXTENT OF BUILDING FOOTPRINT
-  MAXIMUM EXTENT OF PORCH



DOCK MASTER ELEVATIONS



AERIAL VIEW

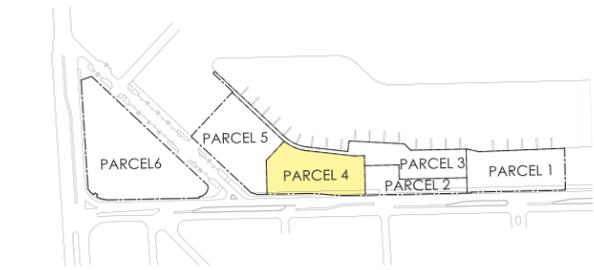
Madeira Beach Town Center

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.



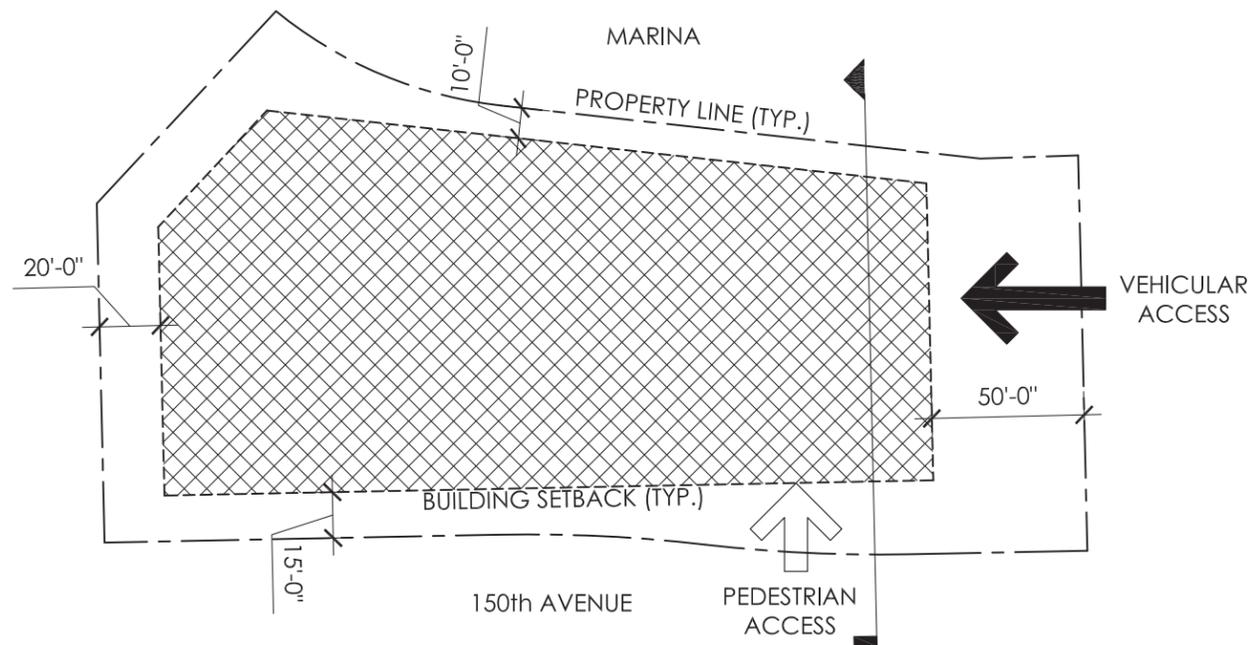
LEGEND



 **Condo B Site Plan**
SCALE: 1" = 40'-0"

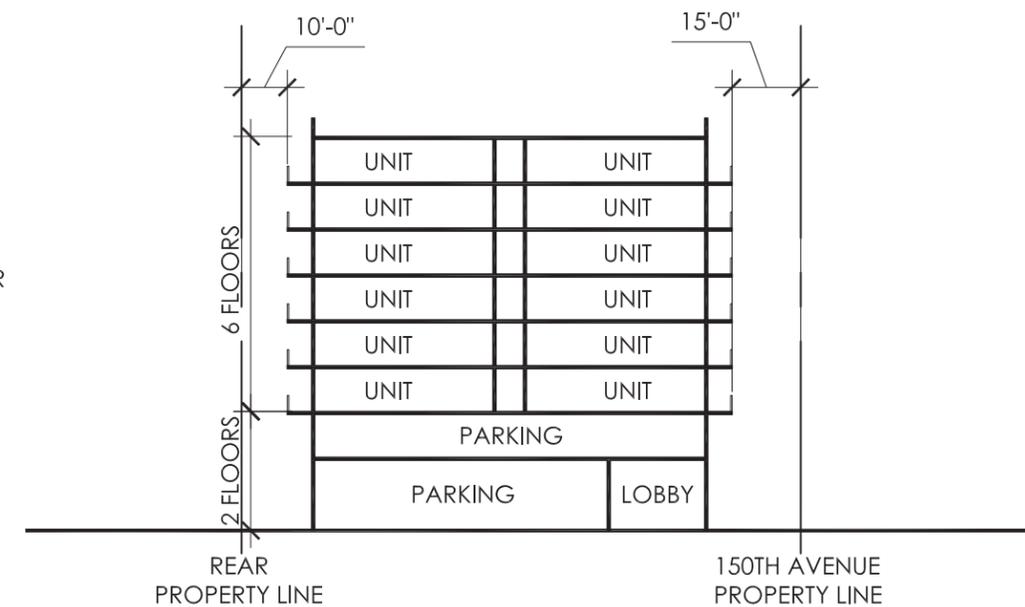
Site Area	45,017 s.f. (1.033 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

* Includes structured parking

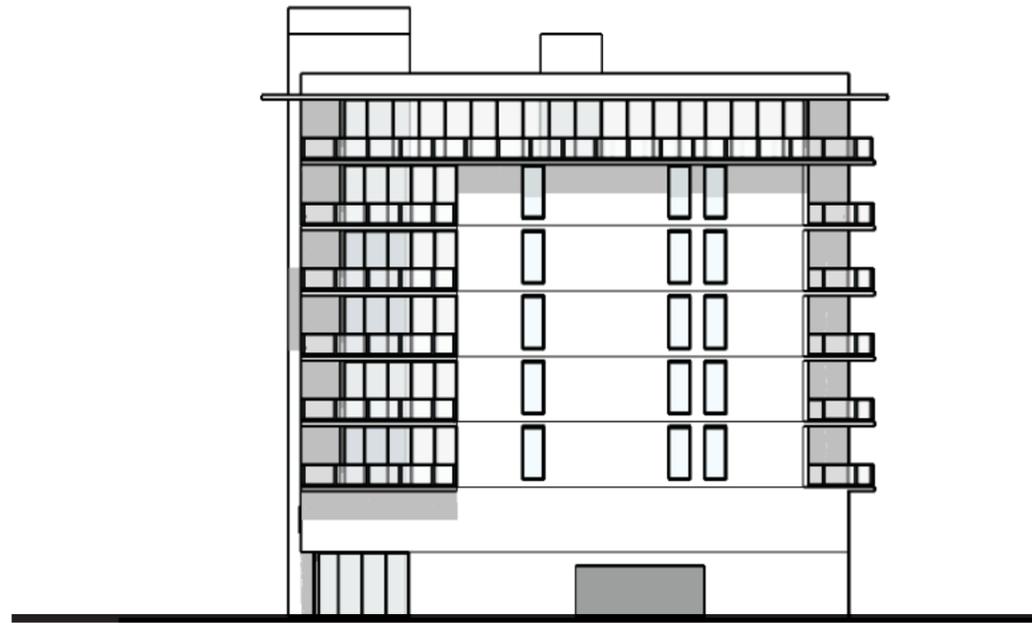


 Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

 MAXIMUM EXTENT OF BUILDING FOOTPRINT



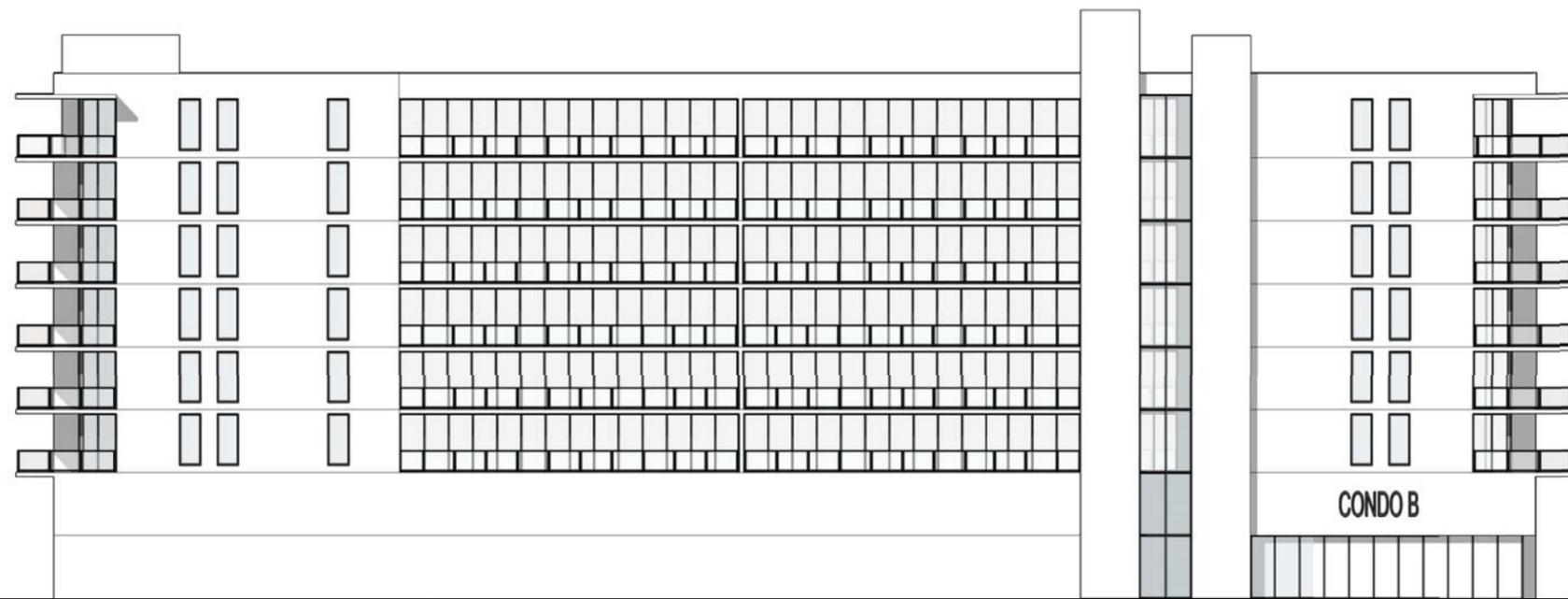
Building Section
SCALE: NTS



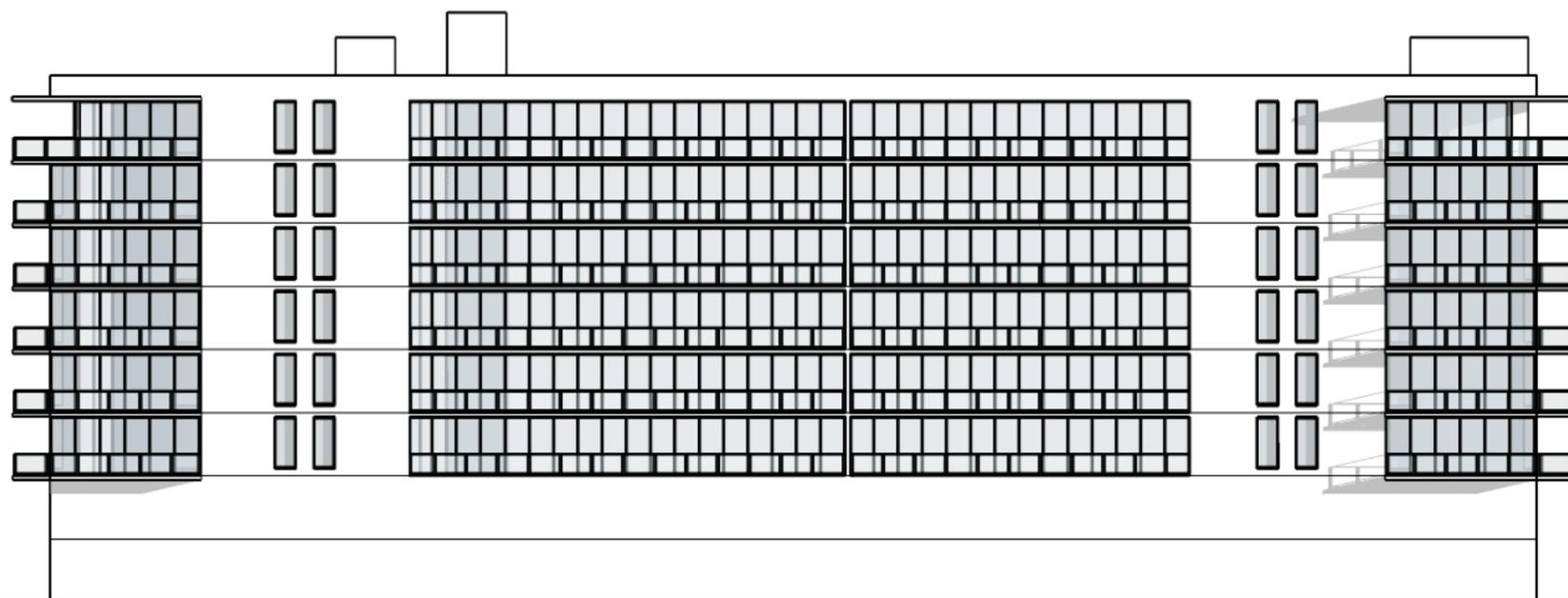
North Elevation



South Elevation



East Elevation

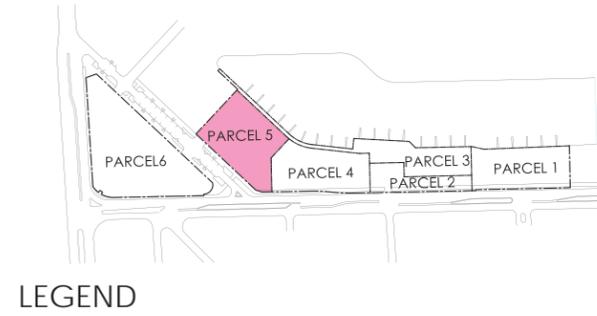
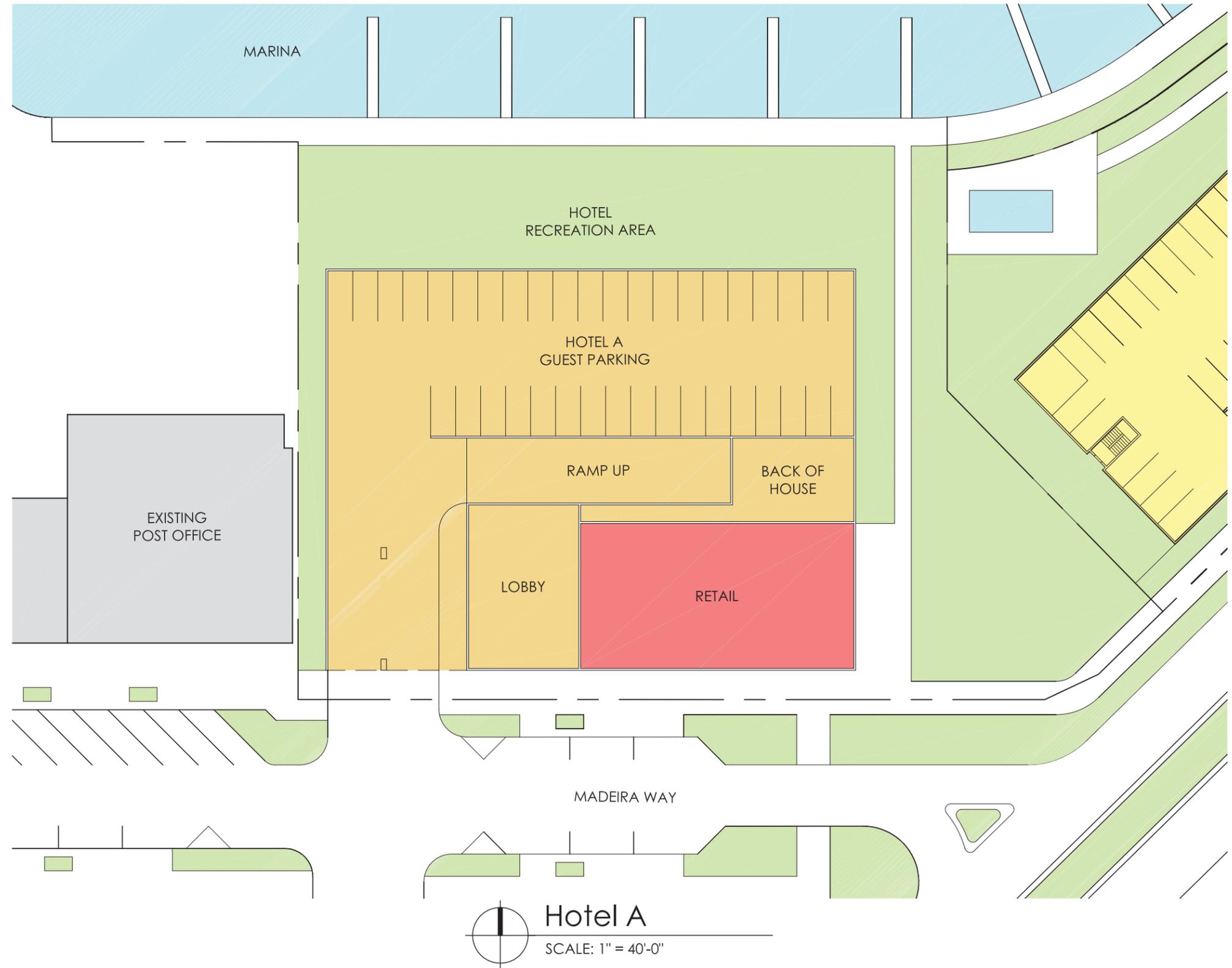


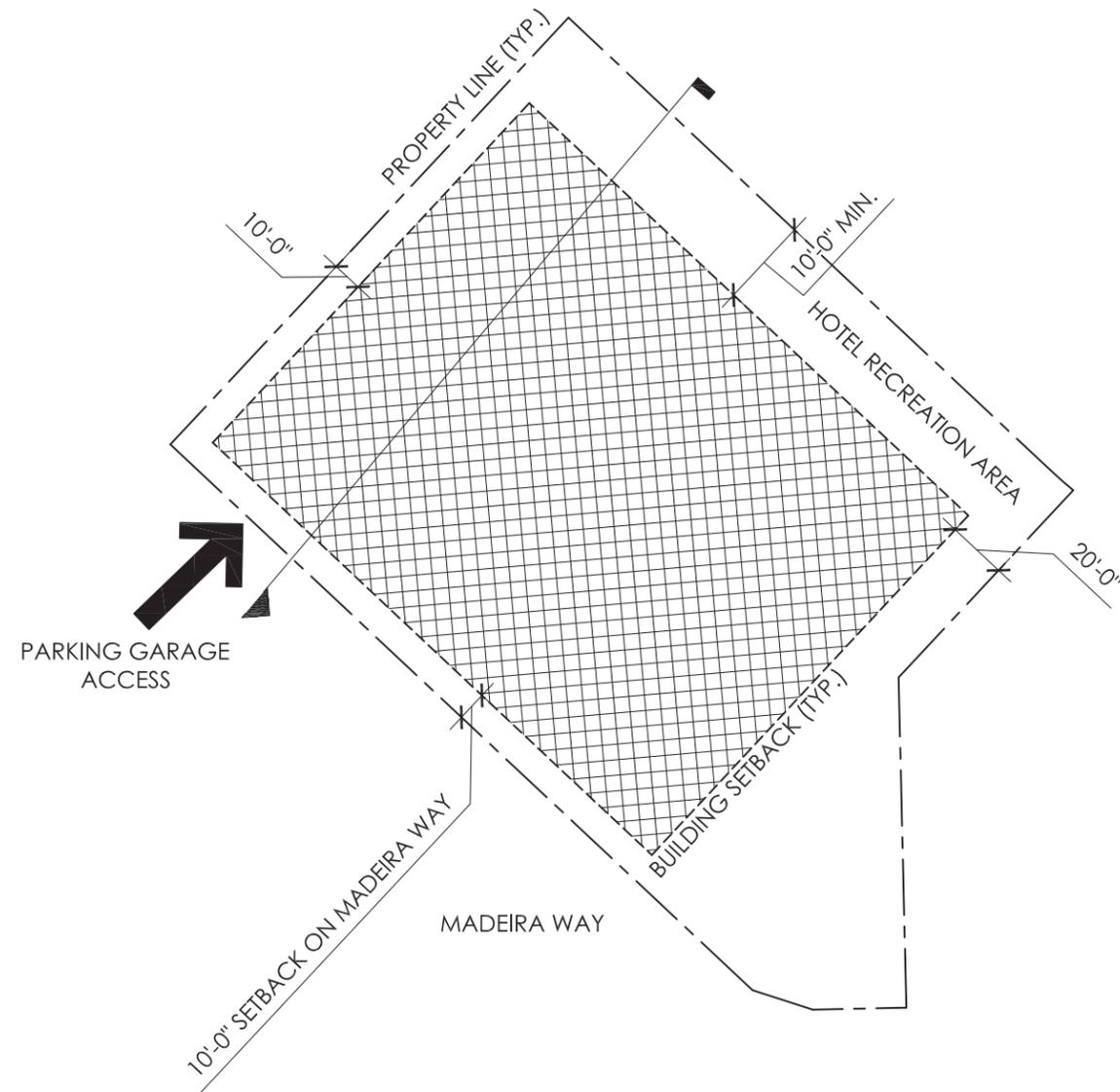
West Elevation

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.



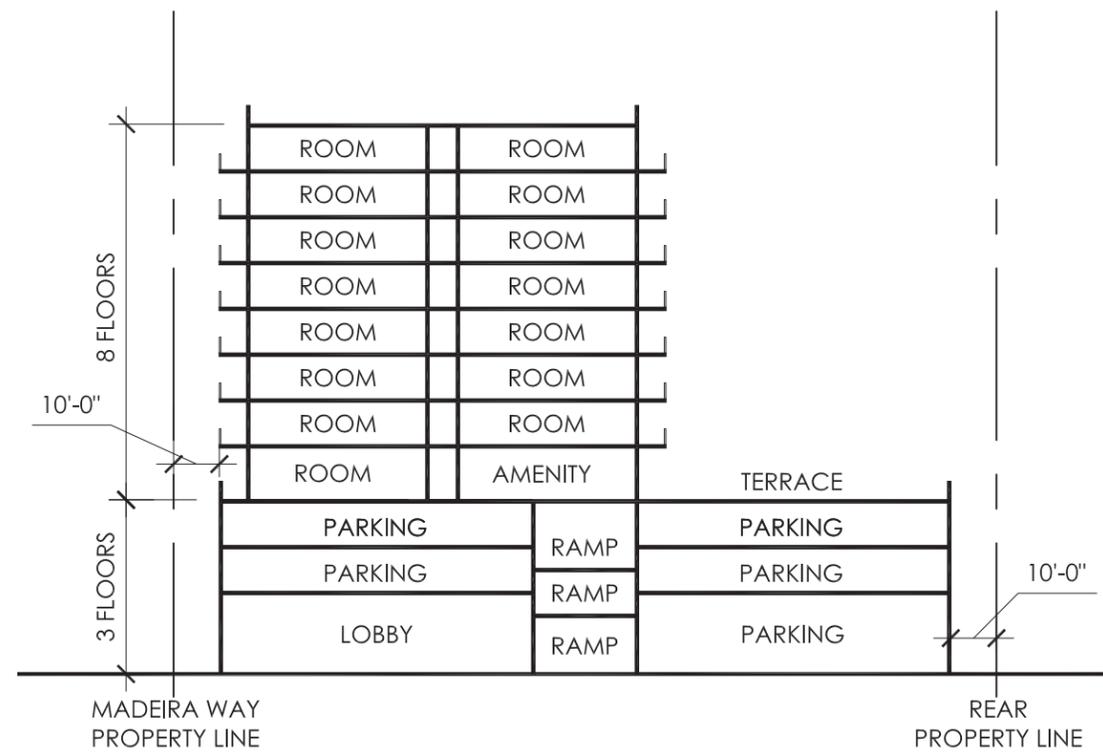


 **Building Setbacks and Access Diagram**
SCALE: 1" = 60'-0"

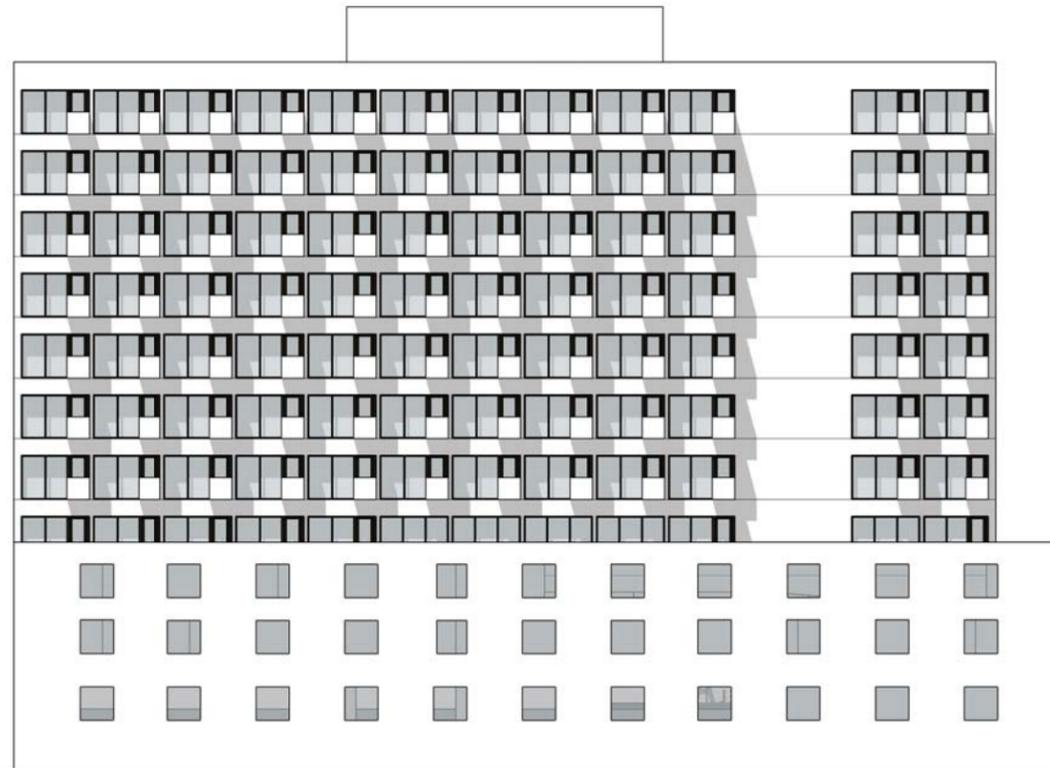
 MAXIMUM EXTENT OF BUILDING FOOTPRINT

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 Section
SCALE: NTS



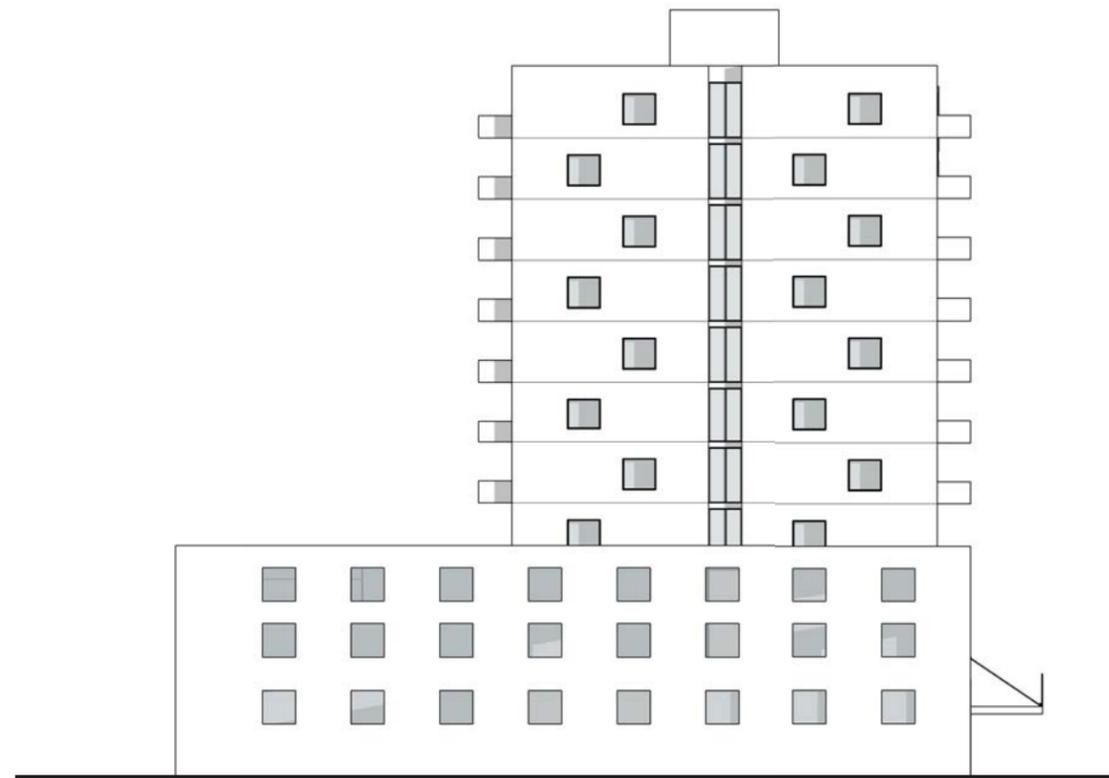
North Elevation



South Elevation



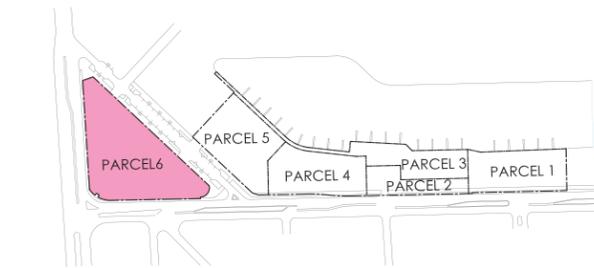
East Elevation



West Elevation

HOTEL B

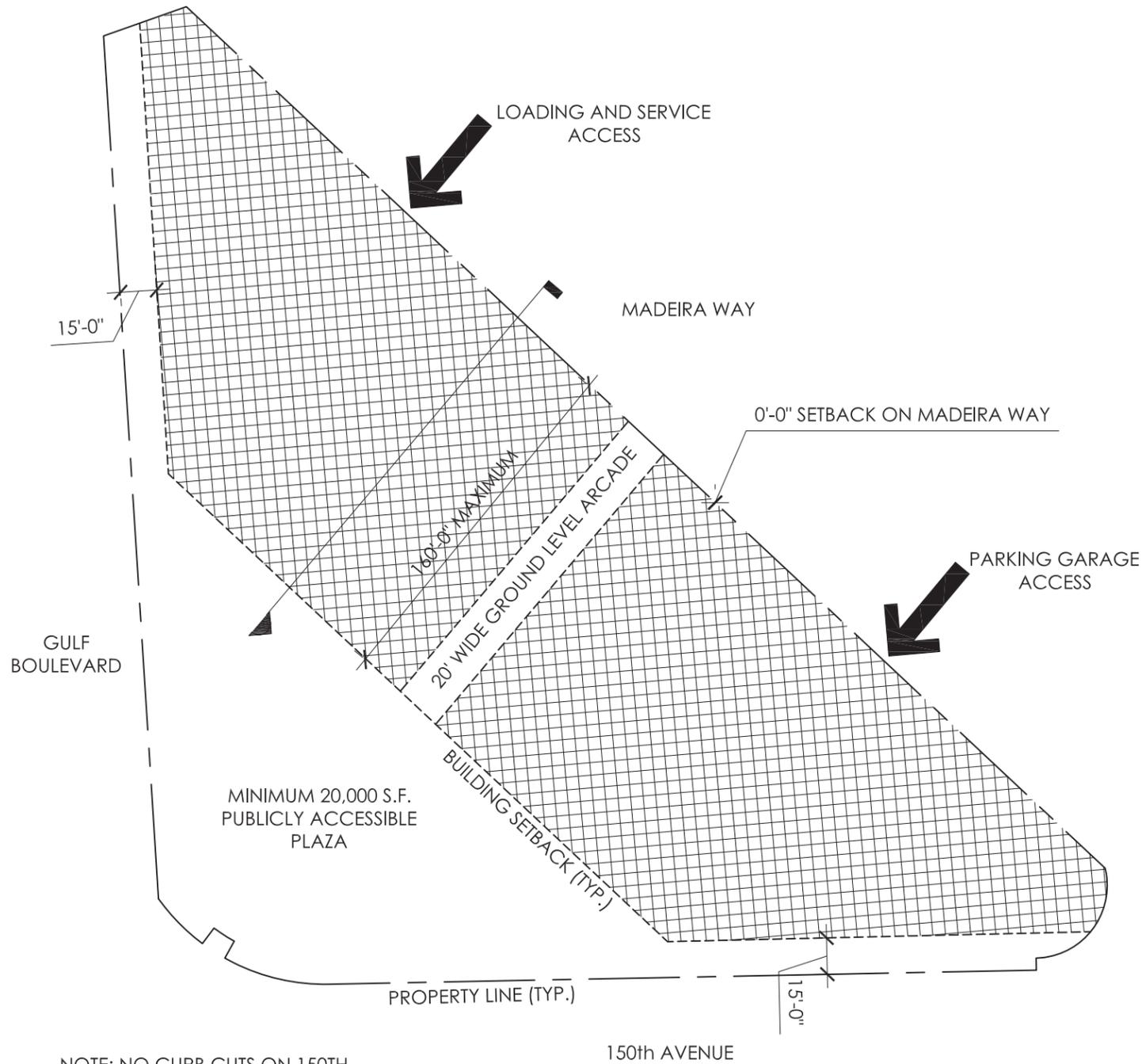
This is a true mixed-use block designed to be a recognizable landmark at the heart of Madeira Beach. It combines 40,000 square feet of retail and restaurant space on the ground floor with a full-service hotel with up to 250 rooms above. All sides of the first floor are lined with active uses fronting 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"



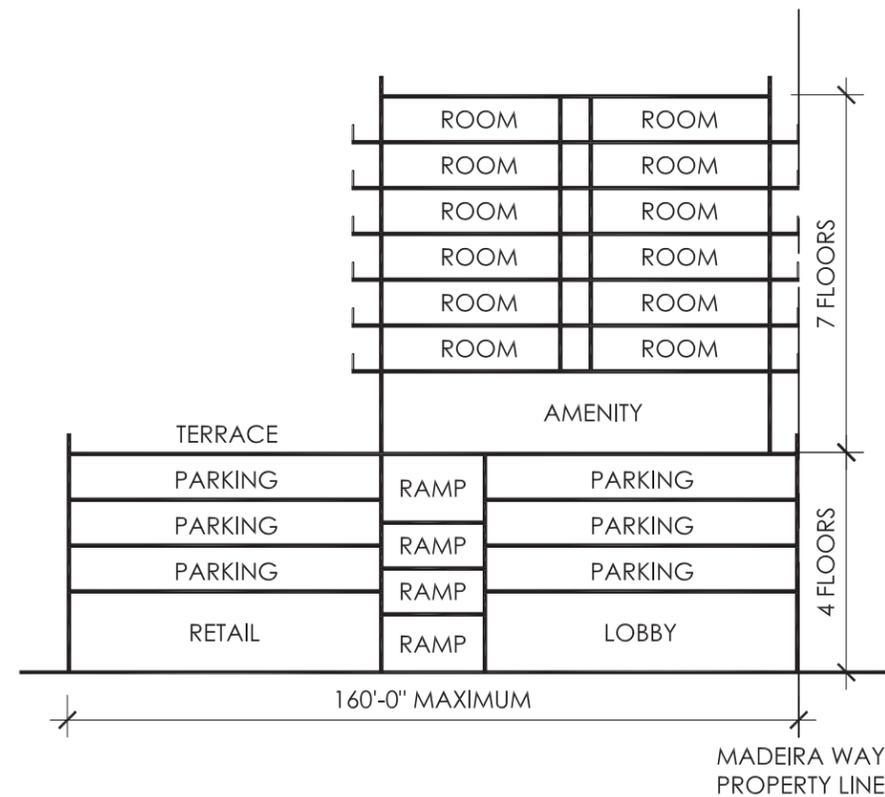
NOTE: NO CURB CUTS ON 150TH AVENUE OR GULF BOULEVARD

Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

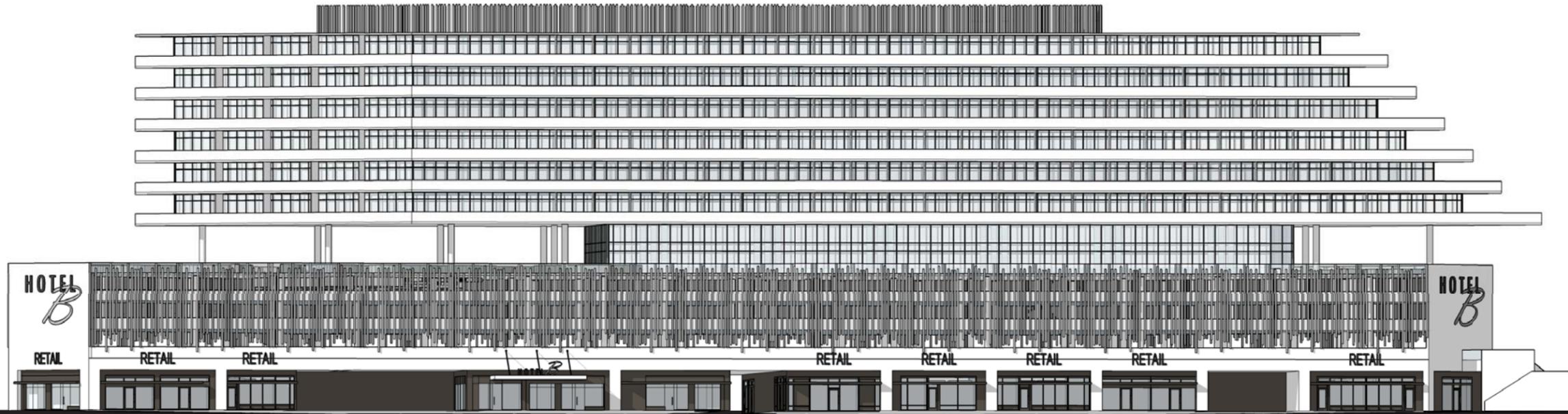
MAXIMUM EXTENT OF BUILDING FOOTPRINT

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

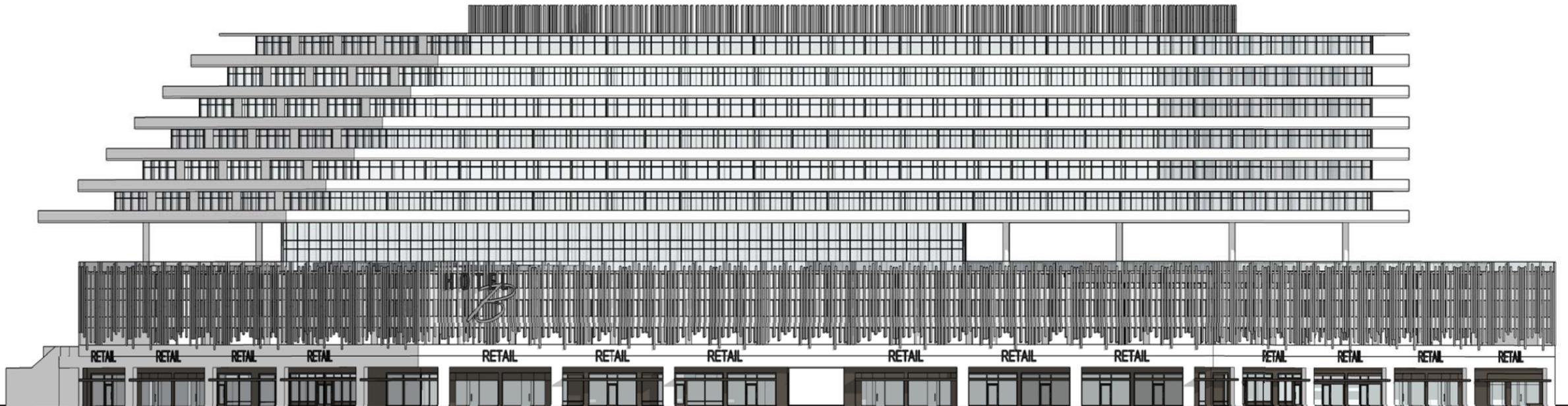
* Includes structured parking



Building Section
SCALE: NTS



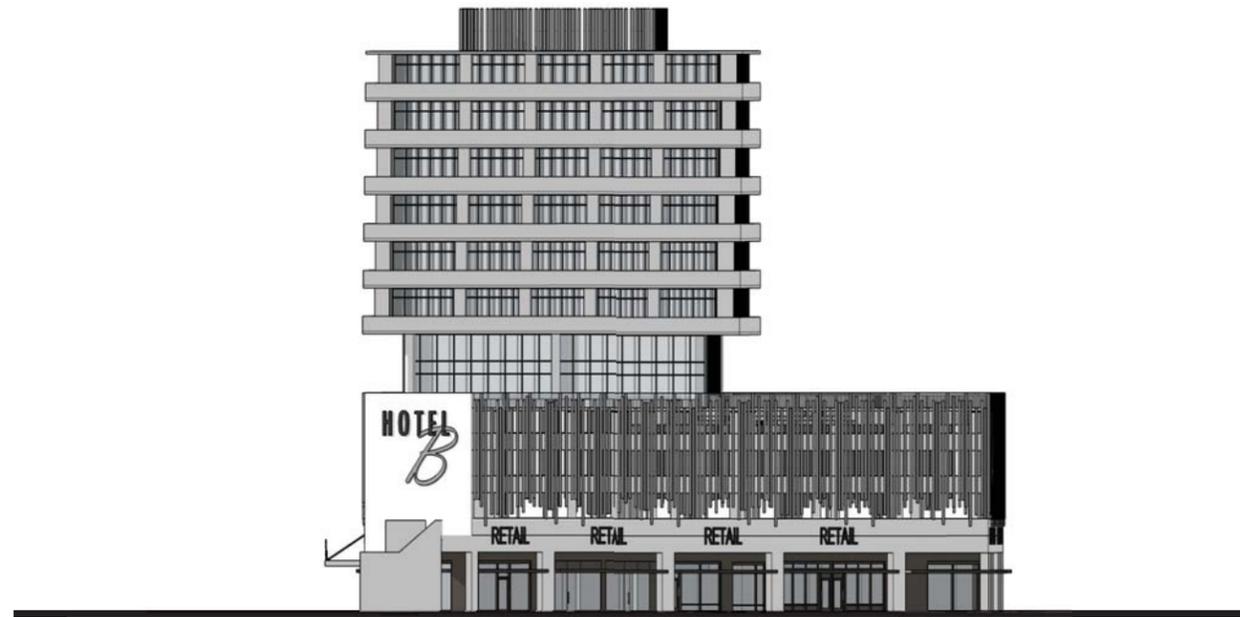
North Elevation



South Elevation



East Elevation



West Elevation

APPENDIX SECTION

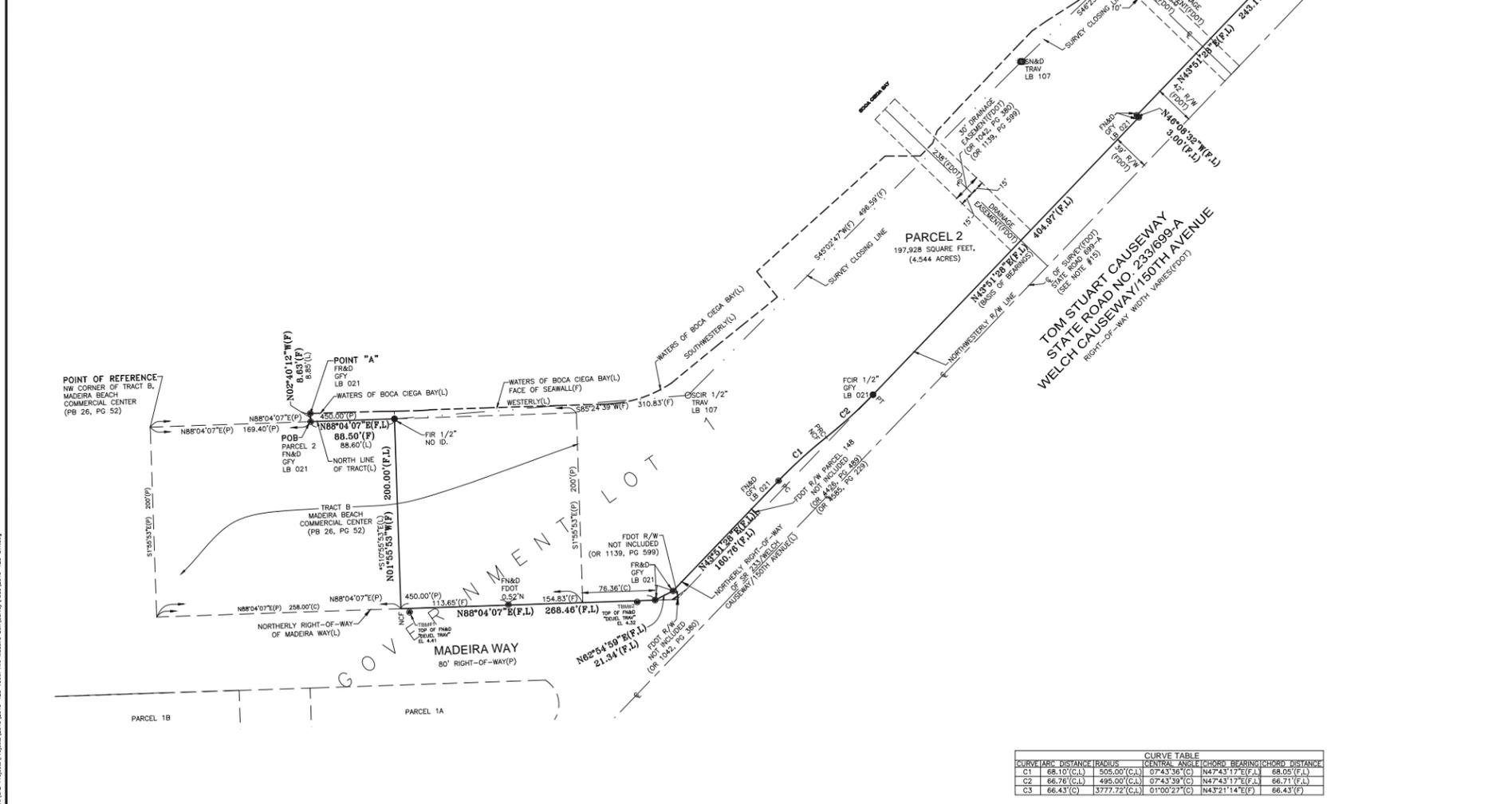
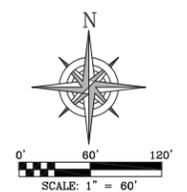
Surveys
Civil Site Plan and Data
Traffic Analysis

LEGEND

A/C	AIR CONDITIONER	NAV88	NORTH AMERICAN VERTICAL DATUM 1988
ACDE	ARMY CORPS & ENGINEERS	NCF	NO CORNER FOUND OR SET
ADA	AMERICANS WITH DISABILITIES ACT	NGS	NATIONAL GEODETIC SURVEY
AS	ASBESTOS SURFACE	N&D	NAIL AND DISK
B/PD	BACK FLOW PREVENTION DEVICE	NFL	NOT FIELD LOCATED
B/T	BUILDING TIE	NO	NUMBER
C	CURVE - SEE CURVE TABLE	OH	OVERHEAD WIRES
(C)	CALCULATED	OR	OFFICIAL RECORD BOOK
CB	CATCH BASIN	ORD	ORDINANCE
CBW	CONCRETE BLOCK WALL	(P)	PLAT BOOK 26, PAGE 52
CCR	CERTIFIED CORNER RECORD	PL	PLAT BOOK
CHB	CHORD BEARING	PC	POINT OF CURVE
CL	CENTERLINE	PG	PAGE/PAGES
CLF	CHAIN LINK FENCE	PI#	POINT IDENTIFICATION NUMBER
CONC.	CONCRETE	PLP	POWER & LIGHT POLE
C/T	CURB TIE	POB	POINT OF BEGINNING
CTV	CABLE TELEVISION	POL	POINT ON LINE
(D)	DEED	PRC	POINT OF REVERSE CURVE
DB	DEED BOOK	PRM	PERMANENT REFERENCE MONUMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	PSM	PROFESSIONAL SURVEYOR & MAPPER
EP	EDGE OF PAVEMENT	PVC	POLY VINYL CHLORIDE
EL	ELEVATION	PVCF	POLY VINYL CHLORIDE FENCE
ELEC.	ELECTRIC	PT	POINT OF TANGENCY
F	FIELD	P/T	PAVEMENT TIE
(F)	FIELD	RCP	REINFORCED CONCRETE PIPE
FCR	FOUND CAPPED IRON ROD	RCW	RECLAIMED WATER
FCM	FOUND CONCRETE MONUMENT	RNG.	RANGE
(FDOT)	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT-OF-WAY
FF	FINISHED FLOOR ELEVATION	S.	SECTION
FIR	FOUND IRON ROD	SAN.	SANITARY
FR&D	FOUND NAIL AND DISK	SCR	SET CAPPED IRON ROD
FR&D	FOUND RIVET AND DISK	SCM	SET CONCRETE MONUMENT
FR&D	FOUND RIVET AND DISK	SND	SET PK NAIL AND DISK
FR&D	FOUND RIVET AND DISK	SR	STATE ROAD
FR&D	FOUND RIVET AND DISK	SWFMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
GI	GRATE INLET	SW/T	SIDEWALK TIE
GTE	GENERAL TELEPHONE COMPANY (NOW KNOWN AS VERIZON)	TBM	TEMPORARY BENCHMARK
ID.	IDENTIFICATION	TOS	TIE OF SLOPE
INV.	INVERT	TYP	TYPICAL
(L)	LEGAL DESCRIPTION	TWP.	TOWNSHIP
LI	LICENSED BUSINESS	VCP	VITRIFIED CLAY PIPE
(M)	MEASURED	WF	WOOD FENCE
MH	MANHOLE	WV	WATER VALVE

SYMBOL LEGEND

---	BACK FLOW PREVENTION DEVICE	○	LIGHT POLE (METAL)
⊗	BOLLARD	○	LIGHT POLE
⊞	CABLE TV BOX	⊗	MISCELLANEOUS TREE
⊞	CLEANOUT	⊗	MONITORING WELL
⊞	CONCRETE LIGHT POLE	⊗	NAIL AND DISK (SET)
⊞	CONCRETE MONUMENT (FOUND)	⊗	PAW TREE
⊞	CONCRETE MONUMENT (SET)	⊗	PK NAIL & DISK (SET)
⊞	CROSS WALK POLE	⊗	PK NAIL & DISK (FOUND)
⊞	CYPRESS	⊗	POWER & LIGHT POLE
⊞	ELECTRIC HAND HOLE	⊗	POWER/UTILITY WOOD POLE
⊞	ELECTRIC METER	⊞	RAILROAD SAFETY ARM
⊞	ELECTRIC TRANSFORMER	⊞	RECLAIMED WATER METER
⊞	ELEVATION	⊞	RECLAIMED WATER VALVE
⊞	ELEVATION BACK OF CURB	⊞	RED MAPLE
⊞	ELEVATION FLOW LINE	⊞	SANITARY MANHOLE
⊞	ELEVATION EDGE OF PAVEMENT	⊞	SANITARY SEWER CLEANOUT
⊞	FIRE HYDRANT	⊞	SEAL
⊞	FPC MANHOLE	⊞	SET CONCRETE MONUMENT
⊞	GAS MARKING (YELLOW PAINT)	⊞	TEMPORARY BENCHMARK
⊞	GAS VALVE	⊞	TRAFFIC SIGNAL JUNCTION BOX
⊞	GRATE INLET	⊞	TRAMP
⊞	GLUE WIRE ANCHOR	⊞	TELEPHONE PEDESTAL
⊞	HANDICAP PARKING SPACE	⊞	TEMPORARY BENCHMARK
⊞	IRON PIPE (FOUND)	⊞	TRAFFIC SIGNAL JUNCTION BOX
⊞	IRON ROD (FOUND)	⊞	WATER METER
⊞	IRON ROD (SET)	⊞	WATER VALVE
⊞	IRRIGATION CONTROL VALVE	⊞	X-CUT (FOUND)
⊞	IRRIGATION WATER VALVE	⊞	TRAMP DRAIN



DESCRIPTION: (PROVIDED BY CLIENT)

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, MADERA 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 Northern line of said tract, 169.40 feet to the POINT OF BEGINNING; thence North 01°55'53" East, 8.85 feet to 1st corner; thence 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 Northern right-of-way line of Madeira Way (on 80 foot right-of-way); thence North 88°04'07" East, along said line 268.46 feet to an intersection with the northern 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, 404.87 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°07'53" 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 Southwest, radius 3919.72 feet, arc 85.95 feet, chord North 38°17'28" East, 85.95 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 thereunto to the aforementioned Point "A"; LESS AND EXCEPT any point 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 13043, page 496 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 14B, recorded in Official Records Book 4585, page 229, both of the public records of Pinellas County, Florida.

* = APPARENT SCRIVENER'S ERROR, South 10°55'53" East should read South 01°55'53" East
 ** = "ALSO LESS AND EXCEPT" PARCEL REFERENCED INCLUDES THE SUBJECT PARCEL

- SURVEYOR'S REPORT:**
- BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 233/WELCH CAUSEWAY/150TH AVENUE, BEING N43°51'28"W PER DESCRIPTION PROVIDED.
 - THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (51-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
 - NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
 - RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
 - ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
 - THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
 - THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL. 10 & EL. 11), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0191G, COMMUNITY NUMBER 125127, EFFECTIVE DATE SEPTEMBER 3, 2003. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR, HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT BASE FLOOD ELEVATION (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
 - ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
 - SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
 - UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
 - ELEVATIONS ARE BASED ON NGS BENCHMARK "210 FLHD" (PID# AC0118) HAVING AN ELEVATION OF 20.84 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAV88).
 - TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
 - STATE ROAD RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM THE STATE OF FLORIDA STATE ROAD DEPARTMENT (NOW KNOWN AS FLORIDA DEPARTMENT OF TRANSPORTATION) RIGHT OF WAY MAP FOR ROAD NO. S.R. 699-A, SECTION 15100-2150 DATED 3-10-58, LAST REVISED ON 7-16-61.
 - THIS SURVEY IS BASED ON U.S. FEET.
 - THE SUBJECT PARCEL CONTAINS 197,928 SQUARE FEET, (4.544 ACRES) MORE OR LESS.

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PH 727.922.4151 FAX 727.851.7295
 WWW.DEUELENGINEERING.COM

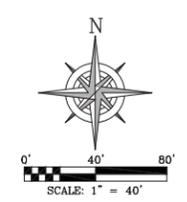
CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
 200-420 150TH AVE AND
 15015 MADEIRA WAY, MADEIRA BEACH, FLORIDA
 CITY OF MADEIRA BEACH

PREPARED FOR:
 WILLIAM KARNS ENTERPRISES
 288 107TH AVENUE, SUITE #300
 TREASURE ISLAND, FL 33706

WORK ORDER NO. 2015-128
 DRAWN BY: DES/LKC
 FIELD DATE: 10/12/2015
 SCALE: 1" = 60'
 SHEET NO. 1 OF 4

DANA A. WYLLIE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA, LS 5874



LEGEND

A/C	AIR CONDITIONER	No.	NUMBER
ADA	AMERICANS WITH DISABILITIES ACT	OH	OVERHEAD WIRES
BFPD	DETECTABLE SURFACE BACK FLOW PREVENTION DEVICE	OR	OFFICIAL RECORD BOOK
(C)	CALCULATED	(P)	PLAT BOOK 26, PAGE 52
CB	CATCH BASIN	PB	PLAT BOOK
CBW	CONCRETE BLOCK WALL	PC	POINT OF CURVE
CLF	CENTERLINE	PG	PAGE/PAGES
CLF	CHAIN LINK FENCE	PI#	POINT IDENTIFICATION NUMBER
CI	CURB INLET	PL	PLANTS/PLANTER
CIP	CAST IRON PIPE	POB	POINT OF BEGINNING
CONC.	CONCRETE	POL	POINT ON LINE
C/T	CURB TIE	PRC	POINT OF REVERSE CURVE
CTV	CABLE TELEVISION	PRM	PERMANENT REFERENCE MONUMENT
(D)	DEED	PSM	PROFESSIONAL SURVEYOR & MAPPER
DB	DEED BOOK	PVC	POLY VINYL CHLORIDE
DRCP	ELLIPTICAL REINFORCED CONCRETE PIPE	PVCF	POLY VINYL CHLORIDE FENCE
EP	EDGE OF PAVEMENT	PT	POINT OF TANGENCY
EL	ELEVATION	P/T	PAVEMENT TIE
(F)	FIELD	RCP	REINFORCED CONCRETE PIPE
F.	FOUND	RCW	RECLAIMED WATER
FCR	FOUND CAPPED IRON ROD	RLS	REGISTERED LAND SURVEYOR
FCM	FOUND CONCRETE MONUMENT	RNG.	RANGE
(FDOT)	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT-OF-WAY
FTE	FINISHED FLOOR ELEVATION	SEC.	SECTION
FIP	FOUND IRON PIPE	SAN.	SANITARY
FIR	FOUND IRON ROD	SCR	SET CAPPED IRON ROD
FN&D	FOUND NAIL AND DISK	SCO	SANITARY CLEAN-OUT
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)	SCM	SET CONCRETE MONUMENT
FR&D	FOUND RIVET AND DISK	SN&D	SET PK NAIL AND DISK
F/T	FENCE TIE	SW/T	SET WALK TIE
FPP	FOUND PINCHED IRON PIPE	TBM	TEMPORARY BENCHMARK
GI	GRATE INLET	TOB	TOP OF BANK
GI	GRATE INLET	TOS	TOP OF SLOPE
ID.	IDENTIFICATION	TYP	TYPICAL
INV.	INVERT	TWP.	TOWNSHIP
(L)	LEGAL DESCRIPTION PROVIDED	VP	VITRIFIED CLAY PIPE
(L1)	LEGAL DESCRIPTION OF 15590, PG 1967	WCP	WOOD FENCE
(L2)	LEGAL DESCRIPTION OR 12187, PG 824		
(L3)	LEGAL DESCRIPTION OR 10358, PG 25		
LB	LICENSED BUSINESS		
(M)	MEASURED		
MH	MANHOLE		
NAVDB88	NORTH AMERICAN VERTICAL DATUM 1988		
NGS	NATIONAL GEODETIC SURVEY		

	ASPHALT
	BRICK PAVERS
	CONCRETE

SYMBOL LEGEND

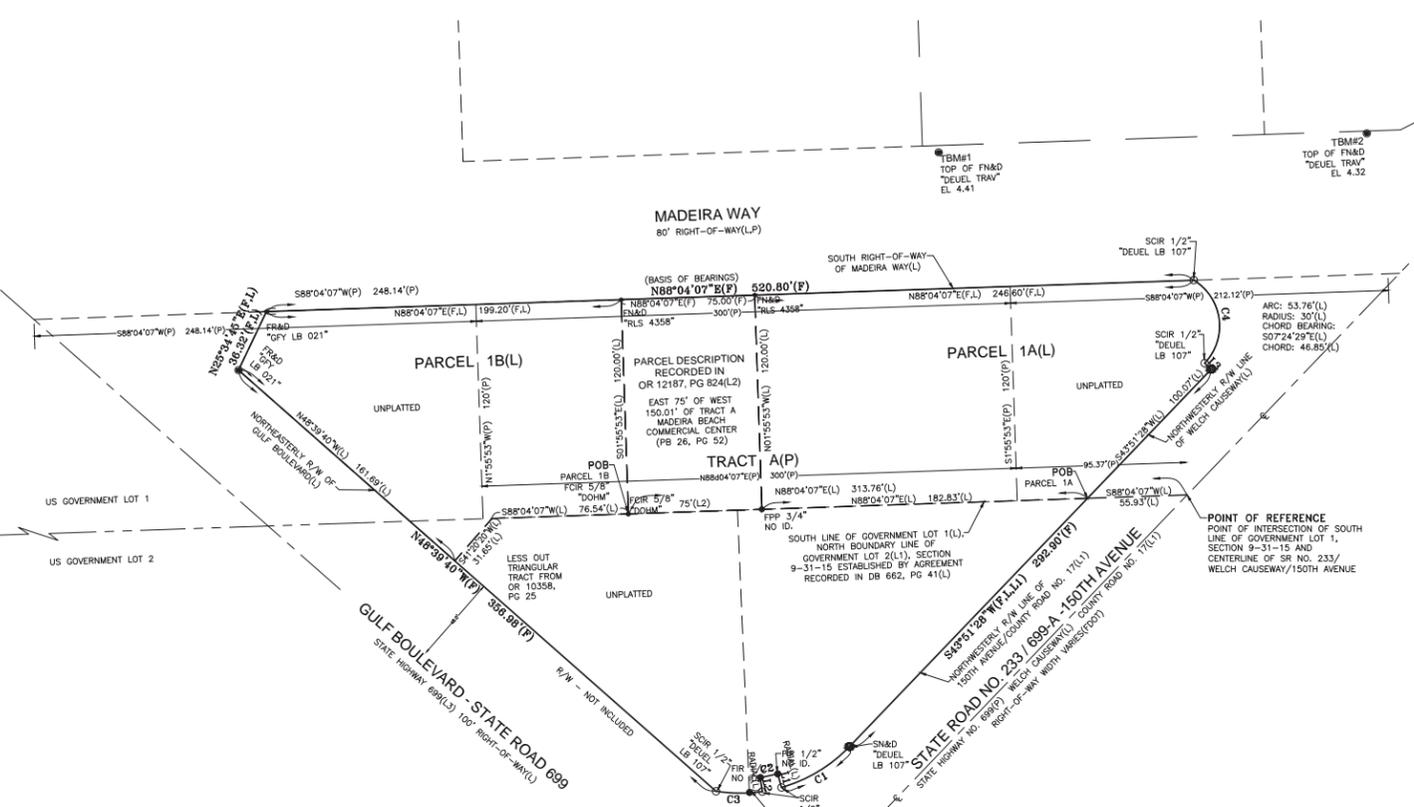
	BACK FLOW PREVENTION DEVICE		LIGHT POLE (METAL)
	BOLLARD		MISCELLANEOUS WELL
	CABLE TV BOX		MONITORING WELL
	CLEANOUT		OAK TREE
	CONCRETE LIGHT POLE		PALM TREE
	CONCRETE MONUMENT (FOUND)		PAVING SPACES
	CROSS WALK POLE		PINE TREE
	ELECTRIC HAND HOLE		PK NAIL & DISK (SET)
	ELECTRIC METER		PK NAIL & DISK (FOUND)
	ELECTRIC OUTLET		POWER & LIGHT POLE
	ELECTRIC TRANSFORMER		POWER/UTILITY WOOD POLE
	ELEVATION		RAILROAD SAFETY ARM
	ELEVATION BACK OF CURB		RECLAIMED WATER METER
	ELEVATION EDGE OF PAVEMENT		RECLAIMED WATER VALVE
	FIRE HYDRANT		SANITARY MANHOLE
	GAS MARKER POST		SANITARY SEWER CLEANOUT
	GAS MARKING (YELLOW PAINT)		SIGN
	GAS VALVE		STORM SEWER MANHOLE
	GRATE INLET		TELEPHONE SIGN (UNDERGROUND)
	OUT WIRE ANCHOR		TELEPHONE PEDIESTAL
	HANDICAP PARKING SPACE		TEMPORARY BENCHMARK
	IRON PIPE (FOUND)		TRAFFIC SIGNAL JUNCTION BOX
	IRON ROD (FOUND)		WATER METER
	IRON ROD (SET)		WATER VALVE
	IRRIGATION CONTROL VALVE		X-CUT (FOUND)
	IRRIGATION WATER VALVE		CROSS WALK POLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N15°48'31"W(L)	8.00(L)
L2	S89°22'03"E	8.00(L)
L3	S46°08'32"E(L)	5.00(L)

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	48.00'	85.00'	307°19'59"	S59°01'29"W	44.48'
C2	10.00'	177.00'	07°49'28"	S72°44'43"W	9.99'
C3	26.34'	85.00'	17°33'12"	N88°32'27"W	25.94'
C4	53.69'	100.00'	102°33'08"	S07°24'41"E	46.81'



SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 233/WELCH CAUSEWAY/150TH AVENUE, BEING S45°12'28"W PER LEGAL DESCRIPTION RECORDED IN OR 15590, PG 1967, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (S&T FAC), IS "COMMERCIAL/HIGH RISK", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET, THIS SURVEY EXCEEDS THIS STANDARD.
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- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL. 11), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 1210300191G, COMMUNITY NUMBER 125127, EFFECTIVE DATE SEPTEMBER 3, 2003. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND THAT BASE FLOOD ELEVATIONS (BFE) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
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- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE BRISTOLY IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
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- THIS SURVEY IS BASED ON U.S. FEET.
- THE SUBJECT PARCEL CONTAINS 92,504 SQUARE FEET, (2.124 ACRES) MORE OR LESS.

DESCRIPTION: PROVIDED BY CLIENT(L)

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°25'53" 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 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, 31.85 feet to an intersection with the Northwesterly right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way); thence North 48°39'40" West, along said Northwesterly right-of-way of Gulf Boulevard, 181.89 feet; thence leaving said Northwesterly right-of-way of Gulf Boulevard, North 29°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 POINT OF BEGINNING.

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7295
WWW.DEUELENGINEERING.COM

CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

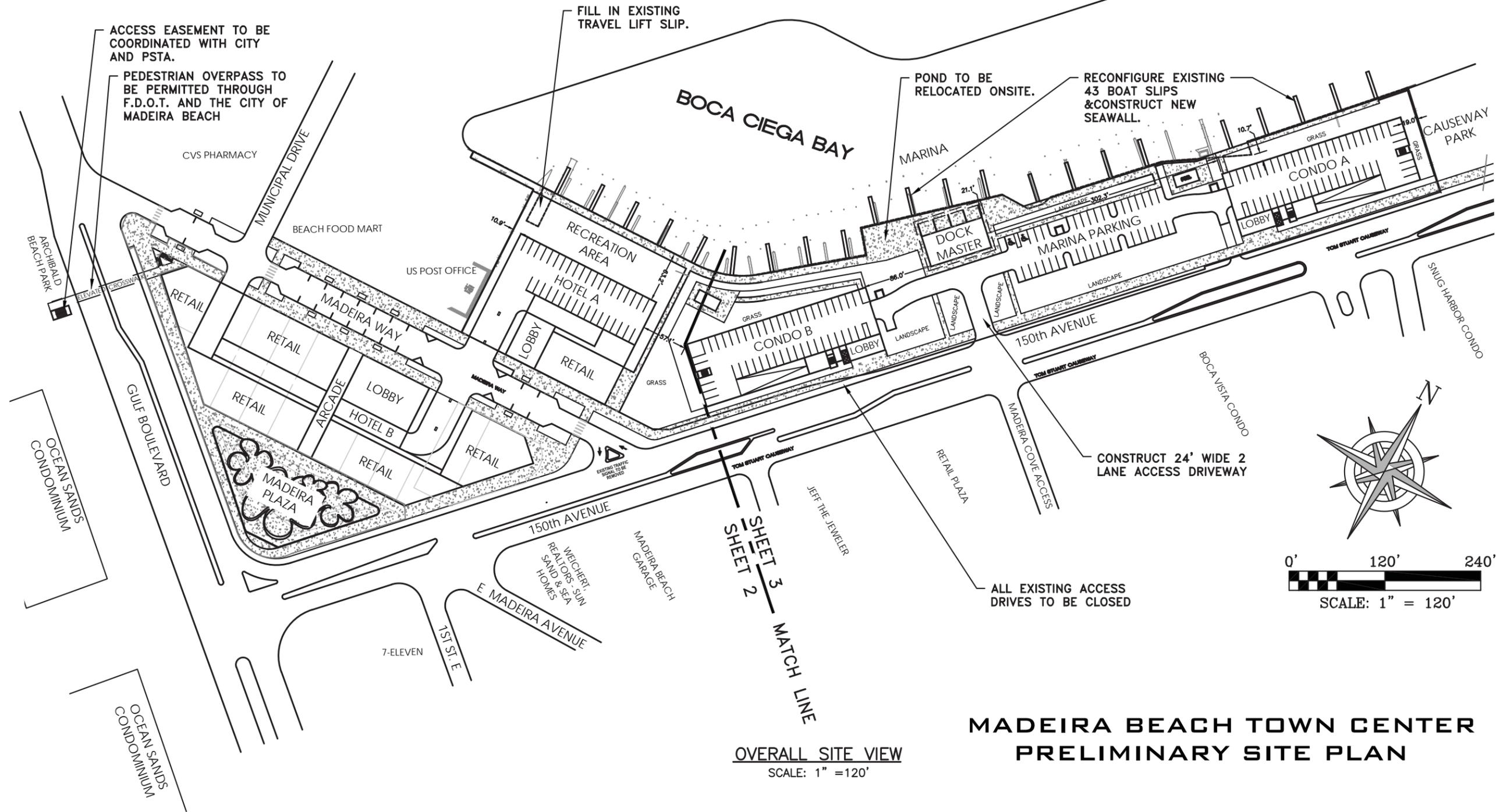
BOUNDARY AND TOPOGRAPHIC SURVEY
15000 - 15042 MADEIRA WAY
MADEIRA BEACH, FLORIDA

PREPARED FOR:
WILLIAM KARNS ENTERPRISES
286 107TH AVENUE, SUITE #300
TREASURE ISLAND, FL 33708

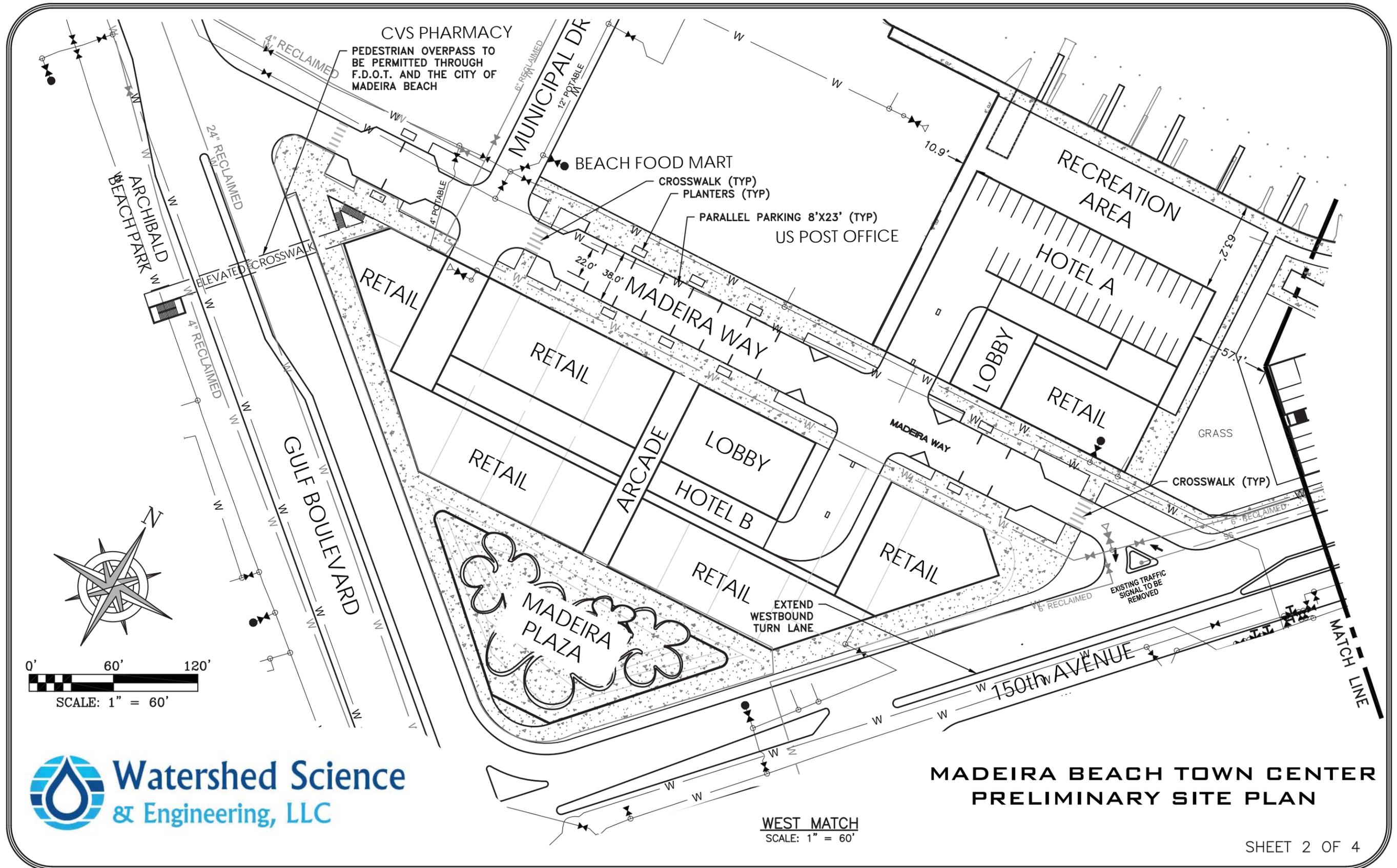
CITY OF MADEIRA BEACH FLORIDA

WORK ORDER NO. 2015-128
DRAWN BY: LKC
FIELD DATE: 2/09/2016
SCALE: 1" = 40'
SHEET NO. 1 OF 2

DANA A. WYLLIE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5874



**MADEIRA BEACH TOWN CENTER
PRELIMINARY SITE PLAN**

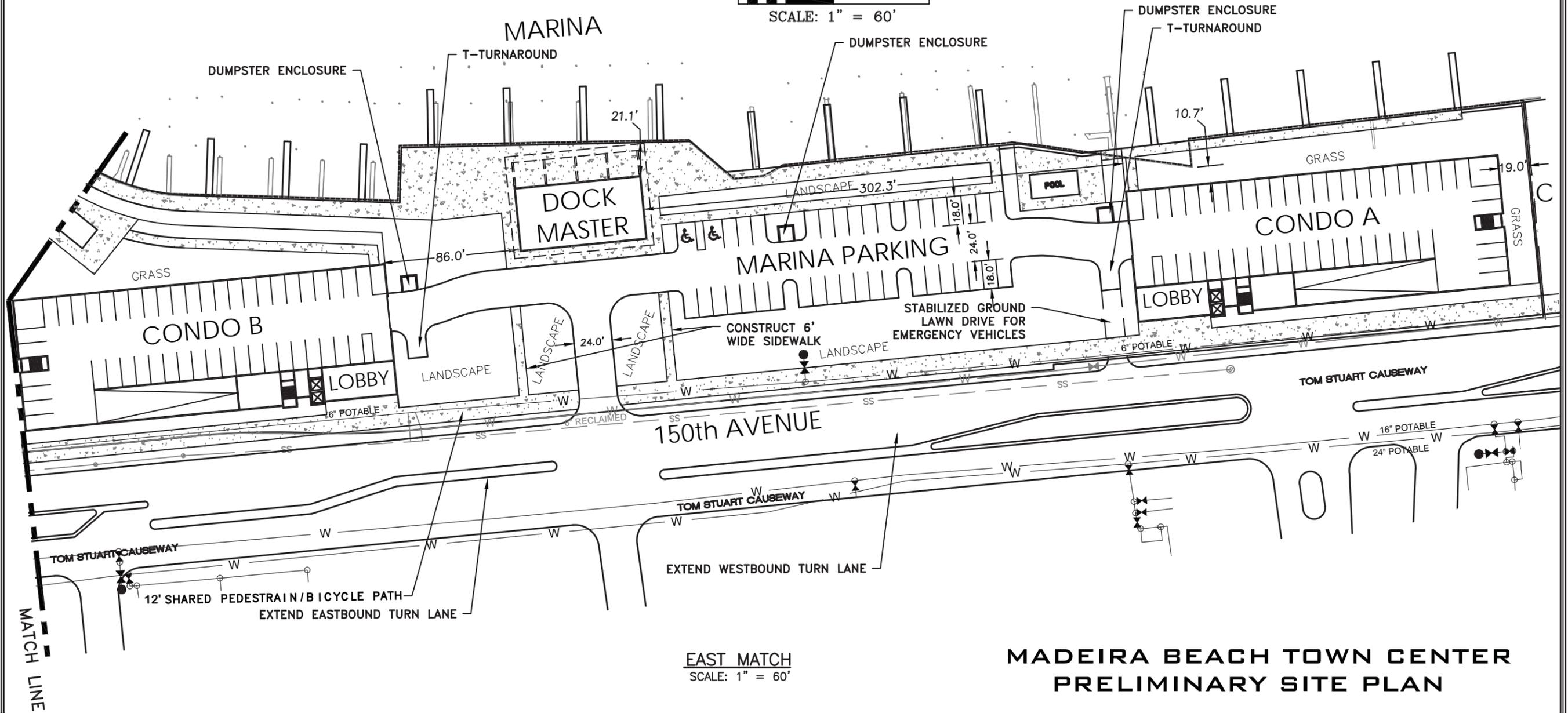


**MADEIRA BEACH TOWN CENTER
PRELIMINARY SITE PLAN**

SHEET 2 OF 4



0' 60' 120'
SCALE: 1" = 60'



EAST MATCH
SCALE: 1" = 60'

**MADEIRA BEACH TOWN CENTER
PRELIMINARY SITE PLAN**

SHEET 3 OF 4

SITE DATA

HOTEL A

	<u>PARKING REQUIRED:</u>
ROOMS: 180	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

	<u>PARKING REQUIRED:</u>
ROOMS: 250	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

	<u>PARKING REQUIRED:</u>
UNITS: 45	2 SP/UNIT = 90
PARKING PROVIDED: 95 SPACES	TOTAL REQUIRED = 90

CONDO B

	<u>PARKING REQUIRED:</u>
UNITS: 45	2 SP/UNIT = 90
PARKING PROVIDED: 95 SPACES	TOTAL REQUIRED = 90

MARINA

	<u>PARKING REQUIRED:</u>
RETAIL SPACE: 4,000 SF	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 & 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 / 150th 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 150th 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 666/150th Ave.) / Gulf Boulevard (signal)
- Tom Stuart Causeway (SR 666/150th Ave)/ Madeira Way (signal)
- Tom Stuart Causeway (SR 666/150th Ave.)/ Directional Median opening serving retail plaza
- Tom Stuart Causeway (SR 666/ 150th Ave.) / Full Median opening serving Madeira Cove
- Tom Stuart Causeway (SR 666/150th 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.

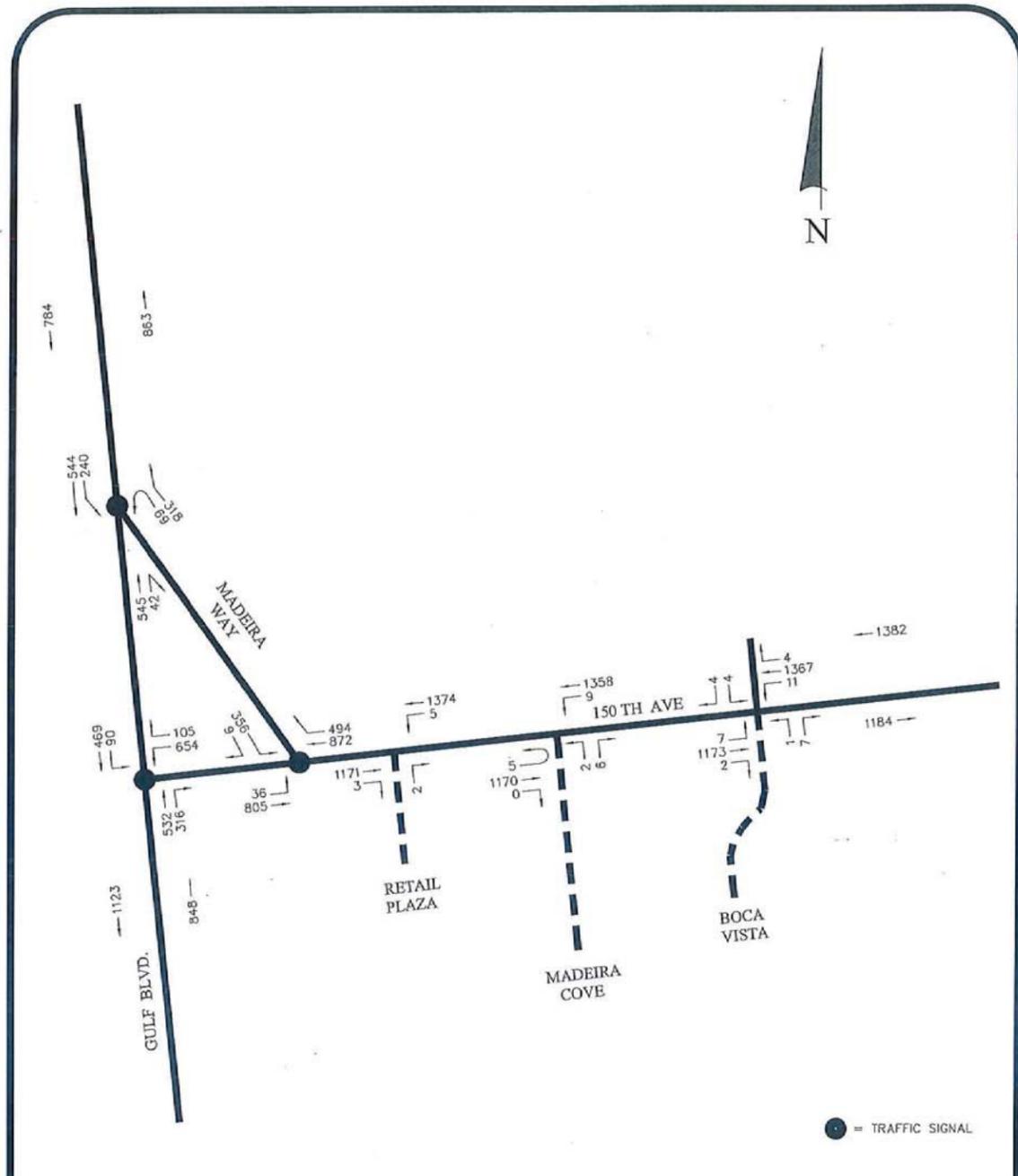
Table 1 – Existing Intersection Conditions (2016)

Intersection Location	Type	PM Peak Hour LOS	Ave. Delay (sec/veh)
Gulf Blvd / Madeira Way	Signal	A	9.2
150 th Ave / Gulf Blvd.	Signal	C	22.9
150 Ave / Madeira Way	Signal	B	11.8
150 th Ave / Directional Opening Retail	Unsignalized	B/B	12.5 / 13.3
150 th Avenue / Madeira Cove	Unsignalized	B/C	12.2 / 16.4
150 th Avenue / Boca Vista	Unsignalized	B/C	12.7 / 16.0

B/C = LOS of SR 666 left turn / LOS of side street approach



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EXISTING PM PEAK HOUR/PEAK SEASON TRAFFIC (2016)

PROJECT NO:
16-006



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

FIGURE:
2

Tom Stuart Causeway (SR 666/150th 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 150th 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 150th 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, 9th 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)
Total			3,889	292 (152/142)

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 th Ave / Gulf Blvd.	Signal	C	25.8
150 Ave / Madeira Way (RIRO)	Unsignalized	C* (SBRT)	16.1
150 th Ave / Directional Opening Retail	Unsignalized	B/B*	13.9/14.4
150 th Avenue / Madeira Cove	Unsignalized	C/E*	16.5/47.0
150 th Avenue / Boca Vista	Unsignalized	B/C*	14.1/16.7
Madeira 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 150th Avenue would carry 2,084 vehicles during the PM peak hour which represents LOS D conditions.

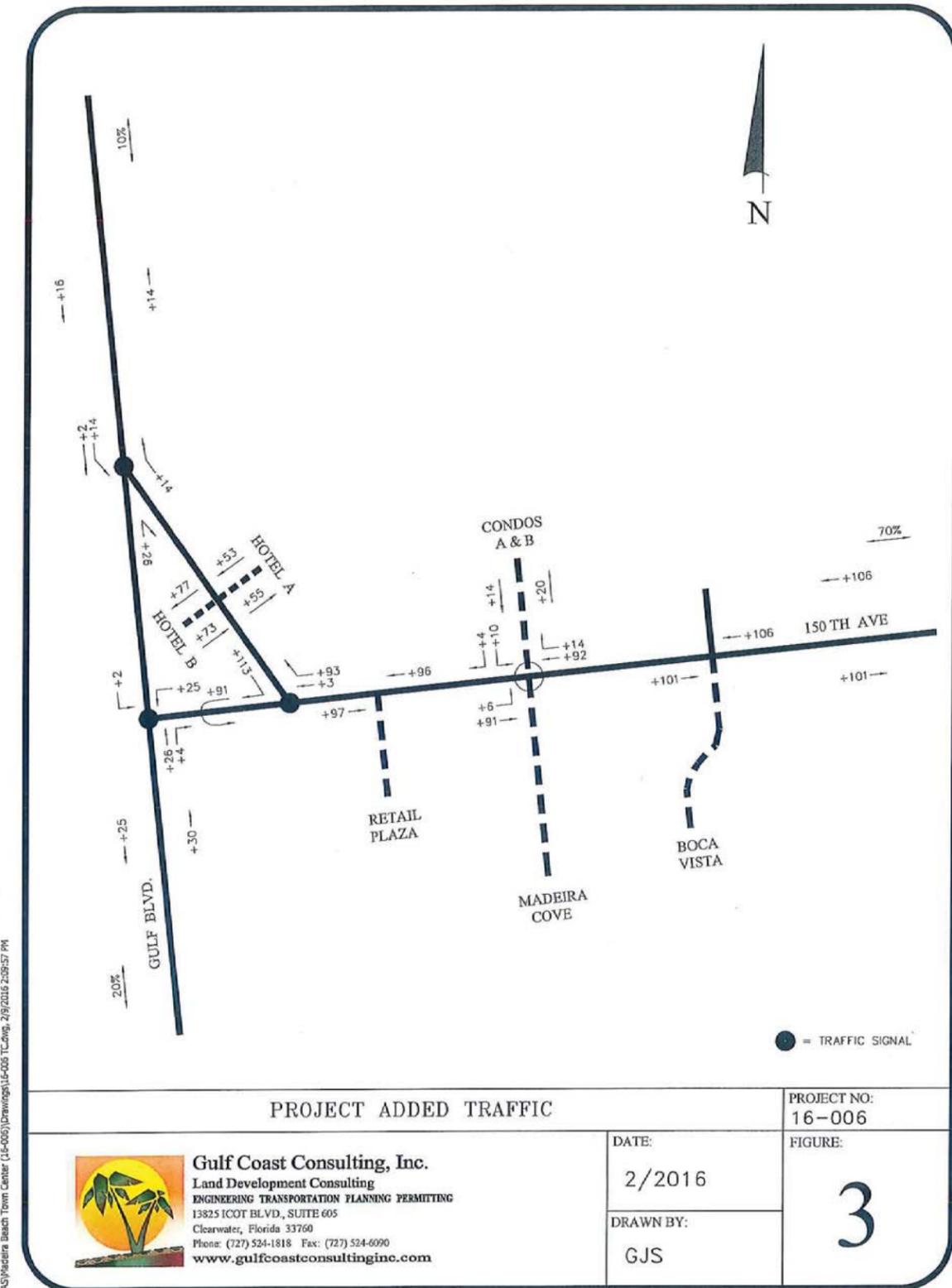
IV. CONCLUSIONS AND RECOMMENDATIONS

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.

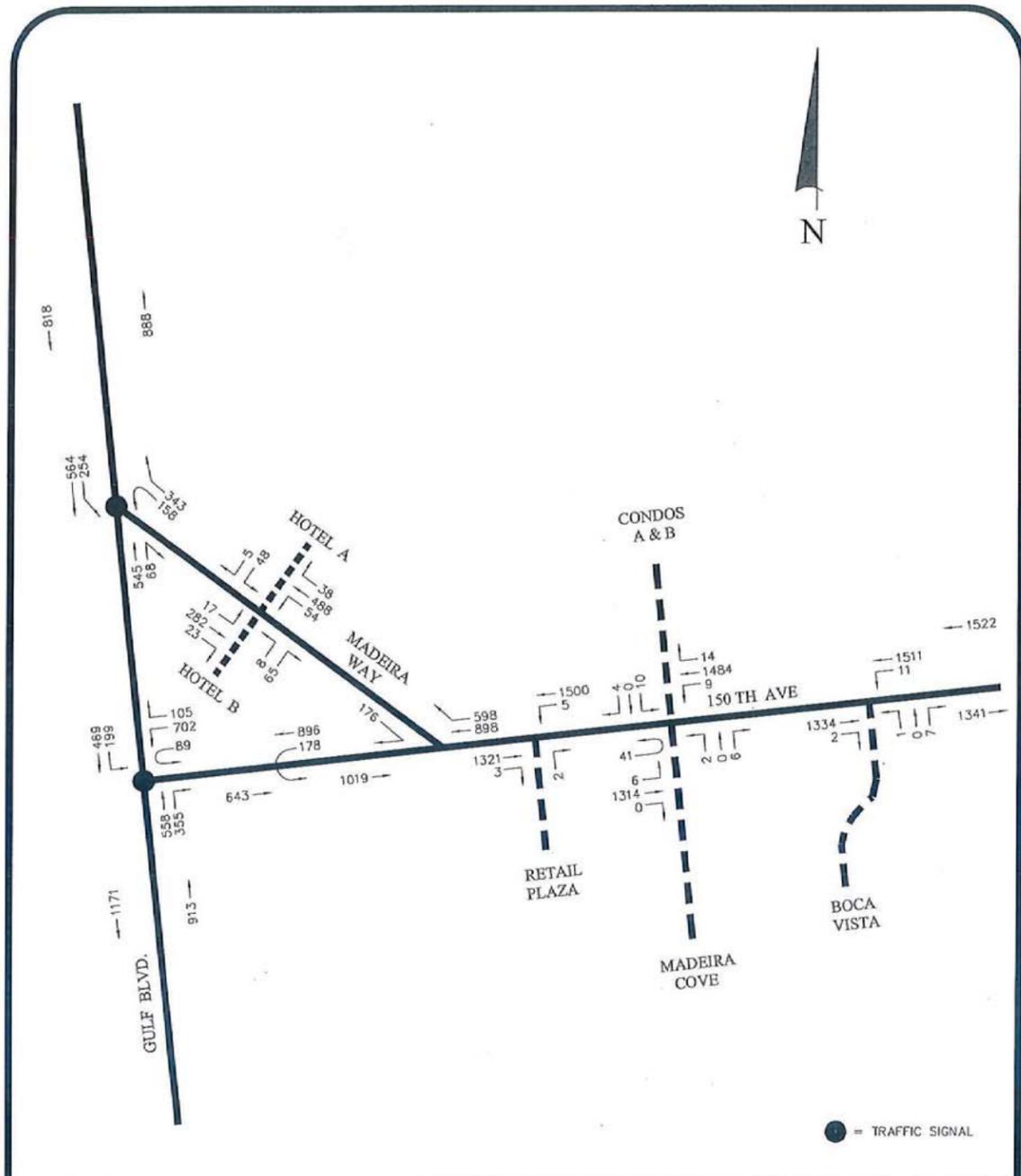
The following access management improvements are recommended:

Tom Stuart Causeway (150th Avenue) / Madeira Way – Remove traffic signal, install raised median in 150th Avenue, permit right turn only into/from Madeira Way.

Tom Stuart Causeway (150th Avenue) / Median Opening at 1st 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.



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FUTURE PM PEAK HOUR / PEAK SEASON VOLUME

PROJECT NO:
16-006



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
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www.gulfcoastconsultinginc.com

DATE:
2/2016

DRAWN BY:
GJS

FIGURE:
4

Tom Stuart Causeway (150th 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

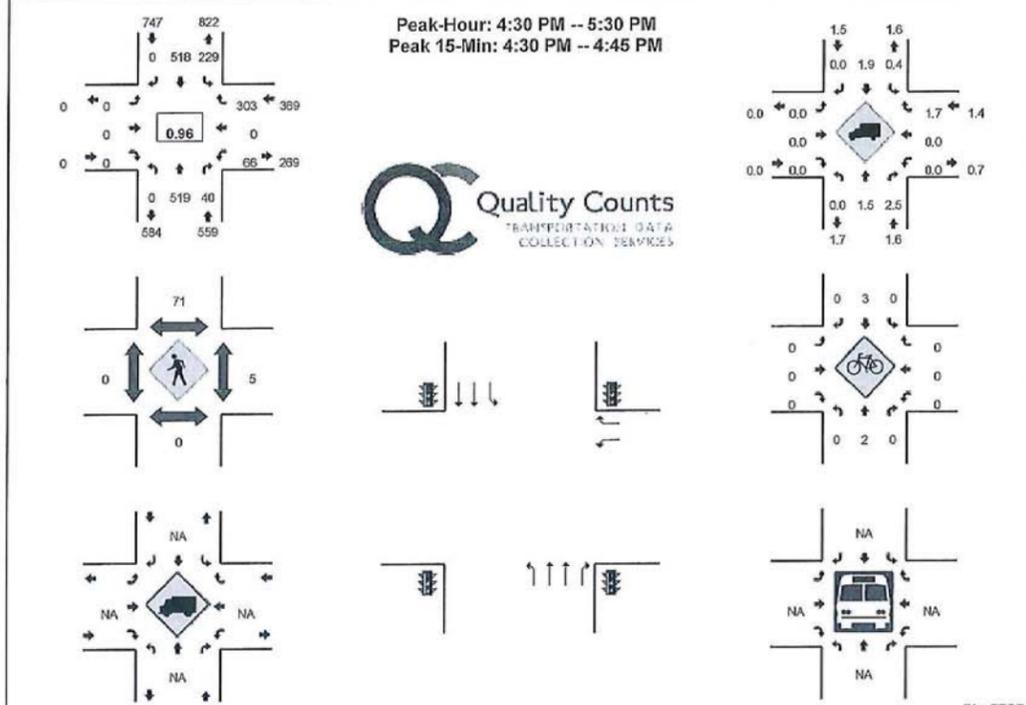
Week	Dates	SF	MOCE PSCF	MOCE: 0.95
1	01/01/2014 - 01/04/2014	1.03		1.08
2	01/05/2014 - 01/11/2014	1.05		1.11
3	01/12/2014 - 01/18/2014	1.07		1.13
4	01/19/2014 - 01/25/2014	1.05		1.11
5	01/26/2014 - 02/01/2014	1.03		1.08
6	02/02/2014 - 02/08/2014	1.00		1.05
7	02/09/2014 - 02/15/2014	0.98		1.03
* 8	02/16/2014 - 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

Tunc Covids

* 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



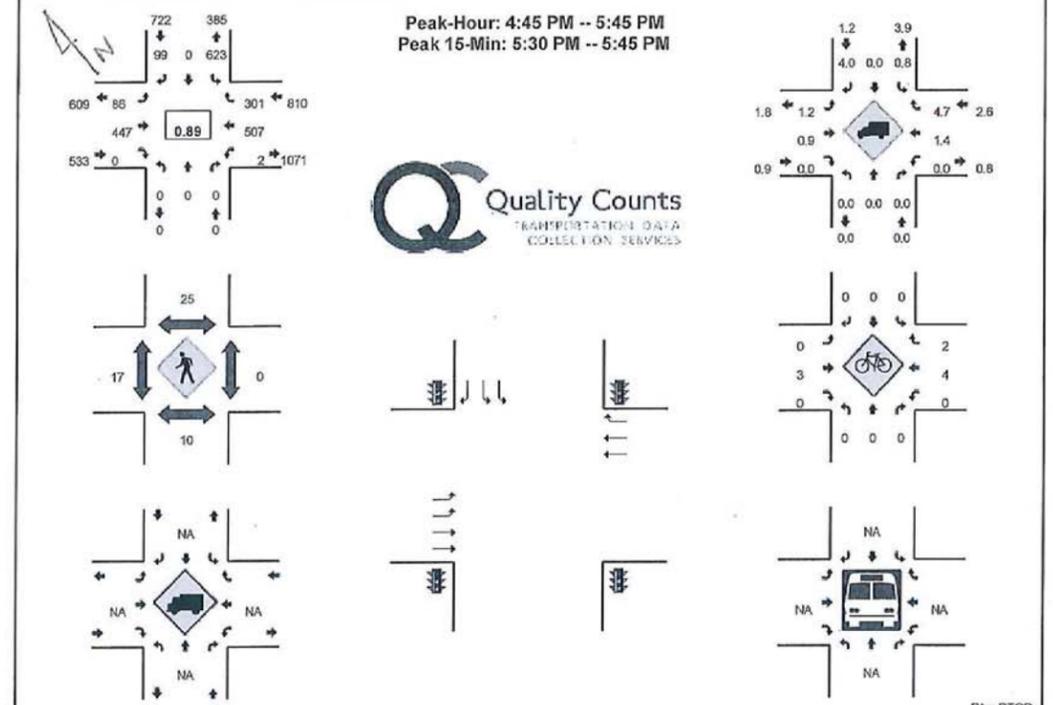
15-Min Count Period Beginning At	Gulf Blvd (Northbound)				Gulf Blvd (Southbound)				Madeira Way (Eastbound)				Madeira Way (Westbound)				Total	Hourly Totals		
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
4:00 PM	0	147	14	0	0	70	124	0	0	0	0	0	0	0	18	0	19	0	34	426
4:15 PM	0	130	11	0	0	48	94	0	0	0	0	0	0	0	25	0	16	0	40	364
4:30 PM	0	124	8	0	0	53	146	0	0	0	0	0	0	0	16	0	25	0	63	435
4:45 PM	0	137	10	0	0	50	116	0	0	0	0	0	0	0	22	0	23	0	58	1641
5:00 PM	0	141	8	0	0	60	125	0	0	0	0	0	0	0	13	0	22	0	46	1630
5:15 PM	0	117	14	0	0	66	131	0	0	0	0	0	0	0	15	0	29	0	37	1675
5:30 PM	0	155	9	0	0	47	99	0	0	0	0	0	0	0	21	0	29	0	62	1662
5:45 PM	0	141	18	0	0	52	98	0	0	0	0	0	0	0	20	0	23	0	49	1647

Handwritten notes: S44, 210, 348, 69, 42, S45, PSCF = 1.05

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	496	32	0	212	584	0	0	0	0	0	0	64	0	100	0	252	1740
Heavy Trucks	0	8	4	0	0	12	0	0	0	0	0	0	0	0	4	0	4	28
Pedestrians	0	0	0	0	0	88	0	0	0	0	0	0	0	0	4	0	4	92
Bicycles	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Railroad																		
Stopped Buses																		

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 Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Gulf Blvd (Eastbound)				Gulf Blvd (Westbound)				Total	Hourly Totals		
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
4:00 PM	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	137	0	17	0	0	24	90	0	0	0	0	130	89	0	0	467
4:30 PM	0	0	0	0	184	0	22	3	0	28	122	0	2	0	0	115	88	0	0	544
4:45 PM	0	0	0	0	156	0	32	0	0	24	115	0	1	0	0	122	64	0	0	2028
5:00 PM	0	0	0	0	104	0	17	0	0	25	105	0	0	0	0	135	89	0	0	2000
5:15 PM	0	0	0	0	144	0	18	0	0	21	124	0	1	0	0	110	79	1	0	2031
5:30 PM	0	0	0	0	218	0	32	1	0	13	103	0	1	0	0	140	69	1	0	2062
5:45 PM	0	0	0	0	169	0	31	0	0	19	81	0	2	0	0	143	65	1	0	2062

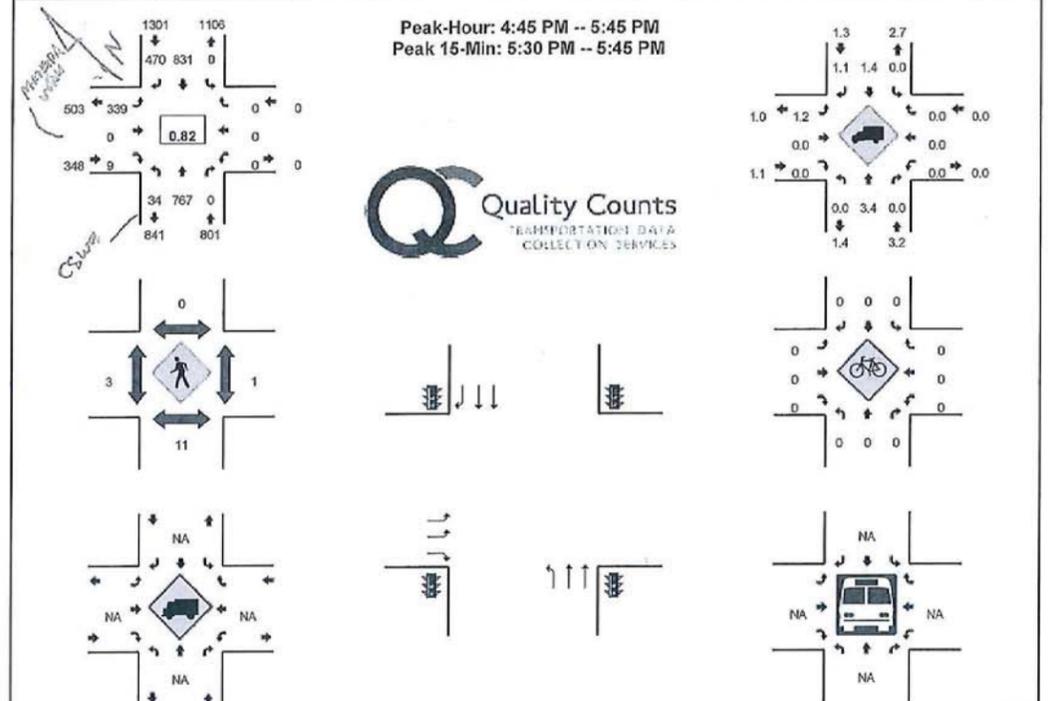
Handwritten notes: 469, 90, 105, 659, 210, 255, 316

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	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	8	0	4	0	0	0	0	0	0	0	0	12	4	0	0	28
Pedestrians	0	0	0	0	24	0	80	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	1
Railroad																				
Stopped Buses																				

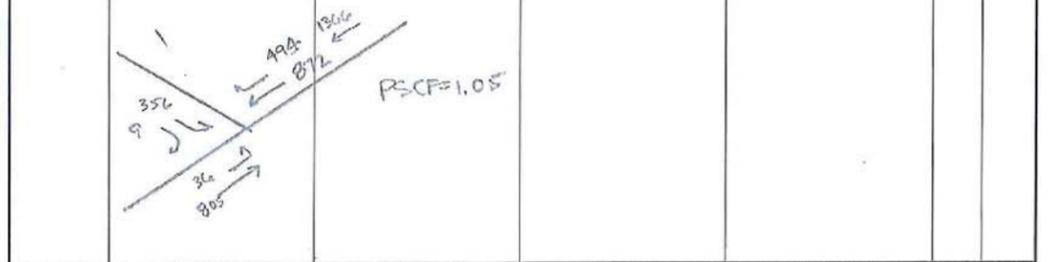
Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

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	195	0	0	0	149	80	0	0	107	0	5	0	0	0	0	0	552	
4:15 PM	7	233	0	0	0	180	92	0	0	76	0	6	0	0	0	0	0	594	
4:30 PM	11	191	0	0	0	235	136	0	0	93	0	2	0	0	0	0	0	669	
4:45 PM	14	187	0	0	0	200	122	0	0	80	0	1	0	0	0	0	0	604	2419
5:00 PM	7	196	0	0	0	147	102	0	0	92	0	3	0	0	0	0	0	547	2414
5:15 PM	4	183	0	0	0	175	96	0	0	89	0	3	0	0	0	0	0	551	2371
5:30 PM	8	201	0	1	0	308	150	0	0	78	0	2	0	0	0	0	0	748	2450
5:45 PM	19	174	0	0	0	202	115	0	0	81	0	7	0	0	0	0	0	598	2444

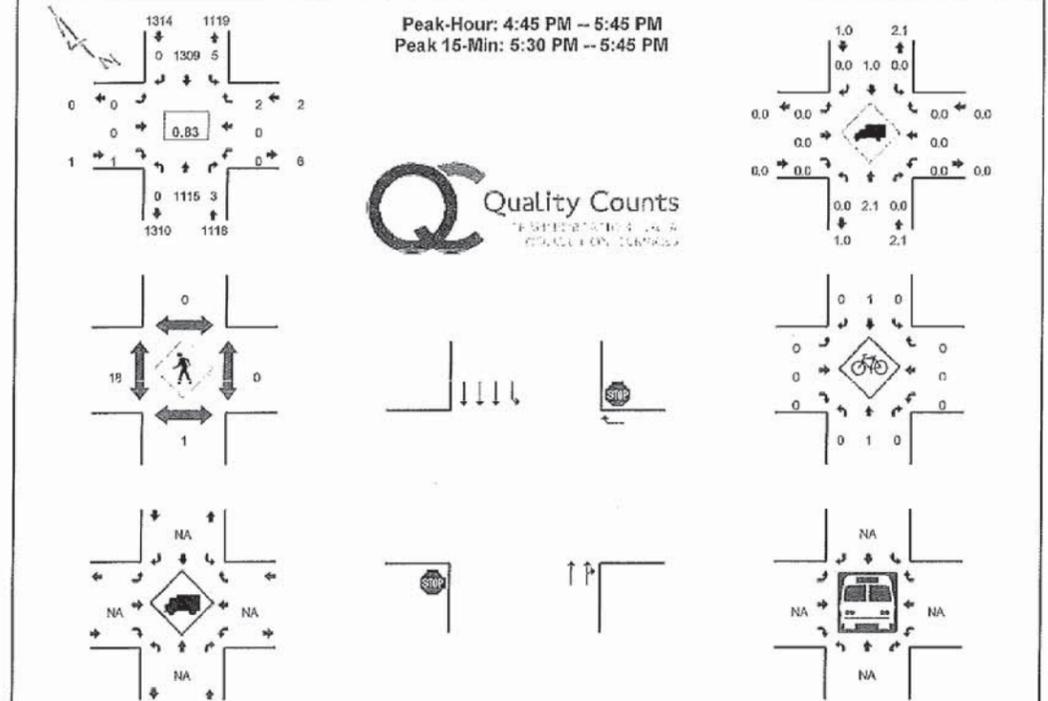


Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	32	804	0	4	0	1232	600	0	0	312	0	8	0	0	0	0	0	2992
Heavy Trucks	0	24	0	0	0	16	4	0	0	8	0	0	0	0	0	0	0	52
Pedestrians	0	20	0	0	0	0	0	0	0	4	0	0	0	4	0	0	0	28
Bicycles	0	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	0
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

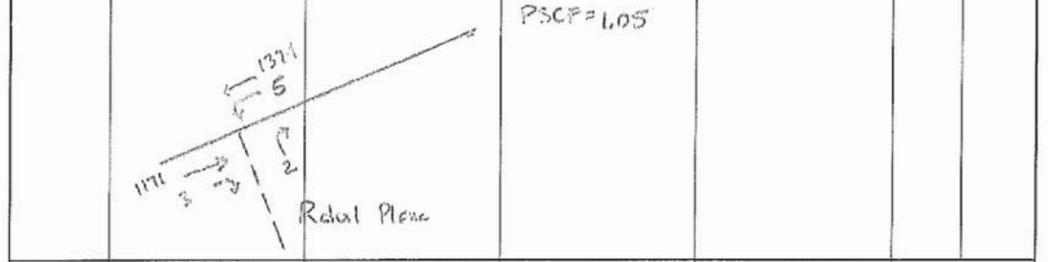
Comments:
 Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Median Opening to Retail Plaza QC JOB #: 13698604
 CITY/STATE: Madeira Beach, FL DATE: Tue, Feb 02 2016



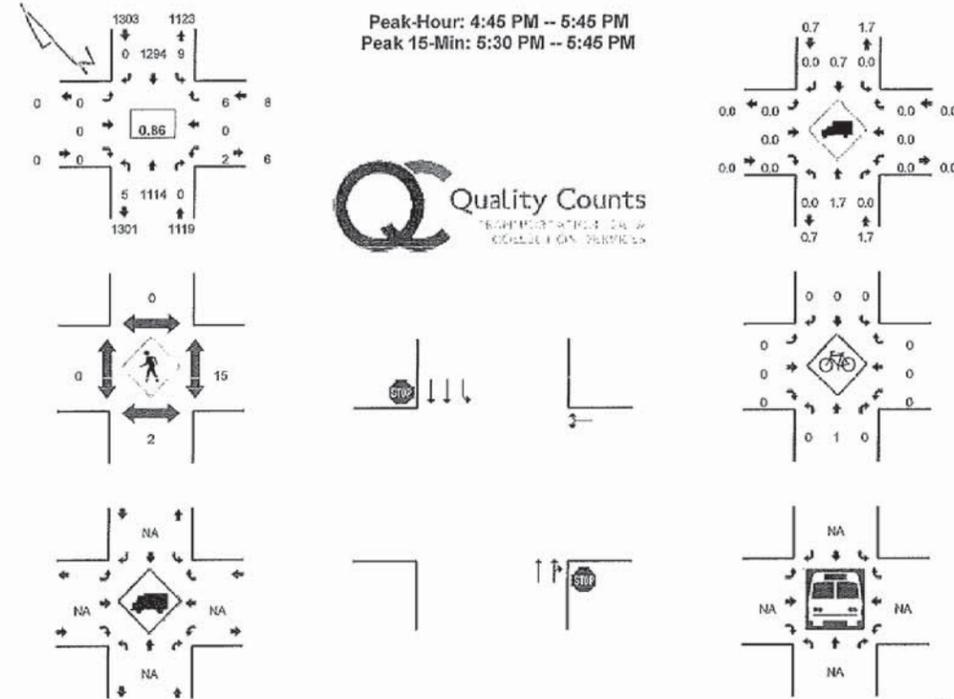
15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Median Opening to Retail Plaza (Eastbound)				Median Opening to Retail Plaza (Westbound)				Total	Hourly Totals	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
4:00 PM	0	291	1	1	1	244	0	2	0	0	0	0	0	0	0	1	0	541	
4:15 PM	0	321	3	0	1	270	0	0	0	0	1	0	0	0	0	0	0	596	
4:30 PM	0	284	0	0	3	367	0	0	0	0	0	0	0	0	0	1	0	655	
4:45 PM	0	263	2	0	1	326	0	1	0	0	0	0	0	0	0	0	0	593	2385
5:00 PM	0	296	0	0	0	252	0	0	0	0	0	0	0	0	0	0	0	548	2392
5:15 PM	0	274	0	0	2	279	0	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	0	1	0	737	2435
5:45 PM	0	258	0	0	2	329	0	0	0	0	0	0	0	0	0	0	0	589	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	0	4	0	2948
Heavy Trucks	0	24	0	0	0	8	0	0	0	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	0	8
Bicycles	0	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	0
Stopped Buses	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 6:30 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

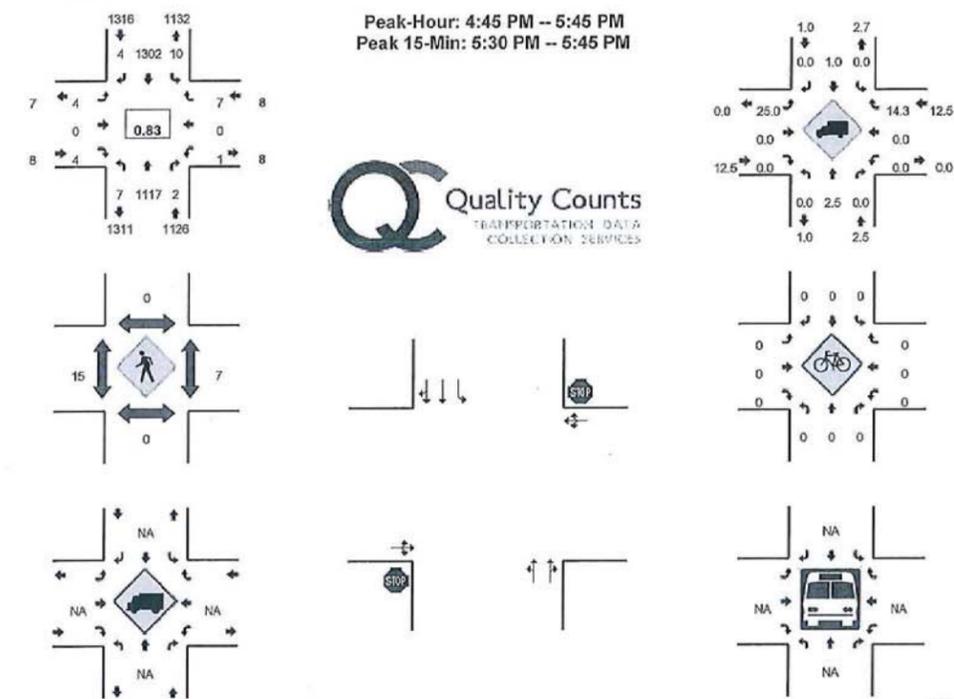
Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume
 LOCATION: Tom Stuart Causeway -- Full Median Opening/Medeira Cove QC JOB #: 13698605
 CITY/STATE: Madeira Beach, FL DATE: Tue, Feb 02 2016



15-Min Count Period Beginning At	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*	Left	Thru	Right	U*	Left	Thru	Right	U*	Left	Thru	Right	U*	
4:00 PM	0	324	1	3	0	0	267	0	0	0	0	0	0	0	0	0	596
4:15 PM	0	288	0	2	0	2	265	0	0	0	0	1	0	1	0	0	559
4:30 PM	0	290	0	3	0	2	343	0	1	0	0	1	0	1	0	0	641
4:45 PM	0	276	0	1	0	1	332	0	1	0	0	0	0	0	0	0	611
5:00 PM	0	294	0	2	0	2	268	0	0	0	0	1	0	2	0	0	569
5:15 PM	0	266	0	1	0	2	271	0	1	0	0	0	0	1	0	0	542
5:30 PM	0	278	0	1	0	1	423	0	1	0	0	1	0	3	0	0	708
5:45 PM	0	254	0	0	0	4	339	0	0	0	0	0	0	0	0	0	597

Peak 15-Min Flowrates: Northbound (Left: 1112, Thru: 0, Right: 4, U: 0), Southbound (Left: 1692, Thru: 0, Right: 4, U: 0), Eastbound (Left: 0, Thru: 0, Right: 0, U: 0), Westbound (Left: 4, Thru: 0, Right: 12, U: 0). Total: 2332.
 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 QC JOB #: 13698606
 CITY/STATE: Pinellas, FL DATE: Tue, Feb 02 2016



15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Boca Vista Condo Access (Eastbound)				Boca Vista Condo Access (Westbound)				Total Hourly Totals
	Left	Thru	Right	U*	Left	Thru	Right	U*	Left	Thru	Right	U*	Left	Thru	Right	U*	
4:00 PM	0	285	2	2	0	0	262	0	3	0	1	0	0	0	0	0	555
4:15 PM	1	312	2	2	0	0	247	0	3	0	2	0	0	0	0	0	570
4:30 PM	1	297	0	0	0	1	360	0	0	0	3	0	0	0	0	0	655
4:45 PM	0	258	1	0	0	3	328	0	1	0	0	0	0	0	0	0	594
5:00 PM	1	295	0	1	0	0	264	0	1	0	1	0	2	0	0	0	566
5:15 PM	2	269	1	1	0	0	277	0	0	0	1	0	2	0	0	0	557
5:30 PM	0	295	0	2	0	3	433	4	2	0	2	0	0	0	0	0	741
5:45 PM	1	252	1	1	0	1	333	0	0	0	0	0	0	0	0	2	591

Peak 15-Min Flowrates: Northbound (Left: 1180, Thru: 0, Right: 8, U: 0), Southbound (Left: 12, Thru: 1732, Right: 16, U: 8), Eastbound (Left: 8, Thru: 0, Right: 0, U: 0), Westbound (Left: 0, Thru: 0, Right: 4, U: 0). Total: 2664.
 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>						Intersection <i>GULF BLVD/MADEIRA WAY</i>							
Agency or Co. <i>GCC</i>						Area Type <i>All other areas</i>							
Date Performed <i>2/8/2016</i>						Jurisdiction <i>FDOT</i>							
Time Period <i>PM PEAK HOUR</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
Number of Lanes, N _l			1	1	2	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, I _l			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 _b			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	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			3.8			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 ₁				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 ₂				0.2		0.5			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
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 _c = 0.39			Intersection LOS			A	

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 2/8/2016						Jurisdiction FDOT											
Time Period PM PEAK HOUR						Analysis Year 2016 EXISTING											
						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, N1			2			0			2			2					
Lane Group			L LR			T R			L T								
Volume, V (vph)			654			105			532			316 90 469					
% Heavy Vehicles, %HV			1			1			3			3 1 1					
Peak-Hour Factor, PHF			0.89			0.89			0.89			0.89 0.89					
Pretimed (P) or Actuated (A)			A			A			A			A					
Start-up Lost Time, I1			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, Qb			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					
Parking / Grade / Parking			N 0 N			N 0 N			N 0 N			N 0 N					
Parking Maneuvers, Nm																	
Buses Stopping, Nb			0			0			0			0					
Min. Time for Pedestrians, Gp			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 =		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			515			338			598			355 101 527					
Lane Group Capacity, c			1041			518			1692			755 379 2247					
v/c Ratio, X			0.49			0.65			0.35			0.47 0.27 0.23					
Total Green Ratio, g/C			0.30			0.30			0.48			0.48 0.11 0.63					
Uniform Delay, d1			31.6			33.5			17.8			19.1 45.0 9.0					
Progression Factor, PF			1.000			1.000			1.000			1.000 1.000					
Delay Calibration, k			0.11			0.23			0.11			0.11 0.11 0.11					
Incremental Delay, d2			0.4			2.9			0.1			0.5 0.4 0.1					
			0.0			0.0			0.0			0.0 0.0					

SR 666 WB GULF BLVD WB GULF BLVD SB														
Initial Queue Delay, d3														
Control Delay			32.0			36.4			17.9			19.6 45.3 9.0		
Lane Group LOS			C			D			B			B D A		
Approach Delay			33.8			18.5			14.9					
Approach LOS			C			B			B					
Intersection Delay			22.9			Xc = 0.51			Intersection LOS			C		

HCS+™ DETAILED REPORT												
General Information						Site Information						
Analyst	RP					Intersection	SR 666 / MADEIRA WAY					
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					
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 _i	1	2		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, I _t	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 _b	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	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			3.3			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 ₁	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 ₂	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 ₃												
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 _c = 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	11	12		
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		--	--	--	--	--	

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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)			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	11	12		
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		--	--	--	--	--	

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MADEIRA COVE

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	SR 666 / BOCA VISTA ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/5/2016		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			
Vehicle Volumes and Adjustments						
Major Street	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		
Minor Street	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	
Delay, Queue Length, and Level of Service						
	BOCA VISTA			REVERA		
Approach	Eastbound	Westbound	Northbound	Southbound		
Movement	1	4	7	8	9	10
						11
						12
Lane Configuration	LT	L	LTR			LTR
v (veh/h)	8	13	9	8		
C (m) (veh/h)	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		

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TABLE 4

Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas¹

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						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			
2	Undivided	*	660	1,330	1,410	Present in Both Directions		Metering			
4	Divided	*	1,310	2,920	3,040	+ 1,800		+ 5%			
6	Divided	*	2,090	4,500	4,590						
8	Divided	*	2,880	6,060	6,130						
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
(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%		Uninterrupted Flow Highway Adjustments					
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%		
One-Way Facility Adjustment											
Multiply the corresponding two-directional volumes in this table by 0.6											
BICYCLE MODE²											
(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	**							
PEDESTRIAN MODE²											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
0-49%	*	*	250	850							
50-84%	*	150	780	1,420							
85-100%	340	960	1,560	>1,770							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage											
0-84%	>5	≥4	≥3	≥2							
85-100%	>4	≥3	≥2	≥1							

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES

¹Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/ln/lor/default.htm

High-Rise Residential Condominium/Townhouse (232)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

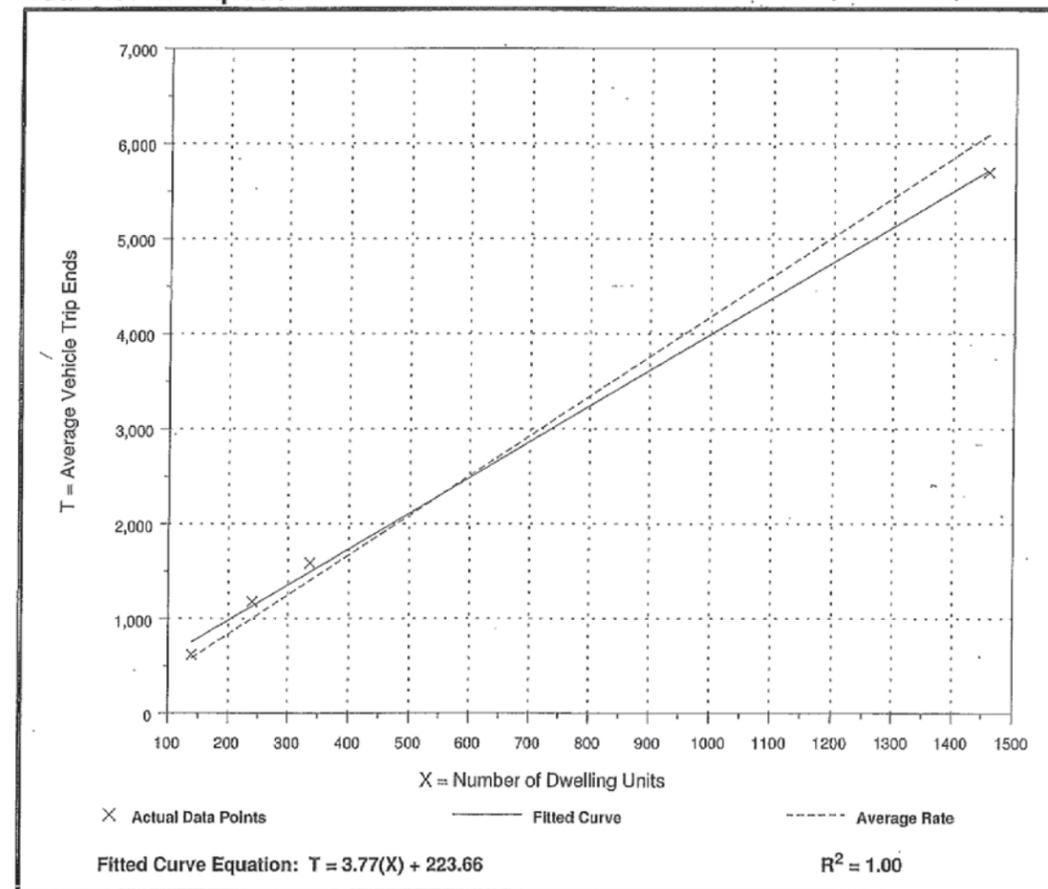
Number of Studies: 4
Avg. Number of Dwelling Units: 543
Directional Distribution: 50% entering, 50% exiting

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.

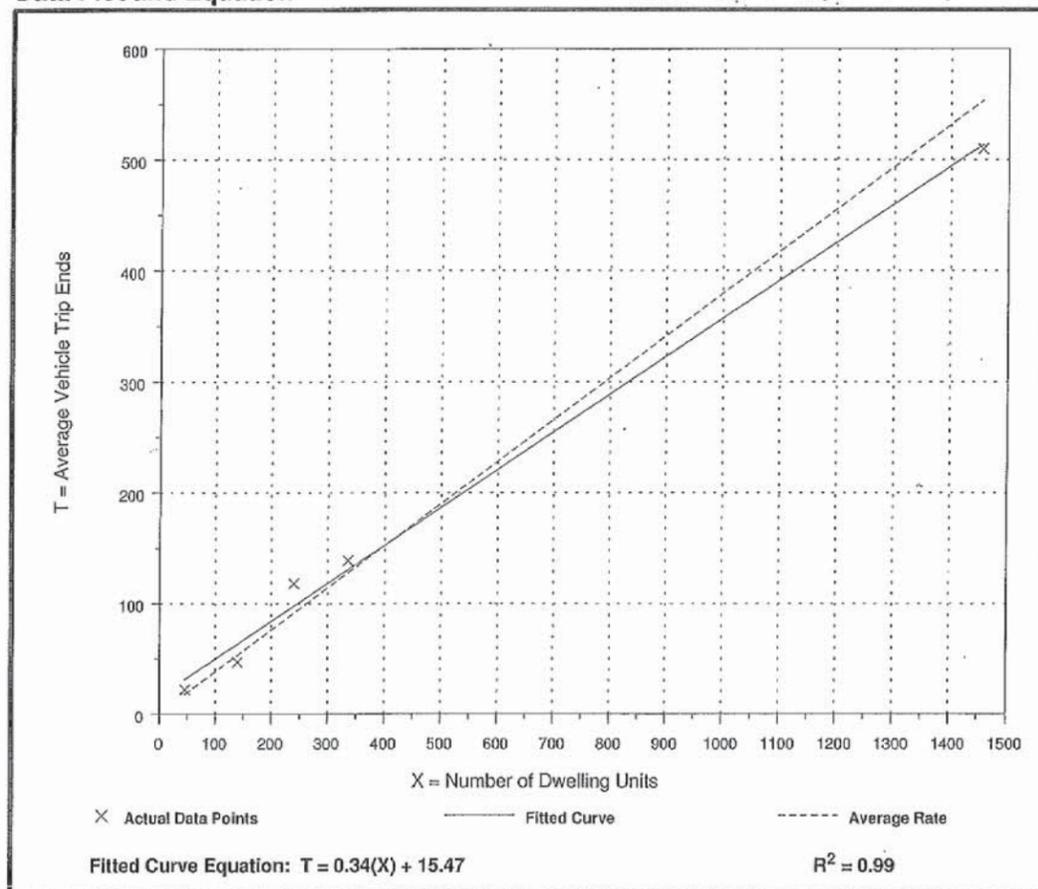
Number of Studies: 5
Avg. Number of Dwelling Units: 444
Directional Distribution: 62% entering, 38% exiting

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)

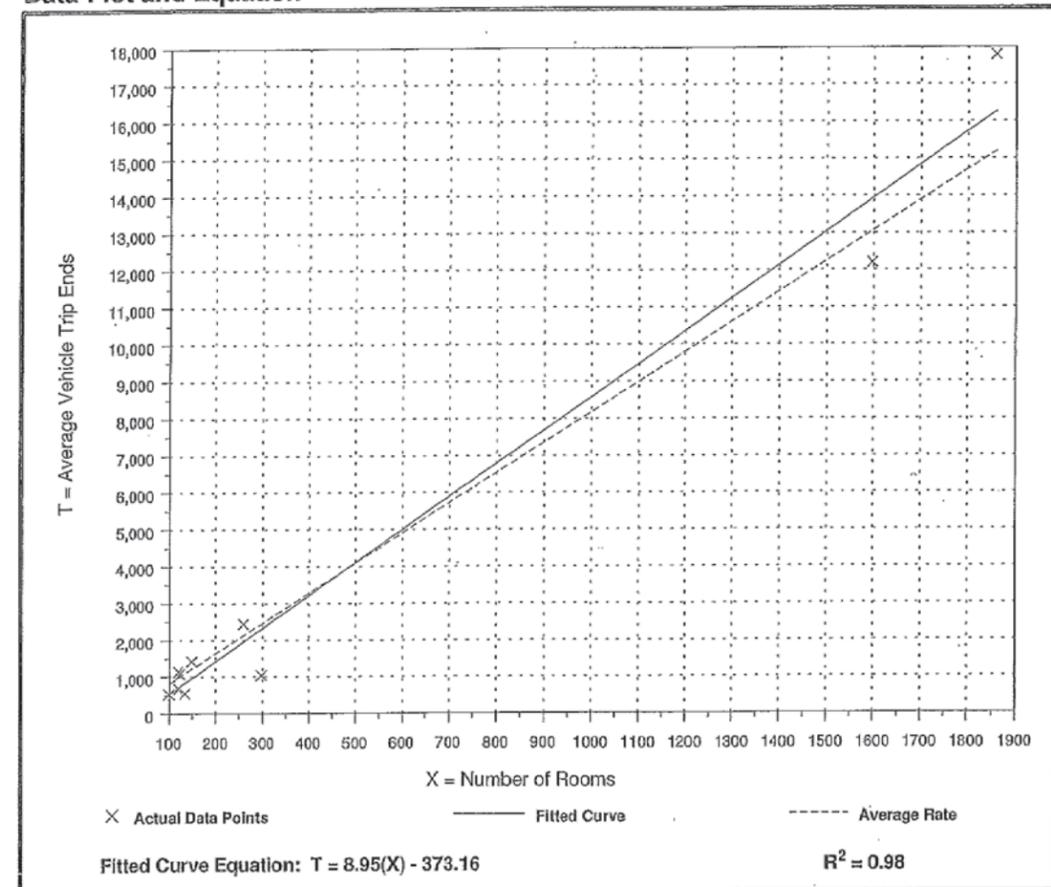
Average Vehicle Trip Ends vs: Rooms
On a: Weekday

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)

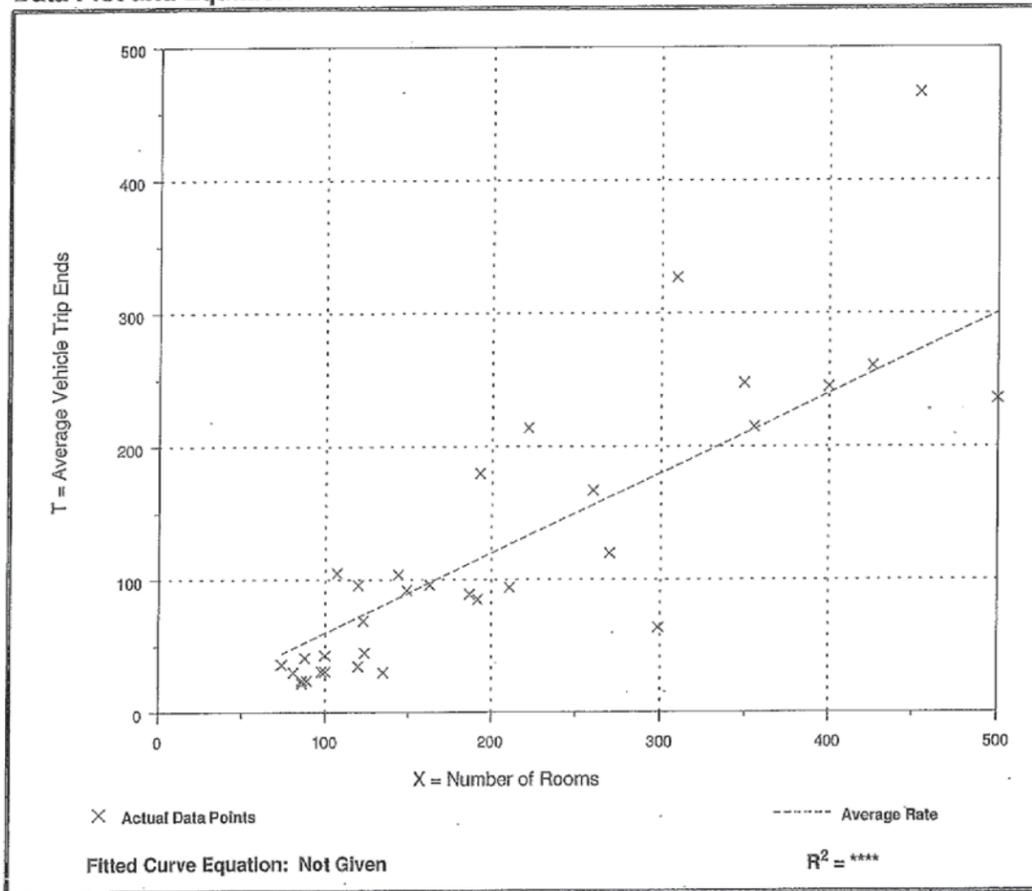
Average Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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

	MADEIRA WAY			GULF BLVD.			GULF BLVD.			
	EB	WB	NB	SB	LT	TH	RT	LT	TH	RT
Number of Lanes, N _l				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 _l				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 _b				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
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
Parking Maneuvers, N _m										
Buses Stopping, N _b				0	0	0	0	0	0	
Min. Time for Pedestrians, G _p				3.2	3.8	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	

	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 ₁				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 ₂				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
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			

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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, I 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	

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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	

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TWO-WAY STOP CONTROL SUMMARY						
General Information				Site Information		
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			
East/West Street: SR 666			North/South Street: MADEIRA WAY (RIRO)			
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)	1019			898		
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	
Minor Street	Northbound			Southbound		
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
Delay, Queue Length, and Level of Service						
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

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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	11	12	
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						

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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				
Delay, Queue Length, and Level of Service									
Approach	Eastbound	Westbound	Northbound			Southbound			
Movement	1	4	7	8	9	10	11	12	
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	13.8			24.8		58.6		15.3
LOS	C	B			C		F		C
Approach Delay (s/veh)	--	--	24.8				47.0		
Approach LOS	--	--	C				E		

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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: MADEIRA BEACH TOWN CTR							
East/West Street: SR 666				North/South Street: BOCA VISTA 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)		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	11
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			

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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: MADEIRA BEACH TOWN CTR							
East/West Street: MADEIRA WAY				North/South Street: HOTEL DRIVEWAYS			
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)	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	11
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

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END OF DOCUMENT

CORRESPONDENCE

SUBJECT: SPECIFICALLY "MADEIRA BEACH TOWN CENTER OR MADEIRA WAY"

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Monday, January 11, 2016 9:05 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Brown Boxer & Plans for Madeira Way

Last night, Sunday 1/10/2016, was another late night of outside noisy music from the Boxer Bar & Grill. We awoke at 11:35 pm and it was quite loud with a definite drum beat on & on. We finally got to sleep about midnight. This needs to stop.

I hope with future planning of Madeira Way there will be no plans for more bars & grills with music to keep people awake.

We do understand there is planning for the area where Leverock's used to be located. The plans if it is built the way we heard, will add too much traffic & people to our little city. We do not want 10 story buildings and thousands more people!

The reason we have limits that were developed is because our Welch Causeway & Bridge cannot handle the extra traffic. We already have too much and this is only January. You seem to be putting revenue ahead of the quality of life. Our city was very enjoyable and still is right now. Please be reasonable with your development and do what is best for the people... not the few who are trying to make more money on taxes. BTW our taxes also were raised \$500.00 this year alone. What an increase!

Thank you for listening to the people who have enjoyed Madeira Beach the way it was.

Theresa & Charles DeRoller
179 Medallion Blvd. Apt. G
Madeira Beach, Fl. 33708

From: "ferrell744@tampabay.rr.com" <ferrell744@tampabay.rr.com>
To: Carol Baker <csbakerhome@aol.com>; Dianne Venuti <dvenuti@tampabay.rr.com>; Ginger Tolliver <gingertolliver@yahoo.com>; Mary Collet <bchgirl64@hotmail.com>; Pat and Sage Bisciotti <buc13@msn.com>; "SBaker7596@aol.com" <SBaker7596@aol.com>
Sent: Friday, February 5, 2016 11:00 AM
Subject: MAJOR HOTEL AND CONDO PROPOSALS FOR MADEIRA BEACH

Friends and neighbors

You have all been aware of the proposed massive plan put before our City Planning Board and the considerable opposition by many of our residents. Many of us believe the traffic impact alone would offset any possible advantages to our citizens.

The Planning Board has been unable to provide a recommendation to our City officials at this time. I feel this is due to the significant opposition by our residents.

Channel 11 news is scheduled to do a story on the MB residents views on the proposed development projects.

Channel 11 will be at the Madeira Cove Condo's at 399 150th avenue at 10:00 am on Feb.8th 2016.

THIS IS NEXT MONDAY MORNING !!!!!!!

This is a great opportunity to show up to oppose this major development. We don't need all of us to voice our opinion, but a large turnout would go a long way to demonstrate the residents concerns. If you feel as we do about this project please come out Monday and bring anyone else that you know with similar concerns.

Tom & Barbara Ferrell

From: anna pereira <pereiraanna@yahoo.ca>
Sent: Tuesday, March 1, 2016 5:47 PM
To: Shontz, Pat
Subject: Our support for the proposed Madeira Beach Town Center Development (150th Ave./Madeira Way)

Hello Commissioner Shontz,

We are the owners of 7 properties (condos) in Madeira Beach (*all of which are only 100ft-400ft away from the proposed 150th/Madeira Way development) .

We own for the past 10+ years:

1. 423 150th Ave. #1205 (SNUG HARBOUR CONDO)
2. 14950 Gulf Blvd #804 (OCEAN SANDS CONDO)
3. 259 Medallion Blvd unit D (MADEIRA BEACH YACHT CLUB)
4. 245 Medallion Blvd unit B (MADEIRA BEACH YACHT CLUB)
5. 245 Medallion Blvd unit F (MADEIRA BEACH YACHT CLUB)
6. 179 Medallion Blvd unit H (MADEIRA BEACH YACHT CLUB)
7. 317 Rex Place unit E (MADEIRA BEACH YACHT CLUB)

We strongly support the proposed 150th Ave/Madeira Way project (as well as the Holton project) & thrilled to see this happen so close to our properties. In fact we doubt any other owner has as many properties so close to the project.

We are among many Canadians who love Madeira Beach. Although we spend much time in Madeira Beach our present commitments in Toronto mean we cannot attend scheduled meetings regarding this development.

We ask that you please put us on record as a significant supporter of the 150th Ave./Madeira Way proposed development(as well as Holton project).

We applaud the developer for making such a big bet on Madeira Beach & should look at this as an opportunity that we should absolutely endorse. These projects help significantly raise the status of the City as a premier destination.

Of course with progress comes more traffic. We own in Downtown Sarasota (a tourist destination as well) where there is a huge building boom (& traffic worse than Madeira Beach) but we see little/no opposition to development.

Thank you for the amazing work you are doing in Madeira Beach.

Anna & William Pereira

Servedio, Aimee

From: Michael Jensen <jensen.michael@comcast.net>
Sent: Tuesday, March 1, 2016 9:10 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Madeira Beach Development

Holiday Isle Marina and Madeira Beach Development

Dear City Officials:

We've received a copy of the development agreement related to the potential development around our Boca Vista condo complex. These are massive development plans that will significantly alter the appearance of this area making it more like St. Pete's Beach and Clearwater. Madeira Beach is a quaint beach town – that's what makes it so attractive. All of these proposed hotels and condominiums will add to the traffic congestion and there is already limited parking at Archibald Park during the height of the season – where will all these beachgoers park? How will the traffic be impacted when the draw bridge goes up numerous times per day? We already have difficulty pulling out of our condo complex now.

We are all for development and are aware that Madeira Way has quite a few empty shops which need to be filled but why so much development in such a small area?

Please remember to do what's best for the town and not the developers!

Thank you,

Jan & Michael Jensen
Boca Vista Condo
401 150th Avenue
Madeira Beach

Servedio, Aimee

From: sansevilla27@tampabay.rr.com
Sent: Sunday, March 6, 2016 8:32 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry
Cc: jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelrerfloria@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; annras1@gmail.com
Subject: OPPOSING TO PROJECT MADEIRA BEACH DEVELOPMENT COMPANY LLC

TO ALL ELECTED OFFICIALS:

The undersigned, as owners of a condominium at Shores of Madeira 15400 Gulf Blvd., Madeira Beach, Florida, would like to inform you of our disagreement with the additional development project by MADEIRA BEACH DEVELOPMENT COMPANY LLC at 150th and Madeira Way with a proposal of 520 residences and 55,000 square feet of commercial space. This additional development together with the property known as HOLIDAY ISLE MARINA/Holton Property on Tom Stuart Causeway will be devastated to this community. Traffic congestion will be raised and negatively affect the residents on their daily traveling.

As you well know we are experiencing traffic congestion that now backs up along 150th Ave when the bridge is raised; with the density of these two projects traffic will probably back up along Gulf Blvd. Traffic is even heavier during school drop-off and pick-up hours. Just think and consider how this will negatively affect residents on their daily business and imagine during an emergency evacuation. The infrastructure as it is currently, cannot handle the traffic that will come about due to this additional proposed development.

This quaint ocean side town will negatively be impacted by gridlock turning it from a picturesque haven to a noisy and chaotic town.

Please listen to the voices of all the "concerned citizens" of Madeira Beach and rethink the long-lasting impact this will have on our wonderful seaside Community and vote accordingly. There are certain values that are above money!

Teresa M. Sanchez and
Maria J. Castillo

Servedio, Aimee

From: RT Wolff <rtwolffpi@gmail.com>
Sent: Monday, March 7, 2016 8:59 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Proposed Rezoning, Ordinance 2016-01, Madeira Beach Development Co., LLC

Re; Ordinance 2016-01, Proposed Rezoning and Development of Multiple Properties along Madeira Way and North Side of 150th Ave, Madeira Beach, Fl 33708 by Madeira Beach Development Co., LLC.

Dear Sir/Madam,

My husband and I own a property, located at 401 150th Ave, Apt #274, Madeira Beach, Fl. One of the reasons we purchased this property was due to the urban beach community feel in the area. We also liked the progress the community was making in controlled new development and upgrades to community facilities. The current zoning regulations support this pattern of controlled growth.

We have been informed that the owners of multiple properties located on Madeira Way and 150th Ave are seeking a variance for the property in order to build a major development that include multiple tall buildings. The current zoning does not allow this excessive density for the property. The proposal is too much and the infrastructure of the surrounding community will not be able to handle the density of this proposal.

We are not opposed to development and believe that the developer should conform to the existing zoning regulations. The new buildings should complement the community, not drastically change the community. We oppose the granting of any such variances. Continued controlled development that complements the current community should remain as the philosophy of future development for the City of Madeira Beach.

Thank you,

Janet E. Wolff
Richard T. Wolff
6853 Stone Croft Cir
Macungie, Pa 18062
917.716.8885
917.716.8820

Servedio, Aimee

From: Donna Abbott <dabborn@gmail.com>
Sent: Saturday, March 12, 2016 4:26 PM
To: Crawford, Shane; Palladeno, Travis; aservedio@madeirabeachfl.org; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Mike@doradosi.com; jeffthejewler@gmail.com; Dennis Auto; Jdominguel@tampabay.rr.com; Annras1@gmail.com

No Tall Buildings Please. I am a Madeira Beach resident that moved to this town because of its small town feel. The changes that have already taken place have caused some concern but I now see a trend. The total disregard shown for the wishes of the taxpayers and the push for tall, high density buildings will, I fear, turn the town I love into a place that resembles Clearwater. Already the traffic has become more of a problem each year and views of the water have become more difficult to see. The small town feel is still here but in jeopardy. Please, heed the wishes of the citizens. You got your fancy new city hall and ball fields. You got your high density buildings on the southwest side of the causeway. There are new tall buildings going up on Gulf Boulevard and Johns Pass is booming...Please leave a bit of the town to the homeowners. You are here to represent us, not serve your own interests.

Donna Abbott
14905 N Bayshore Dr

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Monday, March 14, 2016 2:09 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Please respect the people & Vote not to have such large density.

As residents of Madeira Beach across the water from the proposed development of Madeira Way and 150th Avenue, what the developer proposes is far too much density for the area. We are a BEACH community not NEW YORK city or Miami.

The traffic from the Holten property and this new proposed development will add almost 7,000 more cars per day on 150th Ave..... 7,000 image that!!! Even 700 would be a problem.

We have lived through the building of the rec center and the new town hall & firehouse. There was building noise everyday, dirt, mud water running into the intercoastal waterway and not contained until we complained. Now that all of that has been built, we have events that are intrusive to us.

These new developments in planning are ONLY in the interest of planners who are making big bucks. Please scale them down quite a bit.

We do not need 5 new hotels and 4 new condos within a 1.5 mile area!!!

Theresa & Charles DeRoller

Servedio, Aimee

From: christinemackey@sympatico.ca
Sent: Monday, March 14, 2016 10:30 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Madeira Beach Improvements

Good Morning,

I own a condo at 303 E Rex Place Madeira Beach and am concerned about the plan of building 720 Hotel Rooms and 158 Condos on the small stretch of land between Stuart Causeway Bridge and Gulf Blvd. This plan will improve the value of our property but will it be worth the parking lot effect of traffic on the roads that will result from constructing such high density buildings on such a small stretch of property. The residents of Madeira Beach understand that there needs much improvement in our area but do we want to end up just like Clearwater Downtown. The roads and sidewalks will become congested, moving at a snails pace. With the bridge being so close to Gulf Blvd. that when the bridge is up traffic is backed up right on to Gulf Blvd as it stands now. I can't imagine the mess it will be with possibility of 1000 or more cars added to the condensed area. This will affect traffic north and south on Gulf Blvd, this affected the surrounding business. They won't be happy and we need merchants to stay in the area. Added to that is the plan to build high rises along Madeira Way, add this to the problem and we will be just like Clearwater, no room to move in the downtown core. A better plan would be to revamp, facelift, improve the look of the buildings we already have or build the Town Center Concept from Madeira Beach Special Area Plan. This way we all win, a new look, more accommodation, new businesses and happy Madeira Beach residents. Please look after our interests and not the Developers.

Respectfully,

Christine Mackey

303 E Rex Place,
Madeira Beach, Florida 33708

Servedio, Aimee

From: Greg Jessop <gjessop@tampabay.rr.com>
Sent: Monday, March 14, 2016 10:58 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: In Favor of Madeira Beach Development

Hello City Staff and Commissioners:

This is Greg and Brandi Jessop from 564 Crystal Drive. We are writing to let you know that we TOTALLY support all of the redevelopment plans you have for our City. We are the younger “next generation” of home owners and tax payers in this City and we want a new and vibrant place to raise our children.

Do NOT listen to the “previous generation” who are resistant to change and who want to keep the status quo because of lame excuses like noise and traffic. That is ridiculous.

We are IN FAVOR of all improvements to make this a nicer place to live, to raise our kids, and to increase property values.

The question is..... do you want a sleepy, old, underdeveloped city or do you want a new, beautiful, and vibrant city to live and to be a popular tourist destination place that will improve our local economy?

Sincerely,
Greg and Brandi Jessop
564 Crystal Drive
Madeira Beach

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:59 PM
To: Servedio, Aimee
Subject: Fw: Please respect the people & Vote not to have such large density.

From: ALLANTIQUE@aol.com <ALLANTIQUE@aol.com>
Sent: Monday, March 14, 2016 2:08 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Please respect the people & Vote not to have such large density.

As residents of Madeira Beach across the water from the proposed development of Madeira Way and 150th Avenue, what the developer proposes is far too much density for the area. We are a BEACH community not NEW YORK city or Miami.

The traffic from the Holten property and this new proposed development will add almost 7,000 more cars per day on 150th Ave..... 7,000 image that!!! Even 700 would be a problem.

We have lived through the building of the rec center and the new town hall & firehouse. There was building noise everyday, dirt, mud water running into the intercoastal waterway and not contained until we complained. Now that all of that has been built, we have events that are intrusive to us.

These new developments in planning are ONLY in the interest of planners who are making big bucks. Please scale them down quite a bit.

We do not need 5 new hotels and 4 new condos within a 1.5 mile area!!!

Theresa & Charles DeRoller

Servedio, Aimee

From: Poe, Elaine
Sent: Sunday, April 10, 2016 2:14 PM
To: Servedio, Aimee
Subject: Fw: Pending Developments for Madeira Beach

From: jimmy moore <jmoore352@windstream.net>
Sent: Wednesday, March 16, 2016 1:54 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Pending Developments for Madeira Beach

To the Board of Commissioners, the Mayor, the City Administration and the Planning Commission of the City of Madeira Beach, Florida.

I am sending you this message in the hope that upon reading it the City of Madeira Beach Board of Commissioners, the Mayor, the City of Madeira Beach Planning Commission, the City Administration including the City Manager and the City Attorney will all reconsider the Development Proposals now before them and take heed of the concerns of the many residents of the City.

I doubt that anyone would deny that a renewal or re-development of some parts of our City is justified and needed.

However, the developments now under consideration are, to many of us City residents, of a scope far beyond what are needed and what are appropriate to keep them within the historical and cultural matrix that established Madeira Beach as a quiet, mostly residential City over 50 years ago and as it remains to this day and the quality of life of all will be greatly harmed.

At first, many of you claimed that you asked for and did not receive input from the citizens of the City but since then you have received a LOT of citizen input and most all of those combined voices of your constituents are loudly calling for moderation of these development plans.

I think this "message" has been clearly proclaimed to you with the defeat by a huge margin the referendum that the City attempted to have passed on yesterday's ballot. A large and growing group of very concerned City citizens was represented in front of City Hall from 7am to 7pm with representatives not only waving signs of their disapproval of this measure but stepping up and talking with voters to make sure that they all understood what the City was trying to do to their City Charter and the rights therein of the citizens. 1,556 City residents voted and the referendum was soundly defeated by a strong majority of voters.

Won't you please agree that you all should slow this process and step back and take time so that you and your constituents, the many residents of Madeira Beach, can work proactively together and achieve development plans that will enhance the City while maintaining the charm and history of the City? How can it possibly hurt anything to take a little time to insure that the right things will be done?

My personal opinion is that this is the ethical and appropriate thing for the City and its Board of Commissioners and Planning Commission and City Administration to do and taking a little more time for deliberation will harm no one.

Please consider deferring any votes to allow a genuine consensus to be developed between us all.

Thank You in advance for your consideration of this message.

Best Regards

James Moore

Resident – Madeira Beach, Florida

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:53 PM
To: Servedio, Aimee
Subject: Fw: My Ex Parte Letter: enclosed

From: SBaker7596@aol.com <SBaker7596@aol.com>
Sent: Thursday, March 17, 2016 5:28 PM
To: TOM@CITYATTORNEYS.LEGAL
Cc: ferrell744@tampabay.rr.com; yachtbrk1@yahoo.com; csbakerhome@aol.com; Palladeno, Travis; sbaker7596@aol.com; Poe, Elaine
Subject: My Ex Parte Letter: enclosed

Tom

I spoke to you at last night's BOC (3/16/2016) and mentioned that you had apparently not received my letter to the BOC and others, dtd 3/11/2016.

Below is the exact same letter I sent. I hope you will be able to enter it into the record.

I was impressed with the proportion of correspondents that were opposed to parts of these projects. I would hope the City will reach out for the broadest sample of opinions as these proposals will have a critical bearing on the future of this superb little town.

The BOC was elected to represent the citizens: they have to know what we want and do not want.

Sam Baker
742 Pruitt Drive
Madeira Beach

From: SBaker7596@aol.com
To: tpalladeno@madeirabeachfl.gov, epoe@madeirabeachfl.gov, nhodges@madeirabeachfl.gov, pshontz@madeirabeachfl.gov, tlistner@madeirabeachfl.gov, scrawford@madeirabeachfl.gov, citizens@tampabay.rr.com
CC: ferrell744@tampabay.rr.com, csbakerhome@aol.com, sbaker7596@aol.com
Sent: 3/11/2016 2:32:53 P.M. Eastern Daylight Time
Subj: STOP TALL BUILDINGS

Ladies and Gentlemen:

We oppose rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezonings. These

areas are already zoned: why not build according to the existing zoning which is modest and sensible?

In addition, the impact on traffic could pose a real danger in the event of a forced evacuation of the City. 150th Avenue is the only way to get off the island. Even without the additional traffic, 150th Avenue is frequently jammed with bridge openings, school-related cars and the occasional accident.

It would be totally irresponsible to permit these projects to go forward as proposed, given these concerns. I am certain that approval of these projects would be unfavorable to the majority of residents of the City.

Sam & Carol Baker

26 year owners in Madeira Beach, 14 year full time residents

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:50 PM
To: Servedio, Aimee
Subject: Fw: Thank you

From: EdBonnie Ayres <edbonniea@hotmail.com>
Sent: Monday, March 21, 2016 3:13 PM
To: Poe, Elaine
Subject: Thank you

Dear Elaine,

On Wednesday we attended the BOC meeting and want to thank you for standing for the residents of Madeira Beach. We went away from the meeting (at 10:30 pm) saying "Elaine Poe is one classy lady". We certainly admire your courage, integrity, hard work, and faithfulness as you have been fighting for the peacefulness of MB and fighting against "big business" taking that away from us. Even though the result was not what we desired, your efforts are appreciated by many!

THANK YOU!!!!

Bonnie & Ed Ayres

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:51 PM
To: Servedio, Aimee
Subject: Fw: Your support

From: christinemackey@sympatico.ca <christinemackey@sympatico.ca>
Sent: Monday, March 21, 2016 12:02 PM
To: Poe, Elaine
Subject: Your support

Dear Elaine,

I want to thank you for standing up for the Madeira Beach residents. I am appalled at our current councils attitude towards the concerned citizens of Madeira Beach. They are totally ignoring our concerns and objections. Their so called compromises are in favour of the developers, not their citizens. No one wants to stop progress, a chance to improve Madeira Beach, but we do not want to end up like Clearwater . Congestion, parallelized traffic and tall buildings that make our city look like a cement jungle. Please keep up your efforts on behalf of Madeira Beach residents.

Thank you again,

Kind regards,

Christine Mackey
303 E Rex Place.
Madeira Beach 33708.

Servedio, Aimee

From: GARY FUSICK <garyfusick@aol.com>
Sent: Monday, March 21, 2016 8:01 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: PROPOSED PROJECT

Dear Madeira Beach official,

As a citizen of Madeira Beach, My wife and I are against any project that destroys the character of our community. You should be also. Those who came before us created ordinances into the building codes to assure our community would not take on the look and feel of a big city. To now circumvent those ordinances simply by voting to do so is simply wrong. You can't change the rules every time some Corporate entity request you do so.

To tear down buildings that are functioning with thriving business's simply to be replaced with giant metropolitan type buildings for the sake of profit should not be allowed. Its one thing to tear down abandoned or blighted properties in the name of progress but to simply eliminate dozens of functioning small business's and the longstanding jobs they provide for the sake of corporate profits is just not what this community needs.

What's next, tear down Johns pass to put up 40 story time shares?

Please vote down the proposed project and allow our community to keep the charm it has always had.

Gary & Gina Fusick
101 148th St
Madeira Beach FI, 33708

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:49 PM
To: Servedio, Aimee
Subject: Fw: Holton and Karn's Projects

From: Florian Simala <floriansjr@gmail.com>
Sent: Friday, March 25, 2016 1:33 PM
To: Poe, Elaine
Subject: Fwd: Holton and Karn's Projects

Dear Vice Mayor Poe,

Have shared yesterday's message to you with Mayor Palladeno and other MB City Commissioners.

Sincerely,

Florian Simala

----- Forwarded message -----

From: Florian Simala <floriansjr@gmail.com>
Date: Fri, Mar 25, 2016 at 1:32 PM
Subject: Fwd: Holton and Karn's Projects
To: tpalladeno@madeirabeachfl.gov, pshontz@madeirabeachfl.gov, tlister@madeirabeachfl.gov, nhodges@madeirabeachfl.gov

Dear Mayor Palladeno and Commissioners,

Below is a message sent to Vice Mayor Poe to be shared with you.

Sincerely,

Florian Simala
15400 Gulf Blvd, #1001
Madeira Beach, FL
33708

----- Forwarded message -----

From: Florian Simala <floriansjr@gmail.com>
Date: Thu, Mar 24, 2016 at 5:49 PM
Subject: Holton and Karn's Projects

To: "Poe, Elaine" <epoe@madeirabeachfl.gov>

Dear Vice Mayor Poe,

Thank you for standing up for the residents of Madeira Beach at the City Commission meeting on March 16th. We are very disappointed that the mayor and other commissioners are not doing likewise in spite of the overwhelming opposition to the scope of the planned development of both the Holton and Karn's properties. These projects have split the community between business owners and residents. Naturally, business owners want to see more people and traffic in Madeira Beach as this will benefit their businesses. On the other hand, residents believe the scope of the developments will disrupt their daily lives and quality of life with additional traffic clogging roads and the Tom Stuart Bridge. Most residents bought in Madeira Beach to live a relaxed life style, not a frenetic urban one. There's really no need to repeat these arguments as we have heard them all. What is even more worrisome on top of the double shock of the Holton and Karn's projects is what will be redeveloped next, the post office and adjoining shops which will really not fit into the looks of the Town Center, the Winn-Dixie complex, the library, or other valuable waterfront properties in Madeira Beach?

Issue is taken with the traffic expert's comment that Madeira Way is a "short-cut." Madeira Way is a reliever of traffic traveling west and east to and from the Tom Stuart Bridge, as well as allowing easy access to the post office. Artist sketches of the Karn's development show Madeira Way restricted to one lane in either direction from the current two, and the inability to turn east on 150th Ave from Madeira Way. Additionally, the sketches seem to show only two lanes of traffic at the 150th Ave junction with Gulf Blvd, eliminating the existing dedicated right turn lane going south on Gulf Blvd. This together with the restricted Madeira Way, additional tourist traffic from the developments can only add to Madeira Beach's traffic congestion.

The more than two-to-one vote that defeated the recent Madeira Beach referendum to give the city commission super majority power to sell city owned property without reference to residents should be a clear sign to city commissioners that they do not have the support of voters.

Very Truly Yours,

Nancy & Florian
Simala
15400 Gulf Blvd
#1001
Madeira Beach, FL
33708

Servedio, Aimee

From: Florian Simala <floriancjr@gmail.com>
Sent: Friday, March 25, 2016 1:32 PM
To: Palladeno, Travis; Shontz, Pat; Lister, Terry; Hodges, Nancy
Subject: Fwd: Holton and Karn's Projects

Dear Mayor Palladeno and Commissioners,

Below is a message sent to Vice Mayor Poe to be shared with you.

Sincerely,

Florian Simala
15400 Gulf Blvd, #1001
Madeira Beach, FL
33708

----- Forwarded message -----

From: Florian Simala <floriancjr@gmail.com>
Date: Thu, Mar 24, 2016 at 5:49 PM
Subject: Holton and Karn's Projects
To: "Poe, Elaine" <epoe@madeirabeachfl.gov>

Dear Vice Mayor Poe,

Thank you for standing up for the residents of Madeira Beach at the City Commission meeting on March 16th. We are very disappointed that the mayor and other commissioners are not doing likewise in spite of the overwhelming opposition to the scope of the planned development of both the Holton and Karn's properties. These projects have split the community between business owners and residents. Naturally, business owners want to see more people and traffic in Madeira Beach as this will benefit their businesses. On the other hand, residents believe the scope of the developments will disrupt their daily lives and quality of life with additional traffic clogging roads and the Tom Stuart Bridge. Most residents bought in Madeira Beach to live a relaxed life style, not a frenetic urban one. There's really no need to repeat these arguments as we have heard them all. What is even more worrisome on top of the double shock of the Holton and Karn's projects is what will be redeveloped next, the post office and adjoining shops which will really not fit into the looks of the Town Center, the Winn-Dixie complex, the library, or other valuable waterfront properties in Madeira Beach?

Issue is taken with the traffic expert's comment that Madeira Way is a "short-cut." Madeira Way is a reliever of traffic traveling west and east to and from the Tom Stuart Bridge, as well as allowing easy access to the post office. Artist sketches of the Karn's development show Madeira Way restricted to one lane in either direction from the current two, and the inability to turn east on 150th Ave from Madeira Way. Additionally, the sketches seem to show only two lanes of traffic at the 150th Ave junction with Gulf Blvd, eliminating the existing dedicated right turn lane going south on Gulf Blvd. This together with the restricted Madeira Way, additional tourist traffic from the developments can only add to Madeira Beach's traffic congestion.

Servedio, Aimee

From: chris in south bend <chrisinsouthbend@gmail.com>
Sent: Tuesday, March 29, 2016 10:10 PM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Servedio, Aimee

From: Patrick McGough <McGough.Patrick@spcollege.edu>
Sent: Wednesday, March 30, 2016 8:49 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Unsafe conditions on 150th Ave.

I would like to take this opportunity to explain to you, the City of Madeira Beach Planning Commission, Staff, Mr. Karns, and FDOT why we think the plan to make the current three-way intersection consisting of our entrance/exit and the east and west bound lanes of 150th Ave. and making it into a four-way intersection by adding an entrance/exit into your proposed two condos and expanded Marina is a bad idea. This concept may look good on paper, but will be a disaster in reality.

Right now it is very precarious to try to make a left turn out of our entrance/exit way. When we attempt this turn we have to move to the space between the east and west bound left lanes and position our vehicle so that it is nearly parallel to the traffic so that the vehicle is not overhanging in either lane of traffic. This becomes even more difficult when a car traveling east wishes to make a U Turn, as both cars try to move out of the traffic. Sometimes, especially in the high season it could take up a very long time before there is a break in the west bound traffic.

It is no better for us traveling west and attempting to turn left into our entrance/exit way. When there is a vehicle traveling east and wishing to make a U Turn neither driver can see traffic in the outside lanes. You really hold your breath and fear for your safety when edging out to peer around the other car.

The challenge of entering/exiting will become even more difficult with the plan to remove the traffic light at Madeira Way. This light often provides a timed interruption in the traffic flow so turns can be made safely. Without the light traffic heading east vehicles will be traveling at 40-50 mph. There will be a constant flow of traffic heading east because of the turn on red signal at 150th Avenue and Gulf Boulevard. Traveling west the cars will be traveling in the same 40-50 mph range. Now when traffic is stopped at the Madeira Way traffic light drivers often show courtesy to let you enter the traffic flow while they are stopped or slowing down. No one lets you into the traffic flow when they are traveling 40-50 mph.

Now all of this is brought to an even greater troublesome level when the current three-way intersection becomes a four-way intersection. This plan introduces the potential for one or two cars trying to turn left, one car or two cars trying to turn right and at least one car trying to make a U Turn to go west and at least one car trying to make a U Turn to go east. This is just fraught with problems and accident potential, especially with boat trailers and delivery trucks are factored in. Any person who takes the time to actually go to the site will, I am sure, readily come to the same conclusion. I suggest you move the entrance to the new marina and condos further east, about 100 feet and give more thought to the ability to turn safely east or west.

In addition when trying to make a U Turn in either direction it is impossible to do so without crossing the left lane and entering the right lane. Often times vehicles traverse on to the sidewalk when trying to make this U Turn.

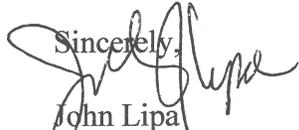
Now add the enormous increase in vehicular traffic generated by the growth of existing businesses along Gulf Boulevard in Madeira Beach or other communities, plus the projected traffic count increases from the Holiday Isles Project, the Madeira Beach Development Corporation, Co. LLC, plus the other developments in the Town Center and along Gulf Boulevard we justifiably worry about our safety, and our ability to enter or exit our homes.

Please remember 150th Ave. is first and foremost where we live. It is our neighborhood. We respectfully ask you, to thoughtfully reflect on your project as if you were a member of the neighborhood, and reconfigure and right-size your project, so it addresses these legitimate concerns of your neighbors.

Those who purchase condos you plan to build or moor their boats in the Marina, or rent the hotel rooms you plan, or patronize the businesses you hope to attract will be part of the neighborhood. They will have to deal with all the concerns and problems mentioned.

Remember bigger is not always better. Thoughtful reflection, right sizing and sensible route management will serve all well. Not satisfactorily addressing the concerns will only allow the drumbeat of dissatisfaction and unrest in the City and the neighborhood to continue.

Please listen to those of us who know the daily ins and outs the best. If you do, and do so wisely, those who you will bring into the neighborhood will be much happier. Those who presently live in the neighborhood will be happier. The residents of Madeira Beach and our neighboring communities will be happier. In the end you will be happier.

Sincerely,

John Lipa
Vice President

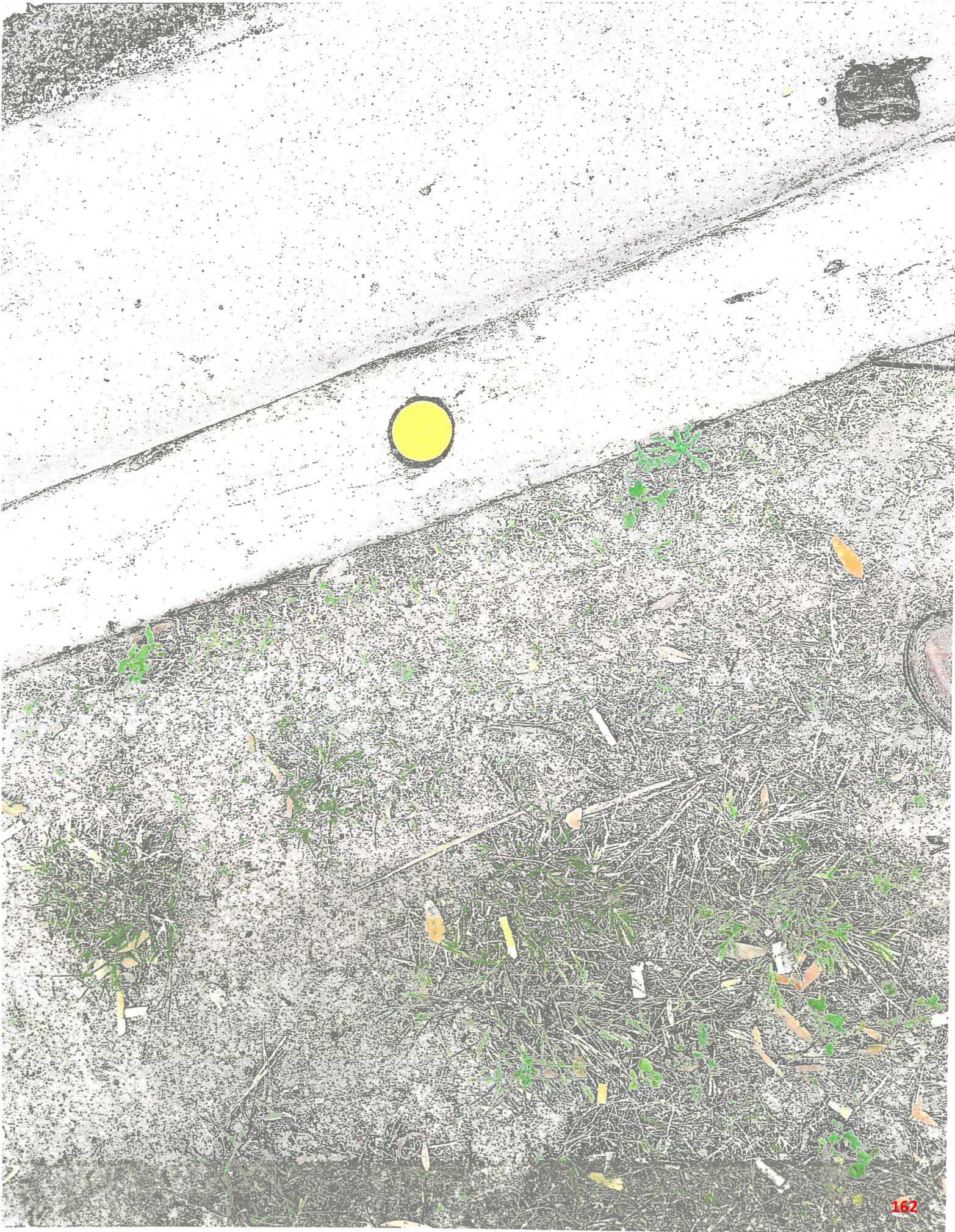
Madeira Cove Condominiums
399 150th Avenue
Madeira Beach, FL 33708
[413-441-6130](tel:413-441-6130) mobile
[727-392-1730](tel:727-392-1730) home
Lipa171@gmail.com
March 14, 2016

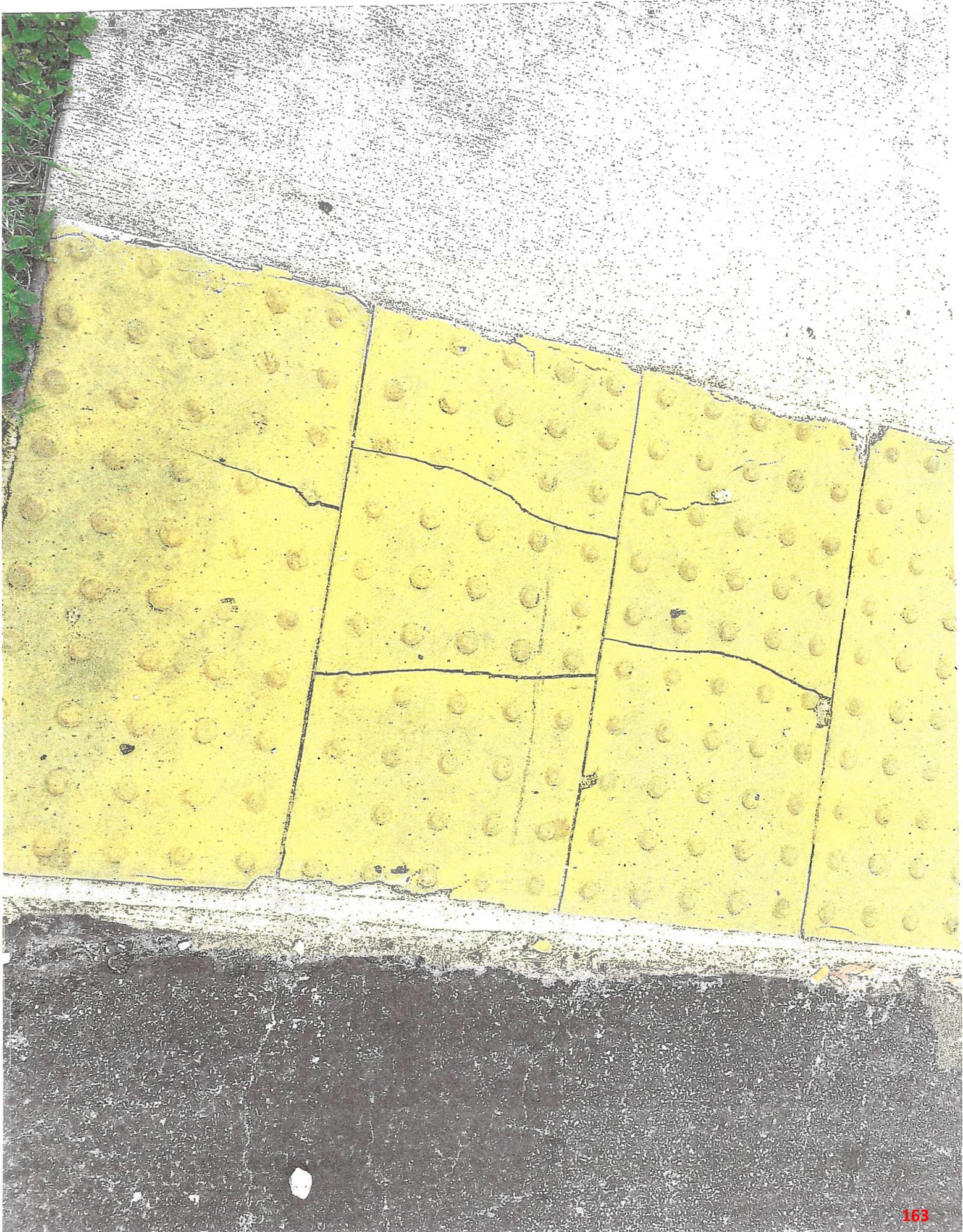




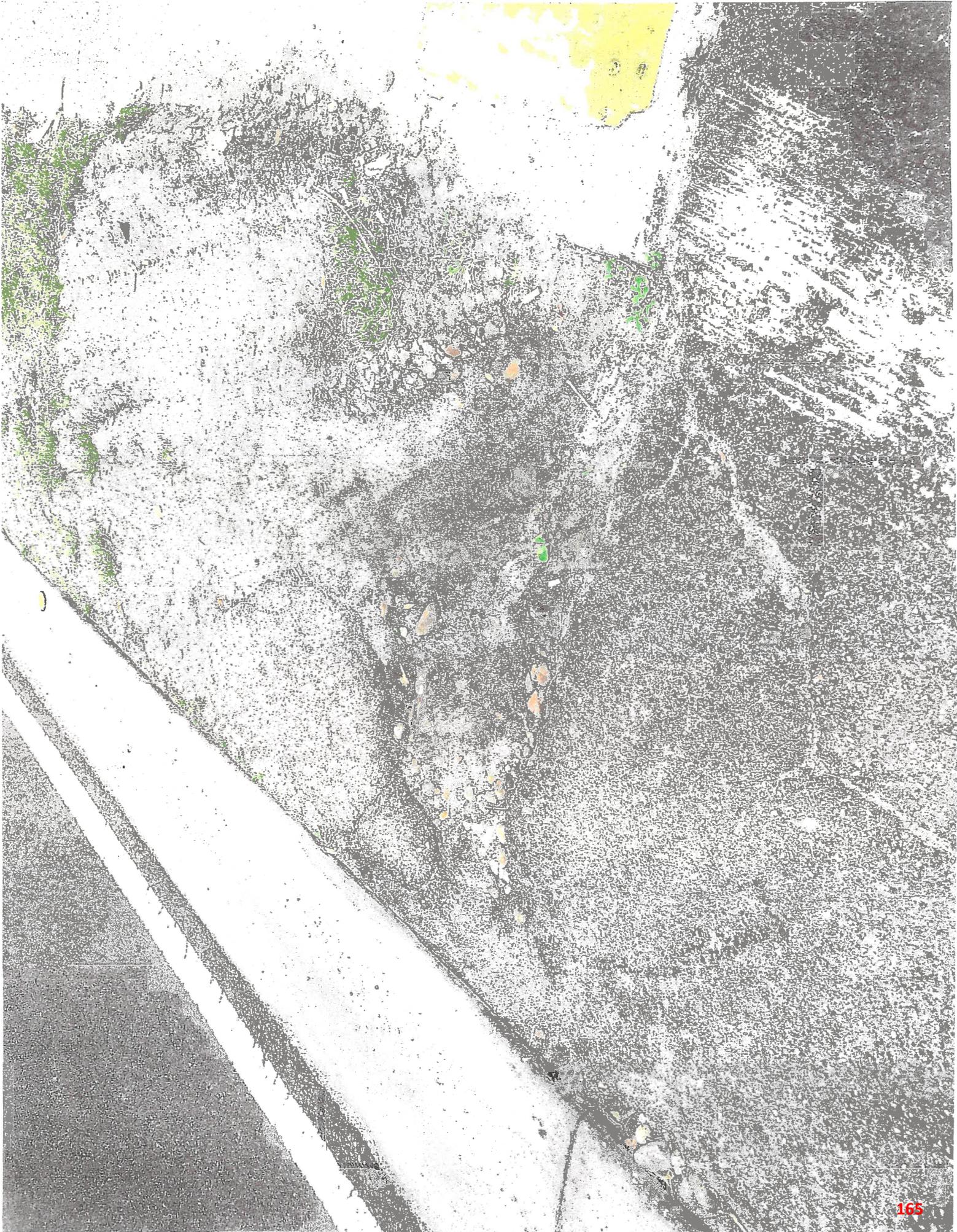












Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:34 PM
To: Servedio, Aimee
Subject: Fw: Madeira Beach -

Emails on Holton property

From: Peter Pisciotta <Peter.Pisciotta@finelineadvisors.com>
Sent: Friday, April 8, 2016 10:34 AM
To: Poe, Elaine
Subject: RE: Madeira Beach -

Thanks Ms. Poe – and thanks for the feedback on the 3-month ordinance for rental. That makes sense.

Re: development. What I would really love to see is a vision for the downtown Madeira Beach area created by someone who isn't a developer and has the town's best interest at heart. I travel every single week to somewhere – as in downtown St Pete, there is huge interest in a 'neighborhood' feel where there are a collection of restaurants, shops, and residences. Because Madeira Way is a short stub-street, there is untapped potential to create a pedestrian-friendly area. Add in a handful of decent restaurants, and suddenly it is a destination and benefits the entire community. I'm so tired of the developer justification of "increased tax base" being the benefit – how about some real amenities?

If I had the 'magic wand,' I would look at places like St Petersburg and some other places and come up with a master plan. Commercial beneath and 3-5 floors of condominium. Parking would be a concern. You get the idea. Not just an objection to the development, but a possible solution.

Peter Pisciotta

+1-408-772-1564 (mobile + text) | peterp@finelineadvisors.com
Skype (when traveling abroad) +1-727-231-4977



fine line advisors

Technology Enabled Business Advisory

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From: Poe, Elaine [mailto:epoe@madeirabeachfl.gov]
Sent: Friday, April 8, 2016 9:07 AM
To: Peter Pisciotta <Peter.Pisciotta@finelineadvisors.com>
Subject: Re: Madeira Beach -

Thank you Peter. I am going to include your email in my ex-parte communication.

Thank you again for your comments.

Elaine Poe

From: Peter Pisciotta <Peter.Pisciotta@finelineadvisors.com>

Sent: Friday, April 8, 2016 12:04 AM

To: Poe, Elaine

Subject: Madeira Beach -

Vice Mayor Poe –

I was a vocal (and lonely) opponent of the City Hall project a few years ago as I thought it was unaffordable for the City; and the money could be better spent (I see now that our reserves are dangerously low; and the storm project is again delayed).

I have not always agreed with you (I feel 30-days minimum rental provides adequate protection for VRBO-like rentals, just as SPB uses), but I am writing to thank you for your looking deeper into the development plans. I am generally in favor of development, but feel the Commissioners and Mayor lack a strategy and plan – they will accept whatever a developer brings to the table. Thank you for your closer look. I have been dismayed by the ‘clubby’ approach the Mayor, City Manager, and Commissioners portray – their decisions are made and do not listen to the residents. There is very little discussion – just a love-fest of praise of one another. To those who are not part of the ‘club,’ it feels useless to participate.

My sense is you are under fire these days. And I’m sure you’d like to just give up – please don’t! You are a lone voice – we need your help. Best success.

Peter Pisciotta
182 148th Av E

Servedio, Aimee

From: Poe, Elaine
Sent: Sunday, April 10, 2016 2:14 PM
To: Servedio, Aimee
Subject: Fw: STOP TALL BUILDINGS

From: Patrick McGough <McGough.Patrick@spcollege.edu>
Sent: Wednesday, March 30, 2016 8:48 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Crawford, Shane

From: Connie Noren <connienoren@earthlink.net>
Sent: Monday, April 11, 2016 10:04 AM
To: Crawford, Shane
Cc: Palladeno, Travis
Subject: Madeira Beach development

Sent from my iPad

Greetings. I am the old man who addressed the BOC at the April meeting to express our feelings about living in Madeira Beach. At the risk of repeating myself, I will summarize my words. Thirty years ago, the Bride and I discovered Mad Beach quite by accident, but that's another story! It was also April of 1986. As time passed, we came to realize we had found our little piece of paradise. We had already lived in many places large and small, New York, New Jersey, South Carolina, Kansas, Washington state, Alaska, California (3 times), Naples (Italy), Texas, and Virginia to name most of them. But this place was and still is, special. We had purchased a condo in Madeira Beach Yacht Club in 1986, and we figured why visit paradise when we can live there. So in 1993 we became Florida residents for good. In the thirty years we have been here, we have seen the many, many changes which have taken place and in summary we feel they have been for the good and have enhanced the quality of the Madeira Beach experience. And yes, we do appreciate the quaintness of our town, but quaint without improvements and change becomes an eyesore of chipped paint, rotting wood, broken concrete and a resting place for insects and rodents. We came here to live, not die, and so we are not opposed to the projects being proposed for the two developments. In fact we support them whole heartily and in discussions with our neighbors many feel the same way. MBYCC is a diverse community and each owner is entitled to express his/her opinion but that does not mean anyone of us is speaking for the association. So I am expressing ours.

I am extremely disappointed to see the development topics take a personal and vindictive tone. I don't support those in opposition to the projects going the "let's sue route" at this time, in order to impose their will upon everyone else in order to get their way. The tenor of what I hear from some in this group is not professional and is mean spirited. And to me, personal attacks on individuals and members of the commission have no place in resolving community problems on either side of any issue. Surely we can do better!! The adoption of the master plan has evolved in the open and all residents have always had an opportunity to express their views. In the 90's, I expressed my opposition to some of the zoning changes, I didn't win. I could shout that a fix was in and things were done in secret, etc, etc, What really happened, is I was outvoted because I didn't have strong enough case. That's life. I feel what would be best in the present situation is for the opposing sides to meet in the open to determine if a satisfactory solution to both sides can be reached.

In conclusion we do love this place and believe the developers do also. It is my hope that love will win the day, it's the best option.

In addition, my wife is my bride of 58 years

Rees E. Noren, Commander, US navy, retired 363A medallion Blvd., Madeira Beach, FL.

Servedio, Aimee

From: SBaker7596@aol.com
Sent: Monday, April 11, 2016 4:54 AM
To: Crawford, Shane; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Emergency Meeting April 5, 2016

Dear Mayor Palladeno and Others

What a colossal waste of time and City resources. There was no emergency, only Shane Crawford's mea culpa regarding his living arrangement with his secretary. What a waste of all our time.

Many of the citizens who showed up, misled by the meeting flyer, had hoped to see some reaction from the BOC relative to the legal actions that had been filed that day in opposition to the maxi-developments which seem to be sailing through the approval process without any serious questions, or without the BOC paying attention to the wishes of the citizens and property owners of Madeira Beach.

Wake up Mr. Mayor. There is a storm brewing among the citizens and most of you in the BOC have your heads buried in the sand.

Sam Baker

Citizen, Taxpayer and Voter

Crawford, Shane

From: Brandi Jessop <brandi.k10@gmail.com>
Sent: Tuesday, April 12, 2016 2:27 PM
To: Crawford, Shane
Subject: Support

Hi Shane,

My name is Brandi and I have been a Madeira Beach (Crystal Island) resident for approximately 5 years. Prior to that I lived in Seminole for the last 20+ years. My husband and I love this city now more than ever and support everything you have done and continue to do. Ten years ago I never imagined that I would want to live in Madeira Beach let alone raise our son here.

It is hard for me to believe that people adamantly oppose the developments that are in the works. In my opinion the former Leverocks property has been an eyesore and the plans to redevelop that land will be a tremendous improvement for our city.

I also support the plans to redevelop the "downtown" area. I know for a fact that several of our neighbors support the redevelop of these areas and look forward to having places in Madeira Beach where we can dine outside, shop, etc.

Lastly, I hope that you and the commissioners continue to improve our city and make it a place where people want to live and spend their vacation. On a side note note I would really love to see a restaurant finally built on the beach near Gulf and 140th...my dream to walk to a nice restaurant and have a glass of wine!!

We will try to attend tonight's meeting or another one in the near future to voice our support.

Thanks for all of your hard work feel free to read my email at the meeting tonight!

Regards,
Brandi

Servedio, Aimee

From: Richard Lewis <RICHARD_21345@msn.com>
Sent: Thursday, April 14, 2016 2:59 PM
To: Planning; Jim Everett
Cc: Palladeno, Travis; Lister, Terry; Shontz, Pat; Hodges, Nancy; Poe, Elaine; Crawford, Shane
Subject: PD-Holiday Isles Marina/Madeira Town Center

Gentlemen;

The following comments on subject are submitted for your consideration;

Madeira Way Parking:

The PD reflects a change to parallel parking, two traffic lanes and apparent elimination of the median.

Madeira Way was changed to four traffic lanes over ten years ago by then City Manager Paul Williams. This change, together with angled parking (and a beautified median) has proved to be the best possible configuration for driver/shopper convenience and maximizes vehicle parking capacity.

The Post Office, with hundreds of short term visitors a day exemplifies this need.

Parallel parking would reduce parking capacity by at least a third, materially reduce ease of parking and add congestion. This with potentially increased number of retail establishments, is illogical.

Please note that a change to parallel parking was considered in a Madeira Way rehabilitation project in 2006 principally to provide for 20' sidewalks. (See BoC Mtg 6-27-06 Madeira Way Streetscape Design)

Fortunately, it was (apparently) concluded that if available parking was significantly reduced, there would be no pedestrians for the 20' sidewalk and was not adopted.

Note also that parallel parking is a part of the "Madeira Way Streetscape Concept" which is part of a "Town Center Special Area Plan" adopted by the BoC 9-21-09. (Ord 1151). In my view, presence in this plan does not represent a conformance need and certainly not desirability.

Elimination of Traffic Signal; Madeira Way/150th Ave:

Elimination of this signal would appear to be an enhancement to the flow of Westbound traffic arriving on 150th Ave however I believe this is negligible in consideration of negative impact on other traffic.

As noted in the PD, traffic leaving Madeira Way must turn Westbound. Drivers desiring to proceed Eastbound must make a "U" turn at 150th Ave and Gulf Blvd which will tend to slow through traffic. It is likely that if delay (or hazard) to through traffic is deemed significant by FDOT, a "U" turn prohibition may be posted. This will require that all vehicles desiring to proceed Eastbound must exit Madeira Way on the North end and make 2 left turns to 150th Ave.

All considered, I don't believe elimination of this signal is desirable.

Impact Fees/"Off-Site" Roadway;

The PD requires the city to "contribute" 100% of Impact Fees to the construction of off-site roadway improvements, principally I believe, a pedestrian overpass across Gulf Blvd.

Impact fees should be substantial. The problem relative to this provision is that estimates of impact fees and off-site improvements are not/can not be provided.

Recognizing that these improvements benefit the city as well as the developer, I strongly suggest that the impact fees not be committed and the PD reflect that the shared cost of mutually beneficial improvements be negotiated when data is available.

Thanks for your consideration.

Dick Lewis, 561 Crystal Dr., Madeira Beach, FL 33708

Richard J. Lewis

April 23, 2016

City Manager and City Attorney

Subject: Planning Commission - Madeira Way/ Karns Project Discussion

I will be unable to attend the next regular meeting of the Planning Commission, currently scheduled for April 28, 2016. In my place I am requesting that the following comments be read uncensored into the minutes of the meeting as part of the Public Comments (if any) on the Karns Project Proposal. (Please advise me if this will not be read) :

Commissioners,

It is probably futile, but I feel I must at least make an effort to appeal to you in your roles as fellow residents of the City of Madeira Beach.

The attorneys are telling you that this is strictly a legal matter, presenting the developer's plan as something to which the law makes him entitled. Yes, he is entitled to present a plan and that plan must not exceed the maximums in density and height imposed by law. The maximums are just that - maximums.

The developer is taking the stance that he is starting from those maximums and graciously working down. The stance the city, through you as its representatives, should be starting from the current C3 zoning maximums and negotiating up. The city and the developer should not act as a team - pushing the developer's plans on the residents. The city in fact should in some way be an adversary of the developer, ensuring that his plans are not detrimental to the interests of the residents. The current City Administration seems to be confused in its proper role in this process. It has chosen not to represent the interests of the residents, preferring to align itself with the interests of the Developers, Merchants, and Property Owners.

In my reading of the Madeira Beach Special Area Plan, developed over time with actual input from the citizens, it is clear that the concept of PD zoning was introduced to provide "wobble room" for future development. Future development plans would be allowed to exceed the new expanded C3 limits by some, unfortunately unspecified, amount if necessary to promote development consistent with the Plan and if special benefits accrued to the residents of the city. This didn't mean that the purpose of the plan was to be ignored. The primary purpose of the SAP as directly stated : ...**ensure that the residential/family and beach community character of the City of Madeira Beach is maintained and protected...**

I lived in South Florida in the mid 70's to early 80's when the "South Beach" area of Miami was considered a "dump". The city government was completely controlled by the developers who planned to raze the whole southern tip of Miami Beach - replacing the old Art Deco hotels with new modern high-rise hotels, massive condominiums, and expensive housing developments. Las Vegas on the Atlantic! The citizens stopped this thru the referendum process. (They even had the extra difficulty of amending their city charter to allow them to do it - the rights of the citizens of Madeira Beach to do so are already there!)

The end result was that the "dumpy" ambiance of South Beach was preserved. It is now probably the top destination for wealthy foreign tourists in Florida if not the whole United States.

Servedio, Aimee

From: Dave Hutson <dave.hutson@sbcglobal.net>
Sent: Monday, May 2, 2016 9:06 PM
To: Palladeno, Travis; Shontz, Pat; Lister, Terry; Hodges, Nancy; Poe, Elaine; Servedio, Aimee
Subject: Madeira Beach Plan to Add Condos, a Hotel, and Close Madeira Way

Dear Madeira Beach City Clerk and Board Members,

I apologize for not being able to attend the next city meeting, but I believe you are required to read letters from those who cannot attend. Please read this letter and enter it into the records.

When you took the oath of office, you promised to protect the health, safety, and general welfare of the City of Madeira Beach. Your plan to change zoning laws, close Madeira Way, and add hotels and condos against the wishes of the majority of the residents of the city is very wrong and against the oath you said you would uphold. I expect you stand to personally gain from this move which is also unethical. But, for now let us talk about the problems your plan will cause for a large part of the residents living in Madeira Beach. The traffic coming over the Tom Stuart causeway is already heavy at rush hour from residents returning home and on weekends from beach traffic. This is how a large number of residents going both north and south enter the island. Adding additional people for hotels and condos without adding lanes of traffic is not a reasonable proposition. One of the benefits of the current traffic flow is the option for the residents living in the north end of Madeira Beach, people going to the grocery store, post office, or library, is to take Madeira Way. This option reduces the traffic from the causeway approaching Gulf Boulevard. In one of the earlier meetings you stated that Madeira Way was primarily used by people headed north to Gulf Boulevard. From my observation, approximately half of the traffic turns onto Municipal Drive. For the people that do continue to Gulf Boulevard, it reduces the bottleneck at the intersection of 150th and Gulf and benefits the people headed to the south end of the city.

If Madeira Way is closed, you will also make it more dangerous and difficult for people leaving the residential area on 1st and 2nd street, the Winn Dixie, library, and City Hall. Those people will be forced to turn left onto Gulf Boulevard with poor sight lines and heavy traffic.

If you truly believe that more development and street closing are what the residents of the city desire, please place our planned development on a ballot for the next election and let the residents decide. Spend money to improve the infrastructure, including water, sewer, and electrical, before adding more people. Madeira Beach already has a reputation for marginal infrastructure. The heavy handed method of governing is wrong. Please vote to keep Madeira Beach as it is and keep Madeira Way open.

Thank you,

Dave Hutson
15308 Harbor Drive
Madeira Beach, FL 33708

CORRESPONDENCE

SUBJECT: MADEIRA BEACH DEVELOPMENT IN GENERAL

Servedio, Aimee

From: Dianne Ray <dianne.dcr@gmail.com>
Sent: Wednesday, April 27, 2016 4:37 PM
To: Hodges, Nancy
Cc: Lister, Terry; Shontz, Pat; Crawford, Shane; 'Elaine Poe'
Subject: development

As a long term resident of Madeira, I'm so against this massive development. I'd like to see the charm and 'village' aspect of our town kept, with smaller, lower development.

Regards,
Dianne Ray

Servedio, Aimee

From: christinemackey@sympatico.ca
Sent: Wednesday, April 27, 2016 5:33 PM
To: Shontz, Pat
Subject: Madeira Beach

Dear Sir:

I am all for change and improving to our community. This massive undertaking Ordinance 2015-18 and 2016-1 of such large buildings will cause havoc to our roads and surrounding communities. There must be a alternative to piling up these buildings in one small area. We will start to look like Clear Water with concrete and traffic jams everywhere. We are a beach town, please keep it that way. Please listen to your citizens and do the job right.

Christine Mackey
303 E Rex Place
Madeira Beach, Florida 33708

Servedio, Aimee

From: Jan Ford <jj4ord@gmail.com>
Sent: Wednesday, April 27, 2016 7:16 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim Everett; Brown, Jeff; Noble, Michael; Carr, Dennis; Lawrence, David; Rasmussen, Ann; iferraspilde@madeirabeachfl.gov
Subject: Proposed Madeira Beach Developments

All, as a city resident and taxpayer, I am very concerned about the proposed developments currently under review. The small town feel of Madeira Beach is one of the things that drew me to purchase property in the area with the plan of one day retiring here - that day is much sooner rather than later.

I won't even go to Clearwater unless there is no other choice because I cannot stand the gridlock and over population created by the overbuilding that has occurred just in the 15 years I have lived in the area. It's impossible to get a parking place once you have suffered through the interminable traffic to get there and you're taking your life in your hands walking anywhere close to the beach.

I know our city manager has said traffic studies have been conducted that show the proposed development will not appreciably increase traffic from what it is now. I'd like to know when these studies were conducted and what those conducting them were smoking because as a daily commuter, I can tell you I have seen a significant increase in traffic this past year and that's without any developments being considered. And if the marina area at the causeway is developed to benefit the development property owners, the drawbridge traffic will increase contributing further to bottlenecks.

I'm not opposed to development but I **do not** want to see Madeira turn into another Clearwater and I think that is the direction the proposed developments will take us. I would like to see a referendum held to decide our city's fate rather than a handful of people making these decisions for its citizens.

Thank you for considering my concerns.

Jan Ford

Servedio, Aimee

From: carolyn binninger <diannebinninger@outlook.com>
Sent: Wednesday, April 27, 2016 5:59 PM
To: Palladeno, Travis
Subject: development in Madeira Beach

I am voicing my opposition to the size of current development projects. Instead please consider something that meets the size and scale of Madeira Beach and takes responsibility for the impact created for the citizens here.

Thank You, Dianne Binninger,
606 Flamingo drive

Sent from [Mail](#) for Windows 10

I received a phone call at 2:17 pm from Janet Holt of 320G Medallion Blvd. stating that she is unable to attend the meeting but wanted it noted that she is deeply opposed to the overdevelopment that is proposed. She feels it will increase traffic, reduce safety, cause too much stress on old water and sewer lines, cause more parking problems and hamper EMS response, especially when the bridge is up. She does not want Madeira Beach to become another Clearwater.

This is not a verbatim transcription of the phone call. I listed the items as we spoke on the phone.

Aimee Servedio
City Clerk

Servedio, Aimee

From: Florian Simala <floriancjr@gmail.com>
Sent: Thursday, April 28, 2016 1:13 PM
To: Tpalladino@madeirabeachfl.gov; Shontz, Pat; Poe, Elaine; Rohodges@madeirabeachfl.gov; Lister, Terry; Jim Everett; Noble, Michael; Brown@madeirabeachfl.gov; Carr, Dennis; Lawrence, David; lferasplide@madeirabeachfl.gov; arassmusen@madeirabeachfl.gov
Subject: Madeira Beach Planned Development

Dear Mayor Palladino, Vice Mayor Shontz, and Commissioners,

This has all been said before, but needs to be repeated so the voice of Madeira Beach residents can be heard.

We strongly urge you to re-think the Planned Development for the Holton and Kains properties. Regardless of what the experts claim about increased traffic on Gulf Blvd and 150th Ave, we drive those roads on a daily basis and know first-hand how traffic can back up under existing conditions when a single sail boat causes the Tom Stuart Bridge to be raised, as well as during school drop-off and pick-up times on the east side of the bridge. Residents security will be adversely affected by increased traffic from the scope of the planned developments will cause chaos during an emergency evacuation or when an emergency vehicle needs to cross the bridge. Changing the traffic flow of Madeira Way, which is now a reliever for traffic heading north on Gulf Blvd or south-bound traffic on Gulf Blvd heading east will add to congestion. One only needs to look at this situation when the Wednesday Market on Madeira Way blocks traffic. This once weekly inconvenience can be tolerated but it will add to residents driving woes if the change in driving directions on Madeira Way were made permanent.

As now planned the Holton developments not only will spoil the view of neighboring condominium residents, and most likley adversely affect their property values, but will create a "wall" on the southwest corner of the Tom Stuart Bridge and will also cast a permanent shadow over bridge. Likewise, adding a double-shock to residents will be the even bigger Karns development on 150th Ave and Madeira Way. Traffic congestion will again be greatly increased and "concrets canyons" created along Madeira Way where the sun will seldom shine. Additionally, this development will make the remainder of low-rise buildings on Madeira Way look out of place with the new high rise building. Will that lead to the redevelopment of the rest of Madeira Way into an even longer "concrete canyon" with yet even more traffic?

We are all for redevelopment in Madeira Beach, but in a reasonable way that meshes with what Madeira Beach is today. The Planned Development as it exists has done nothing but divide Madeira Beach residents who want to keep Madeira Beach redevelopment reasonable, and the business community who see Dollar signs with increased traffic and people.

Again, you are urged to think carefully before approving the Planned Development Projects as they exist today.

Sincerely,

Nancy & Florian
Simala
15400 Gulf Blfd
#1001
Madeira Beach

Servedio, Aimee

From: Lisa Ray <clazray@aol.com>
Sent: Thursday, April 28, 2016 11:32 AM
To: Poe, Elaine
Subject: Fwd: Increased traffic

>
> Dear Commissioner Poe,
>
> We appreciate your efforts in your care and concern for Madeira Beach and the quality of life for it's citizens!
>
> We would like to express our concern for the pending projects concerning Madeira Way and Holiday Isle Marina. We are not opposed to progress, but feel the scope of both projects will only add to the traffic issue that is not addressed.
>
> The safety of the Madeira Beach citizens regarding medical and evacuation emergencies needs to be put before the large scope of projects currently in progress . We hope you would agree that even the loss of one life because of non action on the boards part is one too many.
>
> Please consider a much smaller scale on both projects and address the current traffic problems that are now occurring.
>
> Sincerely,
>
> Craig and Lisa Ray
> 13313 2nd St E
> Madeira Beach
> Sent from my iPad

Servedio, Aimee

From: Lisa Ray <clazray@aol.com>
Sent: Thursday, April 28, 2016 11:38 AM
To: Hodges, Nancy
Subject: Safety

>
>
> Dear Commissioner Hodges,
>
> Thank you for your efforts in beautifying Madeira Beach. We appreciate many of the recent upgrades.
>
> Please consider the current traffic situation in regard to medical and evacuation emergencies. An increase in development and density in the Madeira Way and Marina plans will only add to the current congestion. The lives of the Madeira Beach citizens need to come before the proposed developments.
>
> If you are sure this is wanted by the citizens of Madeira Beach please let us vote and voice our opinions.
>
> Sincerely,
>
> Craig and Lisa Ray
> 13313 2nd St E
> Madeira Beach
>
>
> Sent from my iPad

Servedio, Aimee

From: carolyn binninger <diannebinninger@outlook.com>
Sent: Thursday, April 28, 2016 12:57 PM
To: Hodges, Nancy
Subject: BUILDING IN MADEIRA BEACH

HI NANCY, I WILL NOT BE ABLE TO ATTEND MEETING SO I AM VOICING MY OPPOSITION TO THE SIZE OF THE DEVELOPMENTS CURRENTLY BEING CONSIDERED. I BELIEVE GOOD CITY PLANNING WILL RESULT IN DEVELOPMENT THAT MEETS THE SIZE AND SCALE OF MADEIRA BEACH AND TAKES RESPONSIBILITY FOR THE IMPACT CREATED FOR THE CITIZENS.

THANK YOU, DIANNE BINNINGER
606 FLAMINGO DRIVE

Sent from [Mail](#) for Windows 10

Servedio, Aimee

From: Ed and Bonnie Ayres <edbonniea@gmail.com>
Sent: Thursday, April 28, 2016 9:35 AM
To: Crawford, Shane; Palladeno, Travis; jim.everett@yahoo.com
Subject: Planning Meeting Tonite

The city of Madeira Beach is in conflict now because the Planning Board and the City Commission ruined the good work put into the city long range plan of 2009 by adding the possibility of PD zoning in 2014, and then by using PD zoning to attract developers who want to over-develop a small part of town with hundreds and hundreds of hotel rooms and condo hotels.

There are two problems with such over-development. The buildings would dwarf the rest of the city, and the attendant traffic would plug up 150th Avenue and nearby streets. There would be no land left to widen the streets and widening the draw bridge is probably out. Remember, 150th Ave is the only way to get between Madeira Beach and the mainland within several miles up and down the island chain.

My suggestion to get us out of this mess is to revoke PD zoning and go back to the well thought out plan of 2009. Remember the Marriott put up a reasonable sized hotel under these rules and seems to be doing well.

We can't just reject the Holton and Karns plans and keep the PD zoning, thinking we could tailor the next projects to come along to a reasonable size. I for one would not trust the Planning Board and Commissioners to do a better job next time if the powers of PD were still available.

Ed Ayres
Resident, Madeira Cove

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Tuesday, April 26, 2016 12:00 AM
To: Shontz, Pat
Subject: new development

If you care about your city and your fellow citizens VOTE NO on these new developments do not sellout Chris we are watching

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Tuesday, April 26, 2016 12:11 AM
To: Palladeno, Travis
Subject: new developments

This is probably a waist of time but I would like you to stop these new developments for the good of Madeira Beach and its residents if you care about our city vote NO , or maybe you have a higher calling Chris

Servedio, Aimee

From: Dennis Brooks <dennisbrooks141@msn.com>
Sent: Tuesday, April 26, 2016 9:05 AM
To: Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; jeffthejewelerflorida@gmail.com; Noble, Michael; carrden23@gmail.com; dlaw@giopsnow.com; annras1@gmail.com; Crawford, Shane
Cc: Deborah Sheppard Brooks
Subject: "City Center" Zoning & Development Agreement

Dear City Planning Committee Members:

My wife and I are residents and supporters of responsible city development in Madeira Beach. We fell in love with the character of Madeira Beach and its lifestyle. Please do not destroy the community that that we fell in love with.

Although we are not present at the planning meetings, it is important that you carefully consider the views of the residents. Postpone the votes until you hear from a majority of the residents.

Please be mindful as you exercise authority to limit all aspects of development proposals.

Do not create situations that endanger the safety and welfare of Madeira Beach residents by approving development that exceeds the infrastructure capacity.

Sincerely,

Dennis L. Brooks and Deborah Sheppard-Brooks
809 Bay Point Dr, Madeira Beach, Florida

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Tuesday, April 26, 2016 5:24 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; jeffthejewelerflorida@gmail.com; Noble, Michael; carrden23@gmail.com; dlaw@giopsnow.com; annras1@gmail.com
Subject: Planned Development of Holton Property & 150th Ave Town Center Development

04/26/2016

To the Planning Committee and Board of Commissioners:

We are currently back in upstate NY with our children & grandchildren so we are unable to attend the future discussions about the Holton/ Holiday Isle and Town Center 150th Ave. project developments.

We have been to many meeting and do feel neither the planning commission nor the board of commissioners are responding to a majority of residents & small business owners.

Living at Madeira Beach Yacht Club Condominium for the past 18 years we enjoy the location. We are able to look out of our window to see the Gulf of Mexico and have sun shine streaming onto our porch.

All this will change when the two 8 story condos and the two 11 story hotels are built across from us. We will be looking at a cement & glass city skyline.

With the change for driving down Madeira Way and access to the underground parking under the hotels, we vision huge tractor trailers parked along the roadway delivering beer, food, linens, funiture etc. There will be taxis and Shuttle limos constantly taking people back & forth to the airport.

And let us not forget that all these people need trash picked up. As it is now we are awakened at 7 am twice a week with trash pickup from businesses across the canal from us. This will probably become an everyday problem.

There was an incident that involved a man who almost drowned in our condo swimming pool about 3 years ago. I dialed 911 and even though the fire department was right across the street , it took about 12 minutes for an ambulance to arrive from Seminole Fire Dept. as ours from Madeira Beach was tied up on another case.

How long will we wait for emergency vehicles with the additional calls to 911 and the increased traffic that will delay the paramedics even more?

The height of the buildings, the density of the people and increased traffic are not justified. We do not need 5 hotels(counting the new Marriott) within a 1.5 mile radius.

Why are you not listening to the majority of the residents for whom you serve?

The Welch Causeway bridge has a congestion problem now before adding 3500 more cars a day. This number is only an estimate and it could be more.

We welcome new development but not over development. Lower building heights and less density of people and traffic are needed.

Even though we are not in Florida right now, we still are paying our taxes and condo maintenance fees for the entire year. We will be livestreaming the sessions to keep ourselves informed.

Sincerely,

Theresa & Charles DeRoller
179 Medallion Blvd.
Madeira Beach, Fl

Servedio, Aimee

From: elaine Crouter <elainecrouter@gmail.com>
Sent: Tuesday, April 26, 2016 6:12 PM
To: Shontz, Pat
Subject: Fwd: Madeira Beach Development

Sent from my iPad

Begin forwarded message:

From: elaine Crouter <elainecrouter@gmail.com>
Date: April 26, 2016 at 4:15:29 PM EDT
To: scrawford@madeirabeachfl.gov
Subject: Madeira Beach Development

We have enjoyed living here on 150th Avenue in Madeira Beach for 19 years and have appreciated the many improvements made to our city.

We gladly look forward to any improvements to our city, however the massive development of the Holton property and the proposed development along 150th Avenue and Madeira Way will cause horrendous traffic problems along 150th Avenue.

We urge our planning commission and the board of commissioners to listen to the residents of Madeira Beach and not fall victim to the over zealous plans from the developers. Please listen to the residents of your city and stop the over development now.

Thank you,
Bill & Elaine Crouter
399 150th Ave. # 320-C
Madeira Beach

Sent from my iPad

Servedio, Aimee

From: SBaker7596@aol.com
Sent: Monday, May 2, 2016 5:10 PM
To: Palladeno, Travis
Cc: Poe, Elaine; Hodges, Nancy; Lister, Terry; Crawford, Shane
Subject: Beach Scene Newspaper May 2016

Dear Mayor Palladeno

This morning I picked up the Beach Scene and found two articles of interest on pages 6 and 7. The article on page 7 was directed at Madeira Beach and addressed the present controversy over the rezoning along 150th avenue, specifically, to change from C-4 to Planned Development. The article notes "a storm a-brewing" over this issue.

On the other hand, the page 6 article reports a zoning change to Planned Development in an older section of Treasure Island. There, in Treasure Island, the issue is being settled by a referendum vote in November at which the voters of the city will have a chance to voice their opinion.

Boy, doesn't that make common sense? Perhaps the biggest problem with the Commissioners and Planners in Madeira Beach is that they have not accepted citizen input. Websites, handbills, angry protests at BOC meetings, letters read aloud by the City Attorney - 47 to 3 opposed to the PD - an overwhelmingly negative vote on surrendering voter control of land sales - the list goes on. It's a storm!

You and the Commission could make this all go away. Why not put the two ordinances changing the development areas to PD to the ballot? Give the voters (citizens, taxpayers, property owners) a voice. There is an election scheduled for August this year, 3 months away. Plenty of time to get this issue on the ballot.

You might be surprised how it turns out.

Sam Baker

Servedio, Aimee

From: Lisa Ray <clazray@aol.com>
Sent: Thursday, April 28, 2016 4:14 PM
To: Shontz, Pat
Subject: Lives of Citizens

> Dear Commissioner Shontz,

> Thank you for your efforts in beautifying Madeira Beach. We appreciate many of the recent upgrades.

>

> Please consider the current traffic situation in regard to medical and evacuation emergencies. An increase in development and density in the Madeira Way and Marina plans will only add to the current congestion. The lives of the Madeira Beach citizens need to come before the proposed developments.

>

> If you are sure this is wanted by the citizens of Madeira Beach please let us vote and voice our opinions.

>

> Sincerely,

>

> Craig and Lisa Ray

> 13313 2nd St E

> Madeira Beach

>

>

> Sent from my iPad

Servedio, Aimee

From: Kate Driscoll Leone <katezleone@gmail.com>
Sent: Thursday, April 28, 2016 4:59 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; jim.everett@yahoo.com; jeffthejewelerflorida@gmail.com; Noble, Michael; carrden23@gmail.com; dlaw@giopsnow.com; annras1@gmail.com
Cc: Kate Driscoll Leone; Ray Leone
Subject: Concerned Resident-Leaders Please take Action

Dear Town of Madeira Beach Leaders,

We are concerned citizens. I am a former Corporate America executive for 30 years. Feel free to check out my linkedin profile: www.linkedin.com/in/katezdriscoll.

This is my 4th year living in Madeira Beach and we love it. We chose it over other towns like Clearwater Beach for the beaches, eclectic neighborhoods and the laid back style. We live on Crystal Island, work out at Beachfront Fitness, eat at the local restaurants, shop at Publix and frequent the beaches when we can get parking.

Please listen and note that it is the desire of the majority of the people who live here to protect the character of our lifestyle and not become another Clearwater Beach.

It has been said that only a few are opposed to these mega developments, that is simply not true. Development is important and understandable but it must meet the size and scale of the community, be responsible and provide safeguards and infrastructure options for any negative impacts created.

Here some specific concerns:

1. These developments are being looked at as single projects with no big picture planning.
2. 150th street is our bloodline and main access to Madeira Beach. I pick up my granddaughter from school often. The traffic is already congested and even more congestion matters. Doing traffic studies in September is NOT reflective of the real picture. Multiple projects exacerbates the problem. If the DOT cannot look at them combined, we need to.
3. As the city is challenged with reserve funds, we should make prudent financial choices not rely on easy, new revenues to solve any pending issues.

I know you have authority to limit all aspects of development proposals including height and density. I ask the you all take the responsibility to do so.

It is understood that development will happen and needs to. However, the proposal on the table need more leadership, changes and scrutiny. Developers will still be there even with limits as Madeira is still an attractive ROI even if it offers less revenue and profits.

Thanks is advance for listening and taking action.

Best,

Kate Driscoll Leone
Raymond Leone

Kate Z Driscoll-Leone

VP of Partners & Business Development

www.curriki.org

kdriscoll@curriki.org

Mobile [914 672 0748](tel:9146720748)



MADEIRA BEACH BOARD OF COMMISSIONERS

Development Agreement – Staff Report

May 2, 2016

<u>FROM:</u>	Luis N. Serna, AICP, Planning & Zoning Consultant
<u>SUBJECT:</u>	Holiday Isle Marina – Development Agreement
<u>BACKGROUND:</u>	<p>The attached Development Agreement has been prepared in concert with and to memorialize the specific provisions and conditions attendant to the approval of Ordinance 2015-18 rezoning the subject property from C-4 (Commercial Marine) to PD (Planned Development).</p> <p>The City's Town Center Special Area Plan, Chapter 2, Development Standards, specifically requires an application for rezoning in this portion of the Causeway district of the Plan that provides for additional density/intensity, to utilize the PD (Planned Development) zoning process and seek approval of a Development Agreement.</p> <p>The specific provisions enabling the City to consider a Development Agreement are set forth in the Comprehensive Plan - Future Land Use Element, Policies 2.1.2, 2.1.3 and 2.1.4; and the details by which the Development Agreement process is to be considered are set forth in the City's Land Development Regulations - Chapter 82, Section 82-2 and Chapter 86, Article IV, Section 86 – 141 through Section 86-149. Additionally, requirements for development agreements are provided in Florida Statutes, Section 163.3227.</p>
<u>SUMMARY DESCRIPTION:</u>	<p>The proposed development agreement under consideration is between the City and the owners of the property on which the Holiday Isles project is proposed. The agreement establishes the rights and responsibilities of the parties to the agreement. Some of the important features in this agreement include the following:</p> <ul style="list-style-type: none">• It is valid for a period of up to 10 years from its effective date, or until all phases of construction are complete.• It is tied to a specific concept plan for the site which is attached as an exhibit to the agreement.• It includes the requirement for future site plan approval of each phase of the project consistent with Chapter 110, Article II of the Land Development Code.

- It details the specific off-site improvements that will need to be completed prior to the issuance of Certificates of Occupancy for the project.
- It specifies that permitting and design costs for the required off-site improvements will be paid by the developer.
- It specifies that the City will dedicate the transportation impact fees collected from this project for the design and construction of these improvements. Any costs that are not covered by the City's contribution will be paid by the developer.
- It allows for reductions in height, density, or intensity by up to 40 percent. Any increases height, density, or intensity, or any reductions greater than 40 percent require approval by the Board of Commissioners.

PLANNING
COMMISSION
RECOMMENDATION:

The Planning Commission considered the Development Agreement in conjunction with its review of the rezoning request to PD and accompanying Concept Plan at public hearing on February 8, 2016.

The Planning Commission recommended approval of the rezoning request, and to enter into the Development Agreement at that hearing by a vote of 7 - 0.

Subsequent to the February 8 Planning Commission hearing, based on public comment at the initial public hearing by the Board of Commissioners on March 16, and at the initiative of both the staff and applicant, several changes have been made to the attached proposed Development Agreement before the Commission at public hearing on April 12, 2016.

Most are minor editing changes. The principal substantive changes include the following:

- The final summary Site Data Table - Revised January 28, 2016.
- Specific provision regarding the requirement for site plan approval for each phase of the project consistent with Chapter 110, Article II of the Land Development Code.
- Clarification of the developer's responsibility to provide proof of the availability of adequate public water, sanitary sewer, and reclaimed water service.
- Clarification of the requirements to be met prior to Certificate(s) of Occupancy.
- Revision and clarification of the time within which construction must be initiated - 3 years from effective date of the Development Agreement.
- Provision for a restrictive covenant requiring evacuation of any temporary lodging use upon the posting of a hurricane watch.

- Clarification of the provision requiring the developer to be responsible for all off-site roadway and utility improvements.
- Update of the estimate of impact fees based on the final Concept Plan.

BUDGETARY

IMPACT:

N/A

STAFF

RECOMMENDATION:

Staff recommends the Board of Commissioners approve and authorize execution of the attached final Development Agreement for Holiday Isle Marina in support of and as a condition to approval of Ordinance 2015-18.

ATTACHMENT(S):

Proposed Development Agreement

**DEVELOPMENT AGREEMENT
(HOLIDAY ISLE MARINA)**

THIS AGREEMENT (the "**Agreement**") made and entered into this ___ day of May, 2016 by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida hereinafter referred to as "**City**" and **C&T Enterprises, Inc.**, a Florida corporation and **MHH Enterprises Inc.**, a Florida corporation, hereinafter referred to as "**Owner**".

RECITALS

1. Owner (sometimes, Owner is referred to herein as "Developer") is the current fee simple owner and developer of that certain tract of land located within the City of Madeira Beach, Pinellas County, Florida, hereinafter referred to as the "Property" and more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. Owner desires to develop the Property consistent with the concept plan attached hereto as Exhibit "B" ("Concept Plan");

3. The Property is approximately 4.58 acres in size and has PR-MU land use designations and a zoning of C-4 and is located in the Madeira Beach Town Center Special Area Plan – Causeway District;

4. The Owner is requesting the City to amend the zoning designation so that the Property has a land use of PR-MU and a zoning of Planned Development (PD) to facilitate development of the Concept Plan; as provided for in the City's Town Center Special Area Plan;

5. The Concept Plan shows a development of hotel(s), condominium, restaurant, and marina uses with ancillary uses ("Project");

6. The development rights of the Project are subject to the conditions of the development rights approval as set forth below.

7. The City has determined that the Concept Plan is consistent with the City's Comprehensive Plan, the Town Center Plan and Land Development Regulations as provided for herein.

8. The following development rights are hereby approved pursuant to this Agreement on the Property and as more particularly shown on the Concept Plan attached hereto and made part hereof:

Holiday Isle Site Data Table Revised 28 January 2016

SITE AREA: 199,850 SF 4.59 ACRES

TABULATION TABLE		UNITS/COUNTS		BUILDING	SETBACK	PARKING		FAR/ BUILDING AREA-SF		ISR	
		PROPOSED	PERMITTED	HEIGHT PROPOSED ABOVE BFE (12'-0")	TO SEAWALL / PROPERTY LINE/ BLDG.	PROPOSED	REQUIRED	PROPOSED	PERMITTED	PROP.	REQ.
TEMPORARY LOGGING	BUILDING A LIMITED SERVICE HOTEL	150 UNITS		90 FT 7 STORES OVER 1 PARKING	82' SW to Bldg. 15' NW to P.Line 15' NE to P.Line 82' SE to Bldg.	150	150	99,205 SF			
	BUILDING F CONDO-HOTEL	122 UNITS		77 FT 9 STORES OVER 2 PARKING	0' SW to P.Line 105' NW to P.Line 82' NE to Bldg. 55' SE to Bldg.	122	122	71,862 SF			
	SUB-TOTAL	272 UNITS 89 UNITS/ACRE	573 UNITS 125 UNITS/ACRE			272 UNITS	272 UNITS	171,067 SF			
RESIDENTIAL	BUILDING C	22 UNITS		73 FT 7 STORES OVER 1 PARKING	15' SW to P.Line 55' NW to Bldg.	44	44	154,800 SF			
	BUILDING D	24 UNITS		93 FT 9 STORES OVER 1 PARKING	17' NE to P.Line 14' SE to P.Line	48	48				
	BUILDING E	22 UNITS		73 FT 7 STORES OVER 1 PARKING		44	44				
	SUB-TOTAL	68 UNITS 15 UNITS/ACRE	68 UNITS 15 UNITS/ACRE			136 UNITS	136 UNITS	154,800 SF			
COMMERCIAL	BUILDING B RESTAURANT	1 200 seats	NOT SPECIFIED	34 FT 2 STORES OVER 1 PARKING	168' SW to Bldg. 82' NW to Bldg. 15' NE to P.Line 55' SE to Bldg.	50 1 PER 4 SEATS	50 1 PER 4 SEATS	17,000 SF			
	DOCKMASTER	1				2	2	1,000 SF			
	SUB-TOTAL					52	52	18,000 SF			
BOAT SLIPS	EXISTING COVERED DOCKS	23 EXISTING	EXISTING BLDG.	20 FT		0	0				
	EXISTING OPEN SLIPS	34 EXISTING				0	0				
	PROPOSED SLIPS ASSIGNED TO CONDOS	11				0	0				
	TOTAL SLIPS ASSIGNED TO CONDOS	68				ADDITIONAL PARKING NOT REQUIRED					
	ADDITIONAL BOAT SLIPS	96				48	48				
SUB-TOTAL	164				48	48					
PARKING	SUB-TOTAL (FROM HOTELS & CONDOS)					460	460				
	BOAT SLIPS				18' SW to Bldg. 15' NW to Bldg. 16' NE to P.Line 24' SE to Seawall 14' SE to P.Line	48	48				
	PARKING CREDITS	BICYCLE RACK				-3	-3				
	NON ASSIGNED ADDITIONAL PARKING					20					
	TOTAL PARKING					525	565	204,547 SF			
Upland parking spaces will be provided for the additional boat slips and will meet the City of Madeira's Code prior to construction.											
OVERALL SITE AREA TOTALS								546,634 SF 2.74	798,400 SF 4.00	135,850 SF 67.98%	169,872 SF 85.00%

9. The development rights set forth in this Agreement approval are subject to the following conditions:

- a) Approval of the related development agreement pertaining to the site development of the subject property as described and depicted in the Concept Site Plan attached as Exhibit "B".
- b) Final approval of the City's consulting engineer of the civil and utility site plan and construction plans for each phase of the development consistent with the Land Development Regulations, Ch. 110, Art. II requirements for Site Plan Approval.
- c) Where necessary to accommodate proposed development, the applicant shall be responsible for the removal and/or relocation of any and all existing public utilities located on the subject site, including the granting of easements located outside the building footprint as may be required. This is regardless of whether the public utilities are known at the time of site plan approval or discovered subsequent to such approval. Any required relocation will be subject to approval from the City's Public Works Department.

- d) All construction associated with this project shall be subject to the current requirements of the Florida Building Code, Madeira Beach's land development regulations, the Florida Fire Prevention Code, all other technical codes adopted by the City of Madeira Beach, and FEMA.
- e) All on-site construction activities related to erosion control shall be applied as required by the Florida Building Code and the Madeira Beach Code of Ordinances.
- f) Proof of SWFWMD Environmental Resource permit approval or exemption of the drainage requirements is required prior to the initial Certificate of Occupancy being issued.
- g) Proof of FDOT Access/Driveway permit approval for the ingress and egress to 150th Avenue (Tom Stuart Causeway – S.R. 666) is required prior to the initial Certificate of Occupancy being issued.
- h) Proof of FDOT Drainage Connection permits required prior to the initial Certificate of Occupancy being issued.
- i) Proof of availability of potable water and sanitary sewer from Pinellas County; if available, the project should also avail itself to reclaimed water service.
- j) Final approval of the City's Public Works Department of the plans for solid waste collection prior to building permits being issued.
- k) Final approval of the Fire Chief of the site plan as it relates to the National Fire Protection Association code issues prior to building permits being issued.
- l) Final approval of the Community Services Department for the site's compliance with this Agreement, prior to each Certificate of Occupancy being issued.
- m) Receipt of the appropriate FDOT permits, after diligent efforts by both the Developer and City, for the construction of the Off-site Roadway Improvements and utility extensions as defined hereafter.
- n) Final approval of the parking count which shall be dependent upon the mix of uses, including parking associated with the proposed boat slips.
- o) Final approval of a phasing plan by the Community Development Department which shall show that each phase shall meet the minimum parking requirements, ISR and FAR as provided for by code.
- p) The Developer may adjust the number of boat slips from that which is shown on the Concept Plan so long as proper permits are secured from the County and State, as applicable, and parking is provided pursuant to the Land Development Regulations.

- q) Developer shall be responsible for the construction of the Offsite Roadway Improvements, including the proposed walkway under the Bridge, prior to Certificate of Occupancy of the first phase.
- r) The Developer may subdivide the Property, as it deems appropriate, consistent with the following:
 - i) The proposed Project is contemplated to include multiple components including, without limitation, hotel, residential, condominium, condominium hotel, timeshare, retail, restaurant, marina, parking, and associated and ancillary uses. The Property currently consists of three (3) separate lots of record plus leased submerged land. In order to facilitate the overall development of the Property, Developer may find it appropriate to pursue lot line adjustments without replatting pursuant to Section 86-26, City of Madeira Beach Land Development Regulations. Similarly, Developer may find it appropriate to pursue the division of single lots of record into two separate lots, either in connection with or separate from, Developer's lot line adjustment applications. The sale of one or more lots of record to third parties is expressly permitted under this Agreement; provided, however, for so long as this Agreement remains in effect, the Property may only be developed in accordance with this Development Agreement.
 - ii) In connection with the development of the Project, and to facilitate the orderly development of the Property by one or more separate owners, Developer may find it appropriate to utilize one or more property regimes to implement the development plans, to provide for ownership of the project components, and to provide for the continued cooperative operation and maintenance of the Project. It is presently anticipated that the Project will be developed utilizing a master set of covenants, conditions, easements, and restrictions applicable to the entirety of the Property, with a separate declaration of condominium utilized for the creation of each of the separate components intended to be declared to condominium ownership; provided, however, nothing in this Agreement shall preclude Developer from utilizing a master condominium, land condominium, homeowners association, or other structures to create and provide for the ownership, operation, and maintenance of the overall Project and the separate Project components.

FOR AND IN CONSIDERATION of the mutual promises made and agreed to be kept hereunder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the approval of certain uses by the City and conditioned on the performance in all respects of this Agreement by each of the parties, it is hereby agreed between the parties as follows:

THE AGREEMENT BETWEEN THE PARTIES

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference. All exhibits to this Agreement are incorporated by reference and deemed to be part hereof.

2. Authority. This Agreement is authorized by Section 163.3220, et seq. F.S. (2014) and Sections 86-141 through 86-149 of the Land Development Regulations of the City of Madeira Beach.

3. Effective Date. This Agreement shall be effective as of the day after it is fully executed and recorded in the Pinellas County public records ("Effective Date"). In the event that there is an appeal or legal proceeding challenging this Agreement or challenging the other matters affecting the purpose, intent, or the rights of the Developer or the City to develop the Property as contemplated hereby, the Effective Date of this Agreement shall be extended and shall commence upon the conclusion of such litigation, including appeals and upon all rights of appeal having expired. In the event that a Court decision materially changes any aspect of this Agreement or has made the performance of a portion of this Agreement impossible or unacceptable to one of the parties, either party may choose to terminate this Agreement upon thirty (30) days written notice to the other party and the parties shall assist each other in returning each party to the positions and legal status that it enjoyed immediately prior to the date of the entry into this Agreement; or, alternatively, the parties shall work together to restore the material benefit if such is reasonably possible.

In the event that this Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Pinellas County, Florida reflecting that such termination has occurred and that this Agreement is thereby terminated and by such affidavit, notice that the termination provisions of this Agreement pursuant to this paragraph have occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that the Developer's fee simple title is encumbered by any mortgages, liens or other rights of third persons which are not subordinated to the terms, conditions, covenants and restrictions set forth in this Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Agreement.

This Agreement shall be superior to any mortgages, liens or other rights of third Persons. Any mortgages or liens or encumbrances on the Property created contemporaneously or after the effective date of this Agreement shall be subject to and subordinate to the terms of this Agreement.

In the event that this Agreement is not executed by the Developer on or before 5:00p.m. on the 30th day of May, 2016, this Agreement shall be null and void and of no

further force and effect and any development permissions granted pursuant hereto shall no longer be valid.

4. Duration of Agreement. This Agreement shall terminate upon the earlier of the following dates: (i) the date on which all phases of construction of the Project is complete and issuance of a valid Certificate of Occupancy for the Project; or (ii) ten (10) years from the Effective Date. So long as there is active construction activity on the Property consistent with this Agreement, the Agreement shall be deemed effective. This time period may be extended by mutual agreement of the parties. The recordation of a valid Certificate of Occupancy by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

Notwithstanding anything in Code, Sec. 110-397 to the contrary, the parties agree that the Owner shall have three (3) years to commence construction from the effective date hereof. The Owner shall initiate the application process for the Offsite Roadway Improvements no later than one year from the Effective Date hereof.

5. Third Party Rights. The parties represent, to their respective best knowledge, that nothing herein is barred or prohibited by any other contractual agreement to which it is a party, or by any Statute or rule of any governmental agency, or any third party's rights or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

Any lienholder or mortgagee shall have the right to perform any term, covenant or condition and to remedy any default hereunder, and City shall accept such performance with the same force and effect as if furnished by Developer.

6. Law and Ordinance Compliance. The ordinances, policies and procedures of the City concerning development of the Property that are in existence as of the approval of this Agreement shall govern the development of the Project, and the same shall be in compliance with the applicable regulations of County, State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to the Project except in accordance with the provisions of Section 163.3233(2), Florida Statutes (2014). Notwithstanding the foregoing, the City shall have the absolute discretion to amend and/or adopt life safety codes such as but not limited to fire codes, that may conflict with the provisions herein or may impose additional burdens on the Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the City. The parties agree that such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes. Failure of this Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions in any matter or thing required under existing Ordinances of the City or regulations of any other governmental agency, or any other

entity having legal authority over the Property. Except as provided in this Agreement, all applicable impact fees, development review fees, building permit fees and all other fees of any type or kind shall be paid by Developer in accordance with their terms and in such amount applicable as they become due and payable.

7. No Estoppel. The parties agree that prior to the approval of this Agreement by the City Commission, the City's interest in entering into this Agreement, the studies, surveys, environmental studies, consultant plans or investigations, the expenditure of substantial funds, the staff approval or recommendation relative to the proposed development and any other act in furtherance of this Agreement, shall not be used by the Developer or its successors in title in any way whatsoever as committing the City legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Agreement is not approved by the City Commission or for any other reason does not take effect in all material respects. The parties further agree that any and all action by the Developer or its representatives in negotiation of this Agreement, including all acts or expenditures in the implementation of this Agreement or submittals to other governmental bodies shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

8. No Partnership or Joint Venture. The City and Owner agree that the matters contained in this Agreement shall under no circumstances constitute a joint venture, partnership or agency between them. No third party shall be deemed to have any beneficial interest in this Agreement or any expectation of benefit or property rights or any other rights of any kind arising from this Agreement.

9. Concept Plan. In order to avoid any adverse impacts from the development of the Property on the abutting property owners and on the residents of the City of Madeira Beach, the parties agree that the Property will be developed in substantial conformance with the Concept Plan as such Concept Plan may be modified by the requirements of other state and county governmental agencies having jurisdiction over the development of the Property. The appearance and use of the Property after development are the reasons that the City Commission exercised its legislative authority and entered into this Agreement. Except as may be authorized by the parties hereto, any material deviation from the commitments made by the parties herein shall be considered material defaults in this Agreement unless otherwise approved by the City or contemplated herein. The City of Madeira Beach shall not consent to any modification unless it deems that such is in the best interest of the public and in its discretion in reaching such decision it shall be deemed to be acting in a legislative capacity and within its sole and absolute discretion taking into account the public health, safety and welfare. The following specific requirements shall also be met:

- i) The Property shall be developed and landscaped in substantial accordance with the Concept Plan. The landscaping within the Property shall be maintained by the Developer. The purpose of landscaping and the

continued development and care of the landscaping on the Property is, in part, for the benefit of the abutting property owners and to screen light, noise and other possible negative aspects of the development. Such landscaping shall be provided prior to a certificate of occupancy being issued and will be maintained in good and healthy conditions at all times by the Developer.

ii) There shall not be any material deviation from the provisions of the Concept Plan except as provided for herein unless such is approved by the City Commission of the City of Madeira Beach at a public hearing conducted for such purpose and this Agreement is modified in writing by the parties thereto for the purpose of agreeing to such deviation.

iii) Ingress and egress to the Property shall be substantially as shown on the Concept Plan unless, a modification is approved by FDOT and the City. Off-site Roadway Improvements shown on attached Exhibit C are made apart hereof.

iv) Building heights, architectural style and location will be as shown on the Concept Plan. The architectural style reflected as an attachment to or being part of the Concept Plan shall be complied with in all material respects during the development of the Project. Notwithstanding anything herein to the contrary, the Developer may reduce the height of any building(s) up to 40% without an amendment of this Agreement, as provided for herein.

v) This Agreement and the Concept Plan attached hereto specify certain minimum setbacks, building heights, and similar dimensional requirements and agreements. No substantial changes may be made in these agreed upon dimensional requirements or in any matter that is reflected on the Concept Plan or addressed specifically in this Agreement unless otherwise provided for herein except by an amendment to this Agreement which revised amendment is legislatively considered by the City Commission and agreed to by the City Commission, set forth in writing as an amendment to this Agreement and executed by the parties hereto or their successors or assigns. The Developer, and its successors and assigns specifically waive and relinquish any right to change the terms of this Agreement through any administrative or legal process, including a decision by a court of competent jurisdiction, unless agreed to by the parties. Notwithstanding the foregoing, minor modifications to the dimensional requirements, increases in the number of permitted boat slips, and, reduction's in height, density or intensity that do not exceed 40% of the permitted dimensional requirements are not contrary to the purpose and intent of this agreement may be included in the final site plan process without an amendment hereto so long as the minimum parking requirement is maintained pursuant to the Land Development Regulations.

vi) Marina and boat slips shown on the Concept Plan may be modified as required by the state and federal permitting agencies without amendment

hereto so long as the minimum parking requirement pursuant to the Land Development Regulations is met prior to construction thereof.

vii) Phasing Plan. This Project may be constructed in phases. Each phase shall be approved by the City pursuant to Art. II of Chapter 110 of the Land Development Regulations and include sufficient parking for each phase. The Off-Site Roadway Improvements shall be constructed in conjunction with the first phase.

viii) Prior to the issuance of a Certificate of Occupancy for any building that includes a Temporary Lodging Use, the Owner shall record in the public records of Pinellas County a restrictive covenant requiring evacuation and closure as soon as possible after a hurricane watch that includes Madeira Beach is posted by the National Hurricane Center.

ix) The residential units constructed as part of the planned development shall not be limited or restricted by this Agreement with respect to short-term or transient rentals.

10. Public Infrastructure. The Developer or its successor in title, as appropriate, at its sole cost, shall design, construct and maintain, until acceptance by the City and conveyance by recordable instrument or bill of sale, as appropriate, to the City, all public infrastructure facilities and lands necessary to serve the Project which are shown on the Concept Plan, provided that said public infrastructure facilities have received construction plan approval and that all applicable review procedures have been complied with fully, inspected and accepted by the City. Public infrastructure facilities shall include those facilities to be located in rights-of-way or easement areas conveyed to the City, as shown on the approved engineering construction drawings.

Public infrastructure facilities shall be complete, and approved for acceptance by the City prior to the issuance of any certificate of occupancy on the Property, or the Developer shall provide the appropriate letter of credit in a form satisfactory to the City Attorney, drawable on or through a local Pinellas County bank. Said letter of credit shall be deposited with the City to guarantee the completion of public infrastructure facilities prior to the time that certificates of occupancy are issued on the Property and public access and facilities to serve the proposed structures are available in accordance with City regulations.

The City shall use diligent efforts and cooperation to facilitate the issuance of permits for the Off-site Roadway Improvements, as defined below; however, any permitting and design costs associated with those improvements shall be the sole cost of the Developer.

11. Permits. Development permits, which may need to be approved and issued, include, but are not limited to the following:

- a) City of Madeira Beach building permits.
- b) Southwest Florida Water Management District.
- c) City of Madeira Beach Engineering construction permit.
- d) Pinellas County.
- e) Florida Department of Transportation.
- f) Florida Department of Environmental Protection.
- g) U.S. Army Corp of Engineers.
- h) All other approvals or permits as required by existing governmental regulations as they now exist.

Except as set forth in this Agreement, all development permits required to be obtained by the Developer for the Project will be obtained at the sole cost of the Developer and in the event that any required development permissions issued by entities other than the City are not received, no further development of the Property shall be allowed until such time as the City and the Developer have reviewed the matter and determined whether to modify or terminate this Agreement.

12. Impact fees. The City has estimated the impact fees that the Developer shall pay to the City as follows, subject to credits issued for prior development of property as stated below. Nothing herein shall bind the parties to these amounts but rather this shall be used as an estimate only.

272 hotel/condo-hotel units = \$872,576.00
 18,000 sq. ft. restaurant and retail = \$147,690.00
 68 multifamily residential units = \$84,864.00
 107 additional boat slips to marina = \$87,098.00
 Rough estimate of total impact fees = \$1,192,228.00

In consideration for the mutual benefits provided by the design and construction of the improvements to 150th Street as shown on the Concept Plan and the new proposed access road and pedestrian boardwalk as shown subject to FDOT approval and final engineering ("Off-site Roadway Improvements"), the City shall dedicate **100%** from its share of the Project's total collected Transportation Impact Fees for the design and construction of the Off-site Roadway Improvements ("City's Contribution") less any amounts provided for herein. In the event the Off-site Roadway Improvements are not paid in full by the City's share, the City will seek additional funding from alternative sources of funding and shall diligently work to secure the additional funding from Pinellas County's share of the transportation impact fee, or some other source. The Developer shall be responsible for all costs associated with the engineering, permitting and construction of the Off-Site Roadway Improvements that exceed the City's Contribution.

The City may otherwise utilize the Transportation Impact Fee in conjunction with this project to pay a traffic circulation and mobility study for the Town Center Special Area Plan area.

13. Recycling. The Developer and its successors-in-title will cooperate with City to encourage and promote recycling activities within the Project and such commitment will be reflected in a covenant running with the Project lands.

14. Annual Review. The City of Madeira Beach the City shall review the Project once every twelve (12) calendar months from the Effective Date.

15. Recordation. Not later than fourteen (14) days after the execution of this Agreement, the City shall record this Agreement with the Clerk of the Circuit Court in Pinellas County, Florida, and a copy of the recorded Agreement shall be submitted to the Florida Department of Economic Opportunity within fourteen (14) days after the Agreement is recorded. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors and assigns in interest to the parties to this Agreement.

16. Agreement as Covenant. This Agreement shall constitute a covenant running with the Property for the duration hereof and shall be binding upon the Developer and upon all persons deriving title by, through or under said Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Property, and the City for the term hereof.

17. Legislative Act. This Agreement is agreed to be an legislative act of the City in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the Property and this Agreement and the obligations and responsibilities arising hereunder as to the Developer shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Agreement. The execution of this Agreement or the consent to this Agreement by any existing mortgage holder, lien holder or other persons having an encumbrance on the Property shall be deemed to be in agreement with the matters set forth in this paragraph.

18. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Agreement. The parties agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Agreement the Property shall be subject to the laws, ordinances and regulations of the City of Madeira Beach as they exist as of the date of this Agreement. Any reference in this Agreement to "Developer" contemplates and includes the fee simple title owners of record of the Property their heirs, assigns or successors in title and interest. Any oral agreements, agreements created by written correspondence or any other matter previously discussed or agreed upon between the parties are merged herein.

19. Enforcement. The parties agree that either party may seek legal and equitable remedies for the enforcement of this Agreement, provided however that neither the City nor the Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Agreement. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs and attorney's fees at mediation, trial and through any appellate proceedings.

Except as provided above, the parties agree that any legislative and quasi-judicial decisions, if any are required, by the City regarding the appropriate land use or other development regulations impacting the Property shall, in no event or under any conditions, give rise to a claim for monetary damages or attorney fees against the City and any claim for such damages or fees by the Developer or its successors or assigns are specifically waived.

20. Execution. The Developer represents and warrants that this Agreement has been executed by all persons having equitable title in the subject Property. The City represents that the officials executing this Agreement on behalf of the City have the legal authority to do so, that this Agreement has been approved in accordance with the ordinances and Charter of the City and applicable State law, that appropriate approval of this Agreement has been received in a public hearing and that the City Commission of the City of Madeira Beach has authorized the execution of this Agreement by the appropriate City officials.

21. Severability. In the event that any of the covenants, agreements, terms, or provisions contained in this Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

22. Estoppel Certificates. Within twenty (20) days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that (a) this Development Agreement is in full force and effect, (b) there are no uncured defaults hereunder by City or Developer, if that be the case, and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such twenty (20) day period, the requesting party shall forward such request directly to the City Manager and the City Attorney or to the Developer with copies to the Developer's general counsel by certified mail, return receipt requested or by Federal Express or other delivery service in which delivery must be signed for. In the case where the Developer is the requesting party, the Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the City Manager and staff are aware of the request and the Developer may rely on the statement of the City Manager at such public meeting or may request that the City Manager be directed by the City Commission to respond to the estoppel certificate request in a timely manner.

23. Venue. Venue for the enforcement of this Agreement shall be exclusively in Pinellas County, Florida.

24. Default. Upon default or breach of any substantive portion of this Agreement by any party, the non-defaulting party shall provide written notice via overnight, traceable delivery service of the default and opportunity to cure within sixty (60) days to the defaulting party. Upon the failure of the Developer to cure such defaults, the City shall provide notice via overnight traceable delivery service to Developer of its intent to terminate this Agreement on a date not less than sixty (60) days from the date of such notice and upon the expiration of such period, the City, unless ordered otherwise by a court of competent jurisdiction, may revoke the then existing development permits issued by it and the Developer shall have no claim for damages against the City arising from such revocation. Alternatively, the City may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Agreement. In the event of any default or breach of any substantive portion of this Agreement by the City, the Developer may: (i) give written notice via overnight traceable delivery service to the City of said default with an opportunity to cure within sixty (60) days of receipt of such notice. In the event City fails to cure within said time period, the Developer may thereafter proceed in a court of competent jurisdiction to institute proceedings for specific performance or to obtain any other legal or equitable remedy to cure the default of this Agreement by the City. In any litigation arising hereunder, the prevailing party shall be entitled to recover its costs and attorney's fees at mediation, trial and through any appellate proceedings.

25. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by Federal Express, Air Borne Express or similar overnight delivery services, addressed as follows:

To the Developer:
MHH Enterprises
9800 4th Street North, Suite 200
St. Petersburg, FL 33702
ATTN: Jim Holton

Shane Crawford, City Manager
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 34698

With copies to:
E.D. Armstrong III
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

With copies to:
Thomas J. Trask, Esq.
Trask Daigneault, LLP
1001 S. Ft. Harrison Ave., Ste 201
Clearwater, FL 33756

To the City:

Notice shall be deemed to have given upon receipt or refusal.

26. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns in interest to the parties of this Agreement.

27. Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

Signature page to follow

SIGNATURE PAGE TO DEVELOPMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have set their hands and their respective seals affixed as of this ____ day of _____, 2016.

In the Presence of:

C & T Enterprises, Inc., a Florida corporation

Print Name _____

By: _____

Its: _____

Print Name _____

MHH Enterprises, Inc., a Florida corporation

Print Name _____

By: _____

Its: _____

Print Name _____

City of Madeira Beach

By: _____

Shane Crawford
City Manager

Attest:

Aimee Servedio, City Clerk

Countersigned:

Approved as to Form:

Travis Palladeno, Mayor

Thomas J. Trask, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by _____ as _____ of C & T Enterprises, Inc., a Florida corporation, on behalf of the Corporation, who is [] personally known to me or who has [] produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by _____ as _____ of MHH Enterprises, Inc., a Florida corporation, on behalf of the Corporation, who is [] personally known to me or who has [] produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Travis Palladeno, as Mayor of the City of Madeira Beach, Florida, who is [] personally known to me or who has [] produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day
of _____, 2016 by Shane Crawford as City Manager of the City of Madeira
Beach, who is [] personally known to me or who has [] produced
_____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT A

Legal Description

DESCRIPTION:

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

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

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

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44, RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 2099.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" EAST, 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 300 FEET; THENCE NORTH 43°51'28" EAST, 175 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 175 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING

4.59 ACRES MORE OR LESS.

FLOOD STATEMENT:

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

EXHIBIT A (con't)

Legal Description

DESCRIPTION: SUBMERGED LAND LEASE PARCEL

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD NO. 233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 622, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THEN N.43°51'28" E., 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD NO. 233; THENCE S.46°08'32"E., 100 FEET TO THE POINT OF BEGINNING; THENCE N.43°51'28" E., 25.00 FEET; THENCE S.46°08'32"E., 559.67 FEET; THENCE N.43°46'38"E., 331.00 FEET; THENCE N.46°08'32"W., 309.20 FEET; THENCE N.43°51'28"E., 62.32 FEET; THENCE S.46°29'21"E., 82.50 FEET; THENCE N.43°54'19"E., 82.19 FEET; THENCE S.46°05'41"E., 182.19 FEET; THENCE S.44°32'35"W., 119.87 FEET; THENCE S.46°08'32"E., 29.93 FEET; THENCE S.89°38'48"E., 100.25 FEET; THENCE S.00°26'39"E., 68.50 FEET; THENCE S.89°33'21"W., 76.28 FEET; THENCE S.43°46'38"W., 188.05 FEET; THENCE S.45°50'05"E., 172.29 FEET; THENCE S.43°42'27"W., 121.13 FEET; THENCE N.45°30'56"WE., 212.45 FEET; THENCE S.43°46'38"W., 39.93 FEET; THENCE N.46°08.32"W., 569.70 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 89,849.65 SQUARE FEET.

AND:

DESCRIPTION:

THAT PORTION OF SUBMERGED LAND IN BOCA CIEGA BAY AND BEING IN SECTION 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 622, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N.43°51'28"E., 2099.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE S.46°08'32"E., 50.00 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE S.46°08'32"E., 300.00 FEET; THENCE N.43°51'28"E., 175.00 FEET; THENCE N.46°08'32"W., 183.20 FEET TO THE POINT OF BEGINNING; THENCE N.43°51'28"E., 19.00 FEET; THENCE S.46°08'32"E., 156.00 FEET; THENCE N.43°51'28"E., 30.00 FEET; THENCE N.46°08'32"W., 151.00 FEET; THENCE N.43°51'28"E., 39.00 FEET; THENCE N.46°08'32"E., 50.00 FEET; THENCE S.43°51'28"W., 88.00 FEET; THENCE S.46°08'32"E., 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,835 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

EXHIBIT B
Concept Plan

Holiday Isle Site Data Table Revised 28 January 2016
 SITE AREA: 199,850 SF 4.59 ACRES

TABULATION TABLE

BUILDING	UNITS/COUNTS		BUILDING HEIGHT PROPOSED ABOVE BFE (12'4")	SETBACK TO SEAWALL FROM BUILDING	PARKING		FAR/BUILDING AREA-SF	ISR							
	PROPOSED	PERMITTED			PROPOSED	REQUIRED									
TEMPORARY LODGING	BUILDING A LIMITED SERVICE HOTEL	150 UNITS	90 FT	82' SW to Bldg. 15' NW to P-Line 15' NE to P-Line 82' SE to Bldg.	150	150	99,205 SF								
	BUILDING F CONDO-HOTEL	122 UNITS	77 FT	0' SW to P-Line 106' NW to P-Line 82' NE to Bldg. 55' SE to Bldg.	122	122	71,882 SF								
	SUB-TOTAL	272 UNITS 59 UNITS/ACRE			272 10/UNIT	272 10/UNIT	171,087 SF								
RESIDENTIAL	BUILDING C	22 UNITS	73 FT	15' SW to P-Line 55' NW to Bldg. 17' NE to P-Line 14' SE to P-Line	44	44	154,800 SF								
	BUILDING D	24 UNITS	93 FT	15' SW to Bldg. 82' NW to Bldg. 15' NE to P-Line 55' SE to Bldg.	48	48	17,000 SF								
	BUILDING E	22 UNITS	73 FT	15' SW to Bldg. 82' NW to Bldg. 15' NE to P-Line 55' SE to Bldg.	44	44	1,000 SF								
	SUB-TOTAL	68 UNITS 15 UNITS/ACRE			136 20/UNIT	136 20/UNIT	154,800 SF								
COMMERCIAL	BUILDING B RESTAURANT	1	34 FT	168' SW to Bldg. 82' NW to Bldg. 15' NE to P-Line 55' SE to Bldg.	50	50	17,000 SF								
	SUB-TOTAL	1			2	2	1,000 SF								
BOAT SLIPS	EXISTING COVERED DOCKS	23 EXISTING	20 FT		0	0									
	PROPOSED OPEN SLIPS ASSIGNED TO CONDOS	34 EXISTING			0	0									
	TOTAL SLIPS ASSIGNED TO CONDOS	63			0	0									
	ADDITIONAL BOAT SLIPS SUB-TOTAL	96			48	48									
PARKING	SUB-TOTAL (VEHICLE TRAILS & CONDO)				460	460	546,434 SF								
	PARKING CREDITS NON ASSIGNED ADDITIONAL PARKING	BICYCLE RACK		16' SW to Bldg. 15' NW to Bldg. 16' NE to P-Line 24' SE to Seawall 14' SE to P-Line	48	48	799,400 SF								
	TOTAL PARKING				20	505	204,547 SF								
OVERALL SITE AREA TOTALS								546,434 SF	272	799,400 SF	4.00	135,850 SF	67.98%	169,8728F	85.00%

↑ Upland parking spaces will be provided for the additional boat slips and will meet the City of Madeira's Code prior to construction.



Holiday Isle Marina

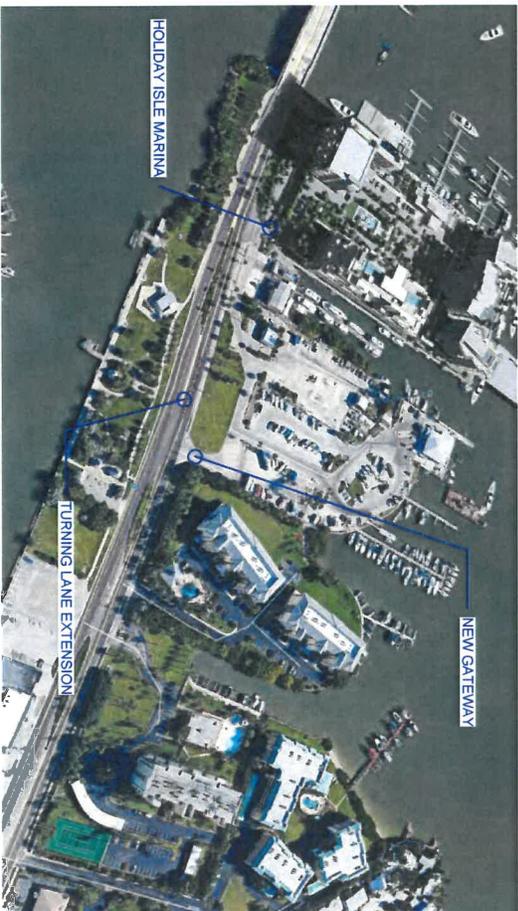
Tabulation Sheet

BeharPetraInc
 100 Regent Street
 Charleston, SC 29403
 803.799.1234
 803.799.1234

REVISIONS SHEET
 15.25
 1/8" = 1'-0"
 01/08/16
 A002



EXISTING CONDITIONS



PROPOSED MASTER PLAN

Holiday Isle Marina

Aerial View Projection

h. BeharPererantzy

2023.09.25

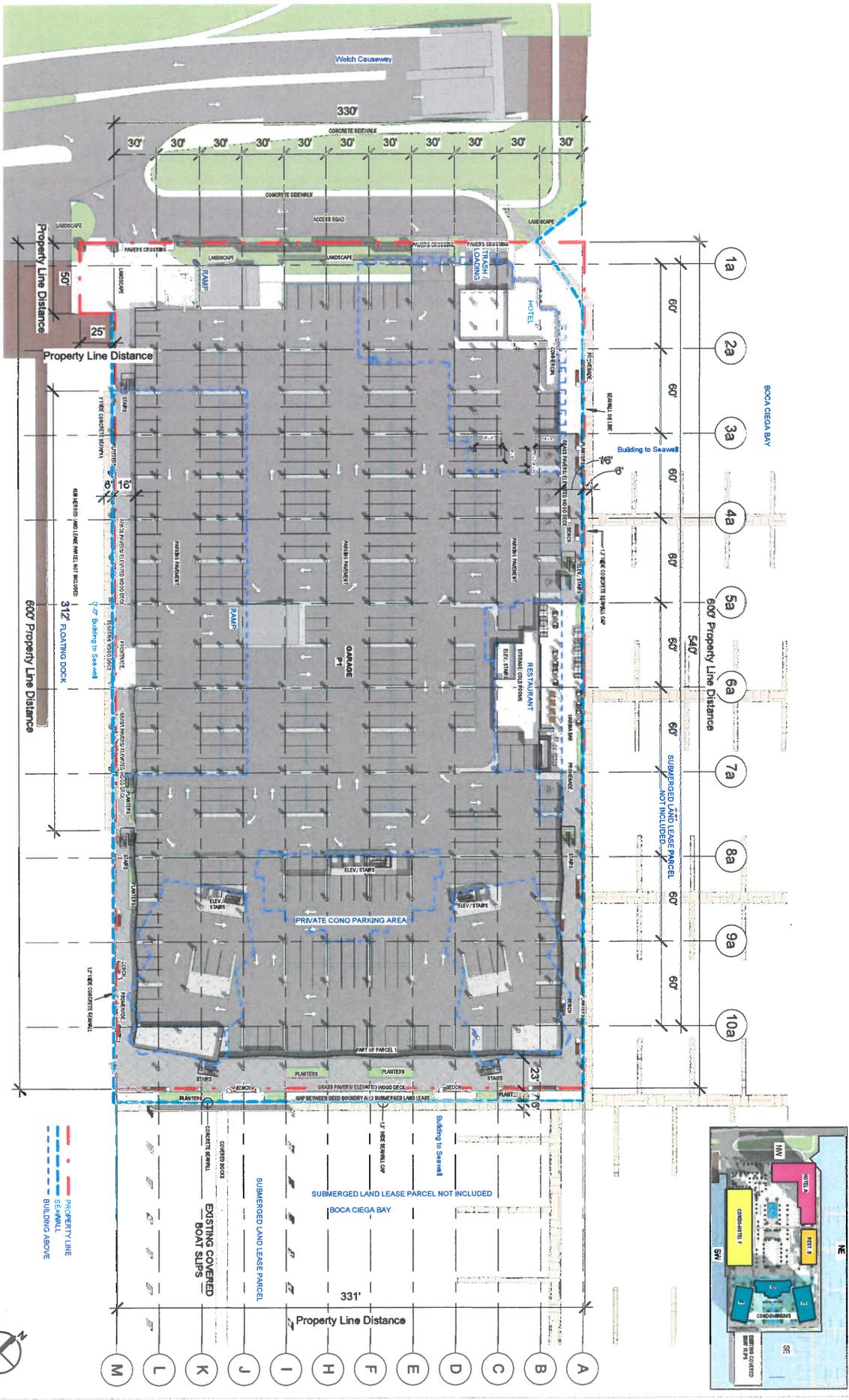
103 Regatta Street
 Old Saybrook, CT 06458
 L 727 478 5001 | F 727 478 5074

REVISIONS SHEET
 A004

15.25

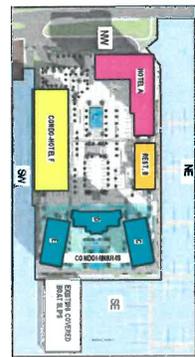
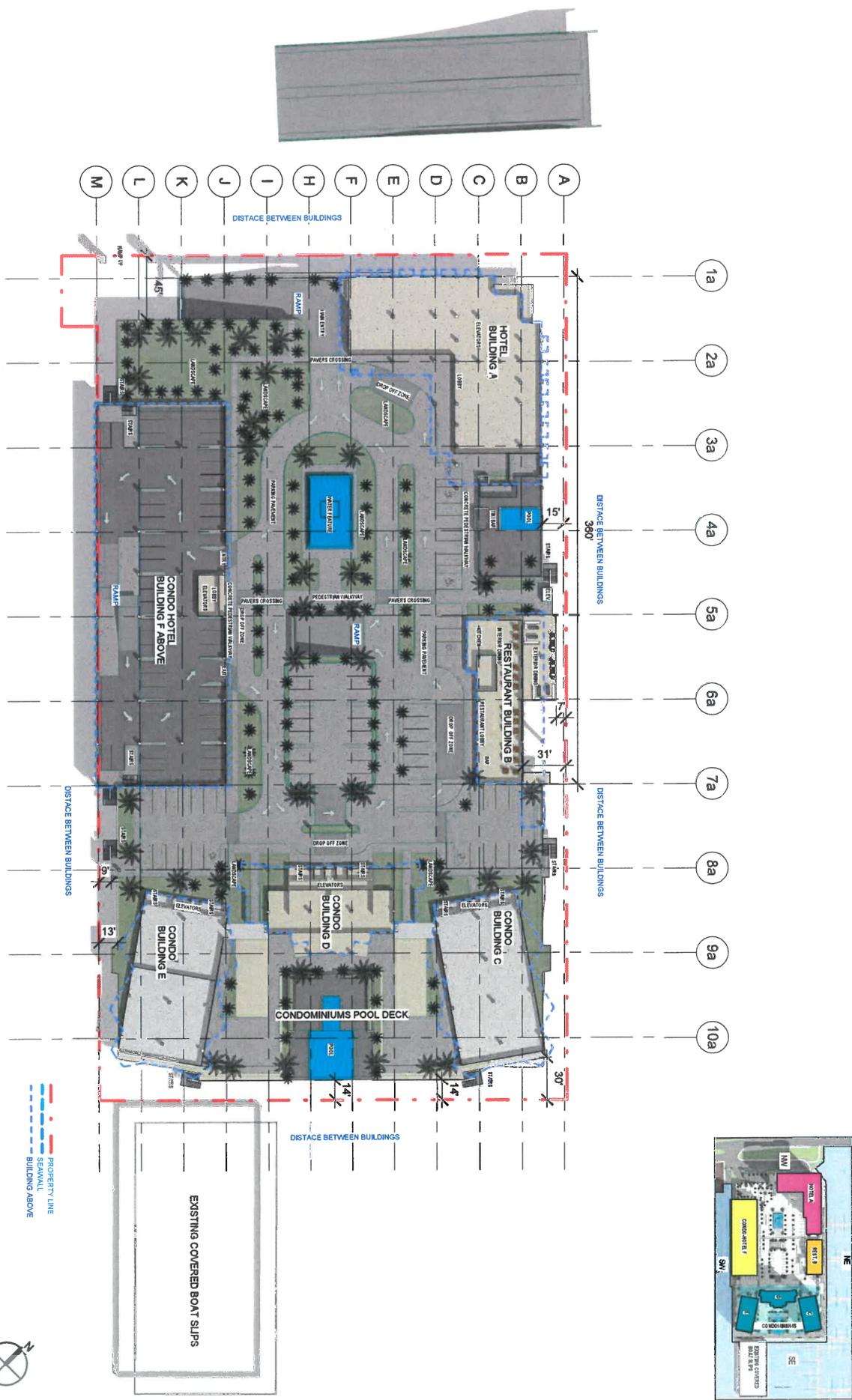
For drawings of this project, all work is to be done in accordance with the latest edition of the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

REVISIONS	SHEET
15.25	A100

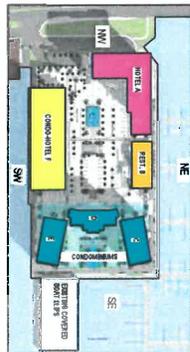
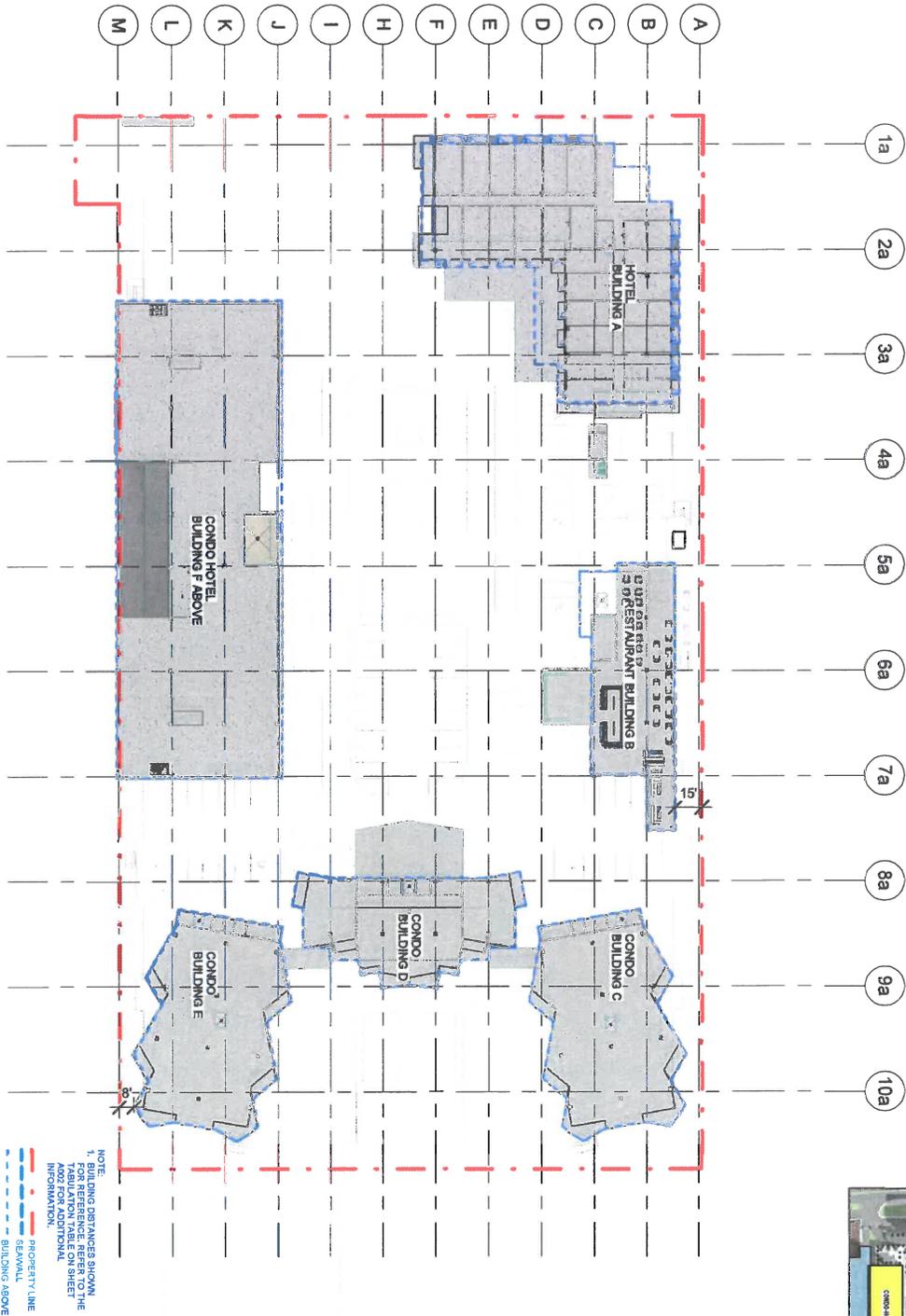


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REVISIONS	SHEET
	A101



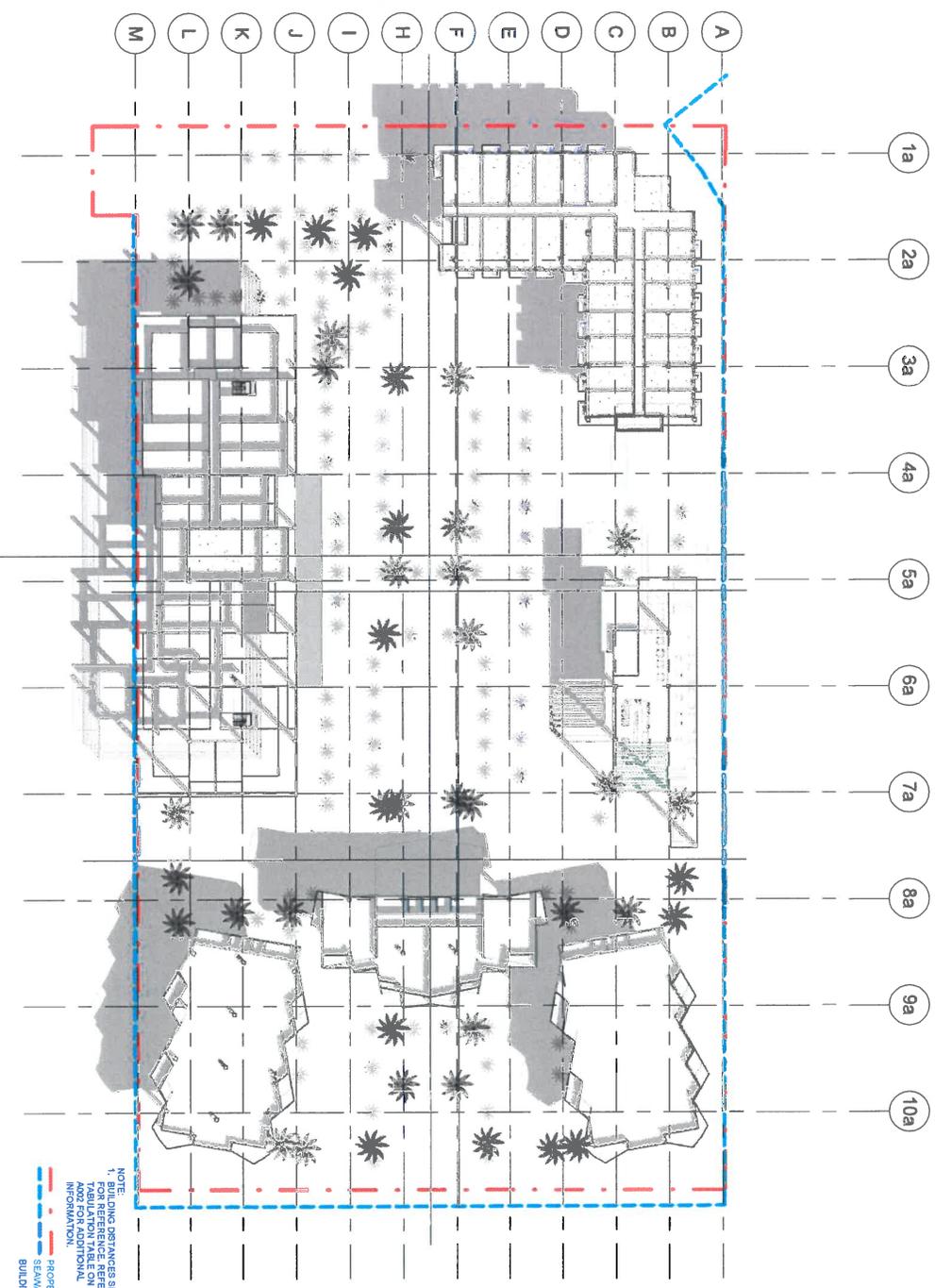
REVISIONS	SHEET
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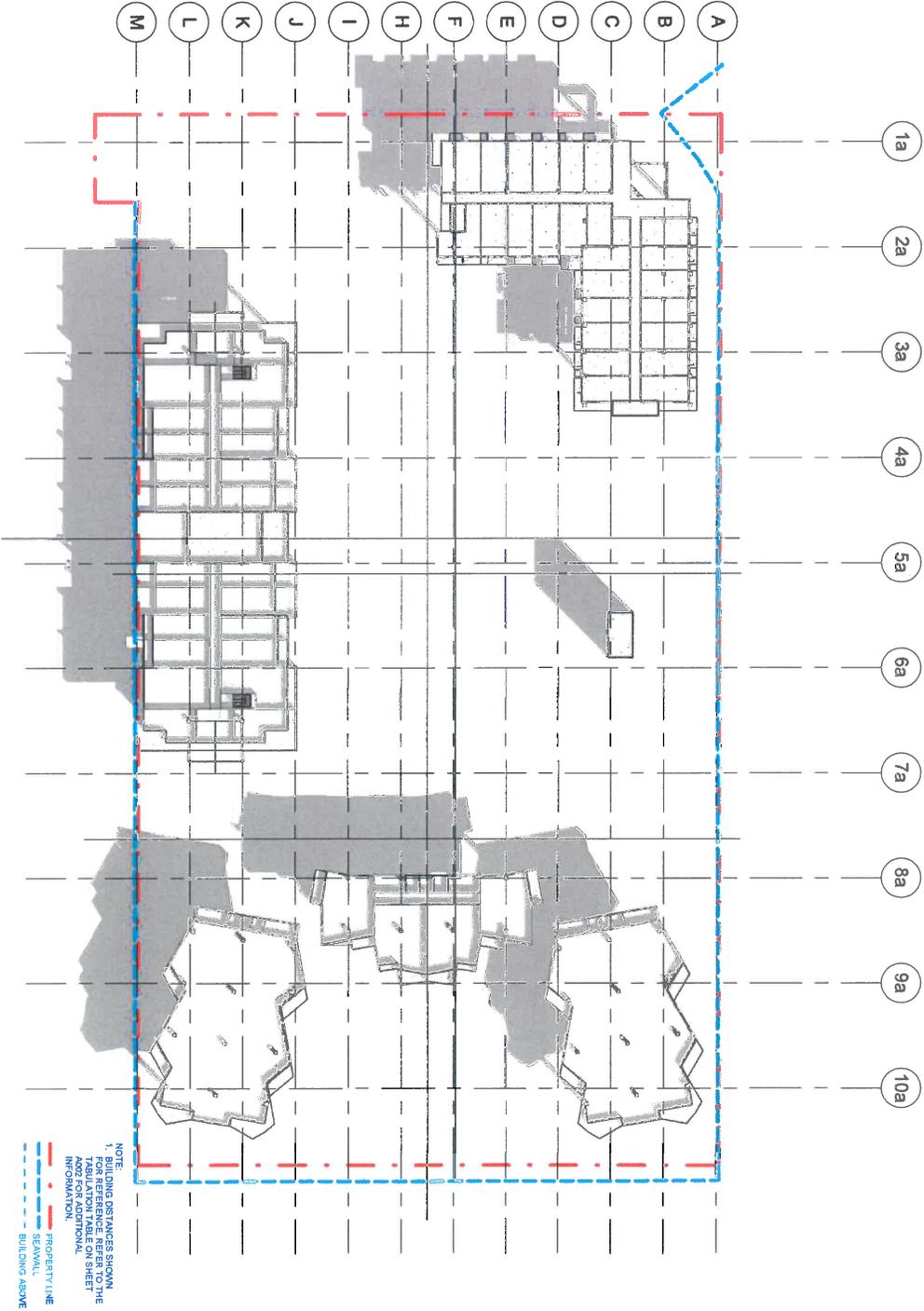
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REVISIONS	SHEET
	A104



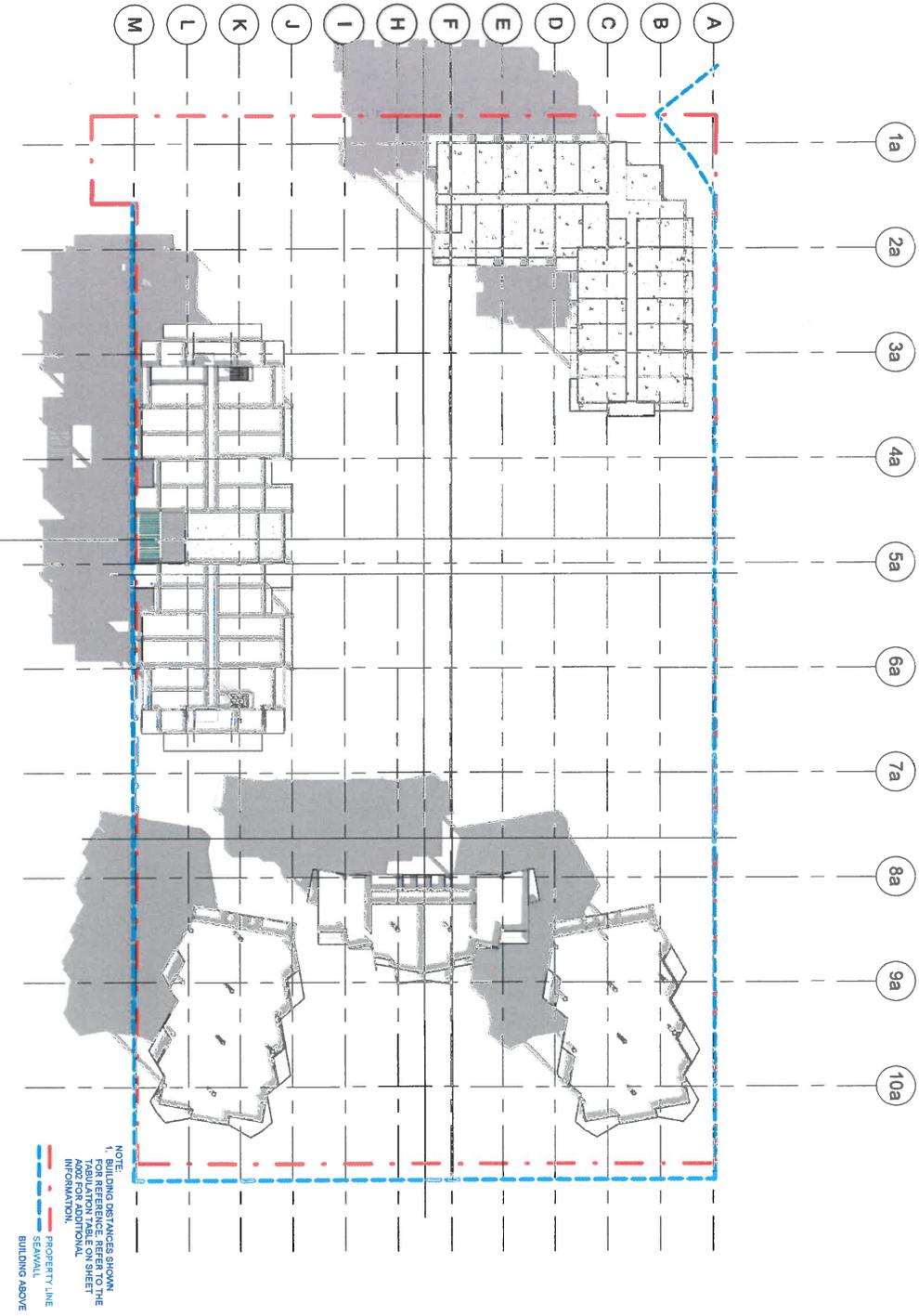
NOTE: BUILDING DISTANCES SHOWN FOR REFERENCE REFER TO THE TABULATION TABLE ON SHEET INFORMATION.

— PROPERTY LINE
 - - - SEAWALL
 - - - BUILDING ABOVE

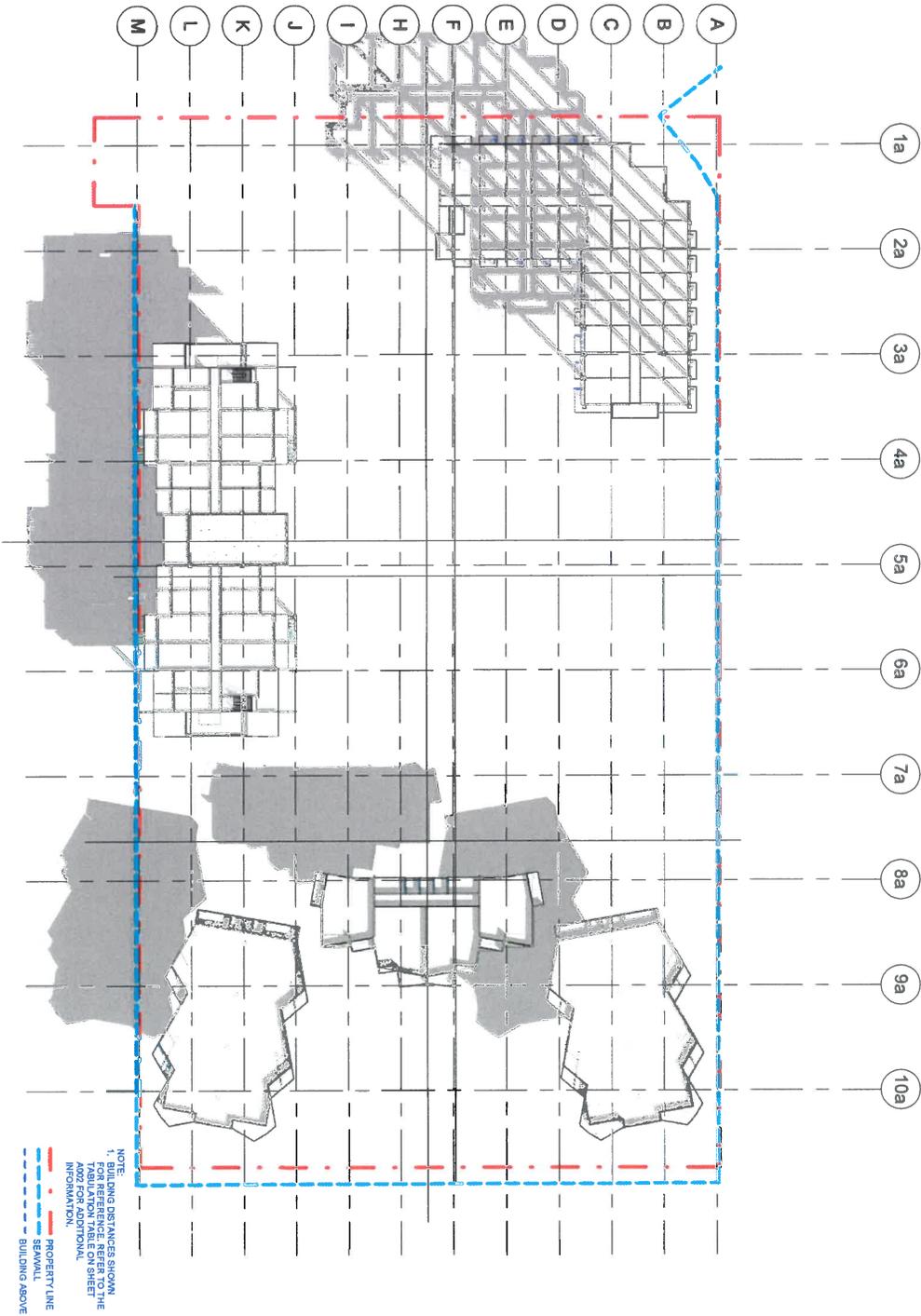


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REVISIONS	SHEET
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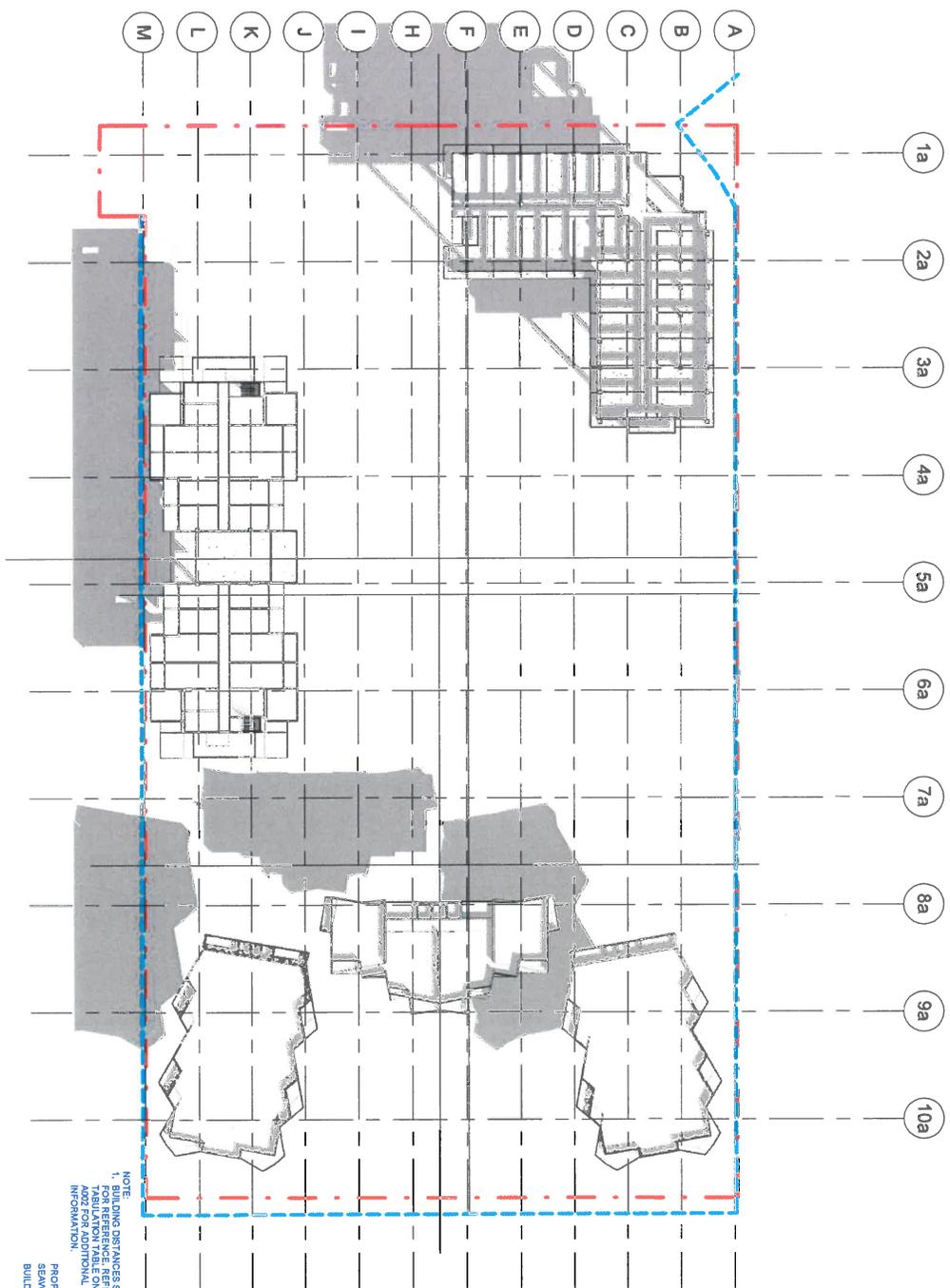


REVISIONS	SHEET
	A107



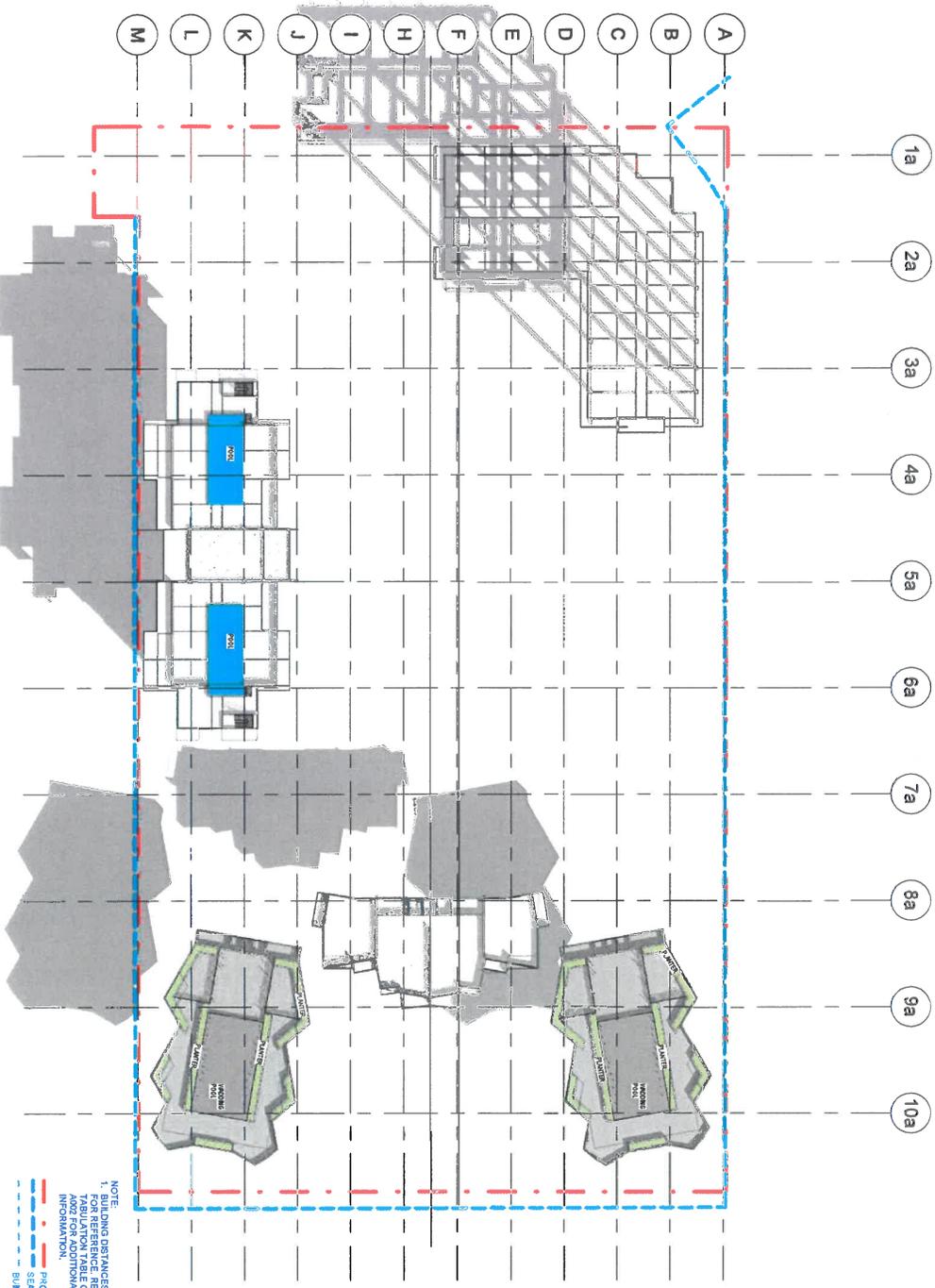
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REVISIONS	SHEET
	A108



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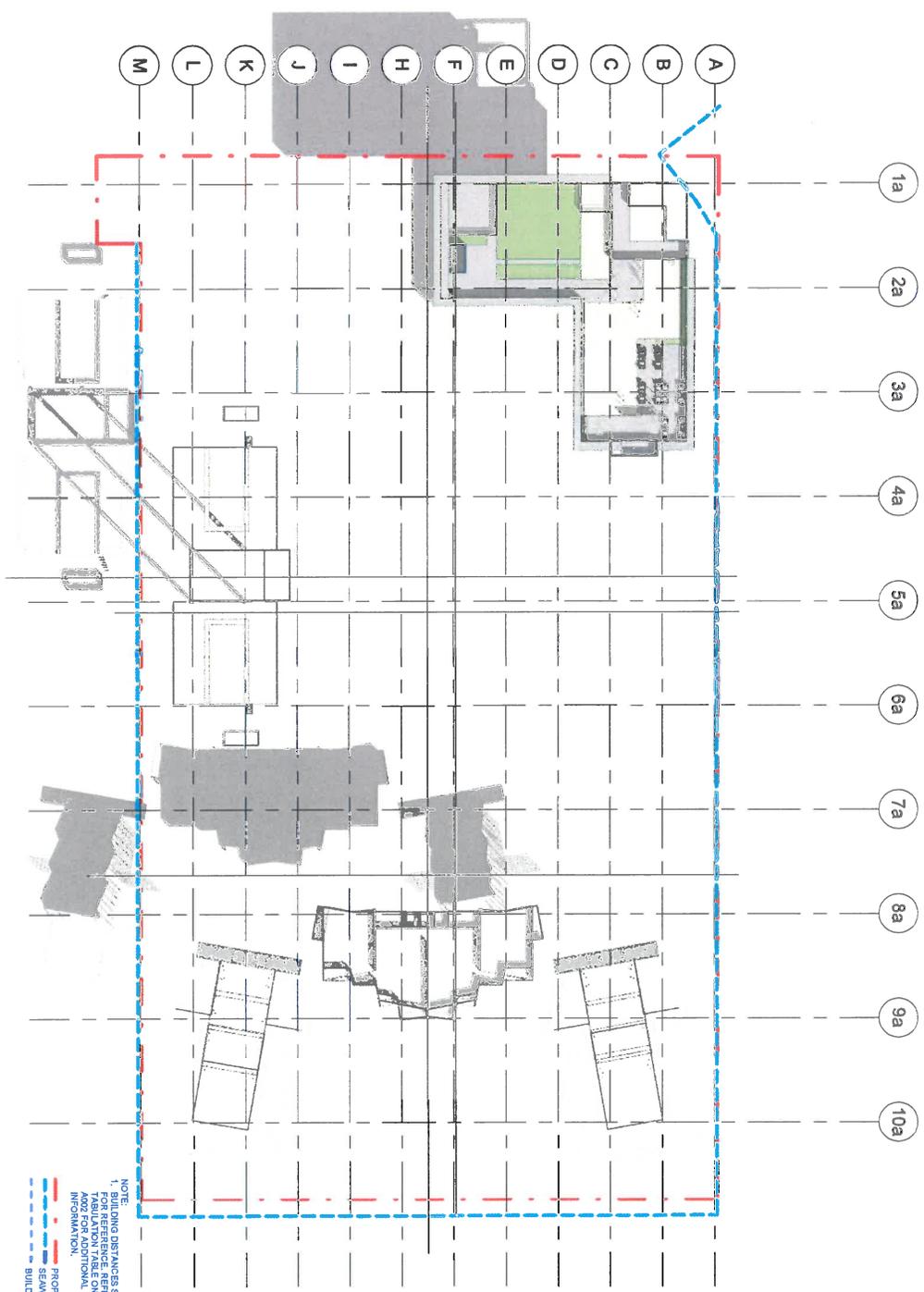
REVISIONS	SHEET
	A109



NOTE:
 1. BUILDING DISTANCES SHOWN FOR REFERENCE. REFER TO THE REGULATORY TABLE ON SHEET A108 FOR SETBACK INFORMATION.
 - - - - - PROPERTY LINE
 - - - - - SEAWALL
 - - - - - BUILDING ABOVE

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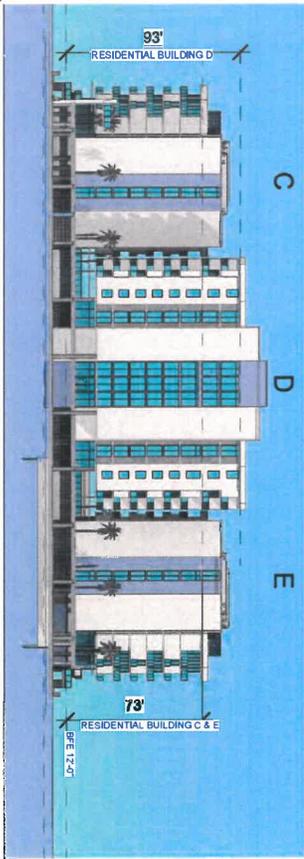
REVISIONS	SHEET
	A110



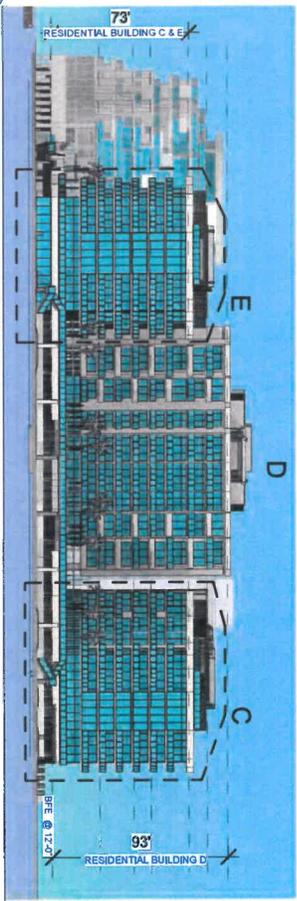
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REVISIONS	SHEET
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	1" = 60'-0"
	01/08/18

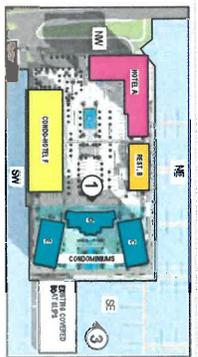




1 CONDOMINIUMS SOUTHWEST ELEVATION



3 OVERALL SOUTHEAST VIEW ELEVATION



Holiday Isle Marina

Elevations

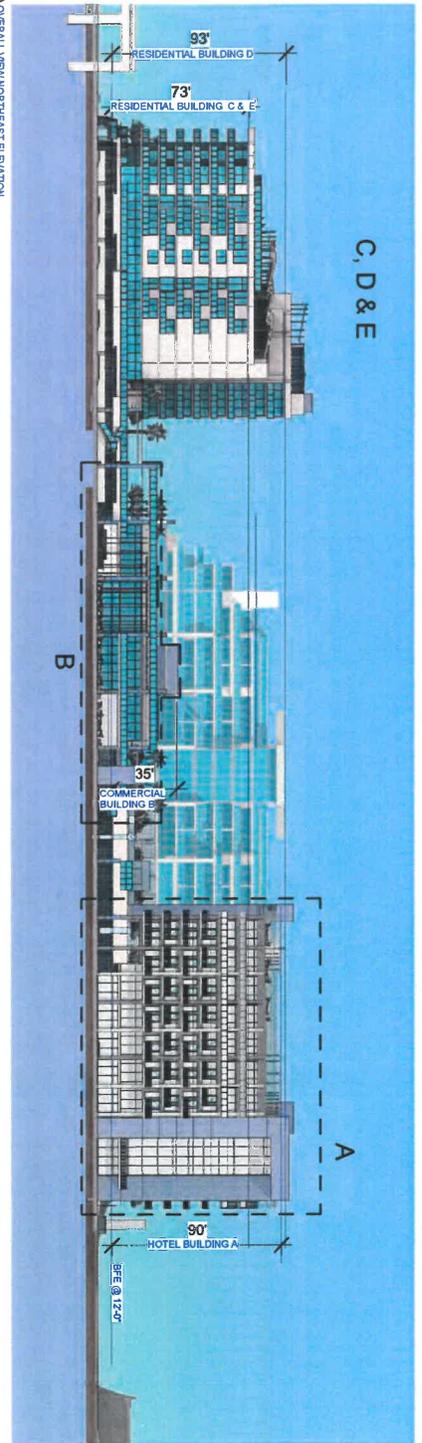
BeharPeterman

100 Rogers Street
 Suite 200
 Atlanta, GA 30309
 Phone: 770 478 3073
 Fax: 770 478 3074

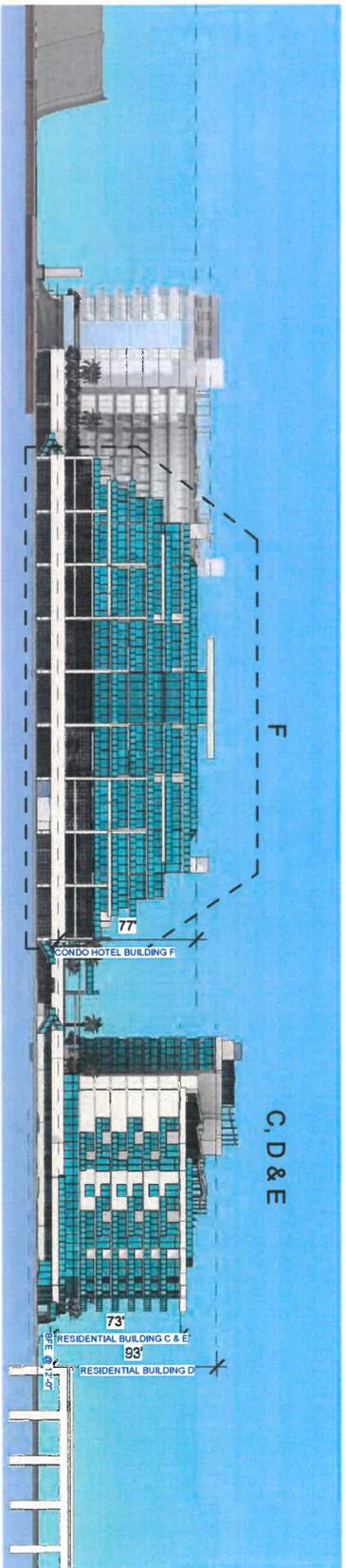
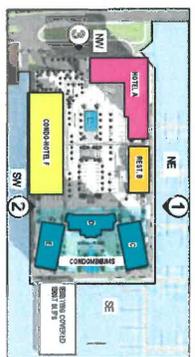
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 A300
 01/09/18

REVISIONS	SHEET
	A300

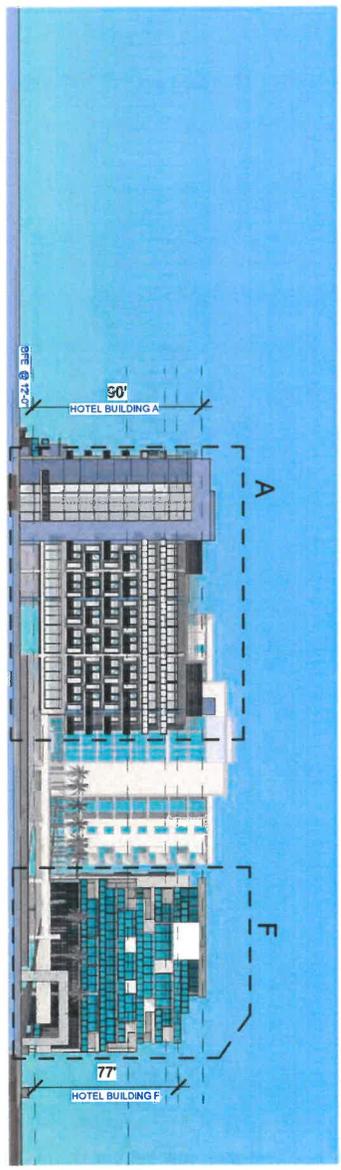
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1 OVERALL VIEW NORTHEAST ELEVATION



2 OVERALL VIEW SOUTHWEST ELEVATION



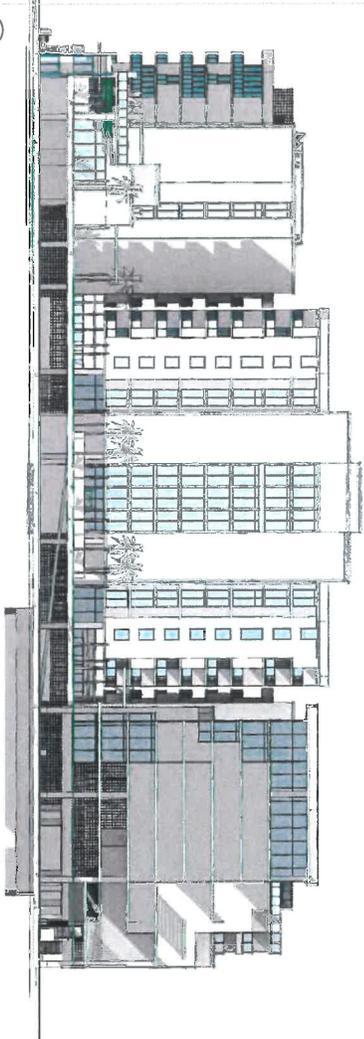
3 OVERALL VIEW NORTHWEST ELEVATION

Holiday Isle Marina

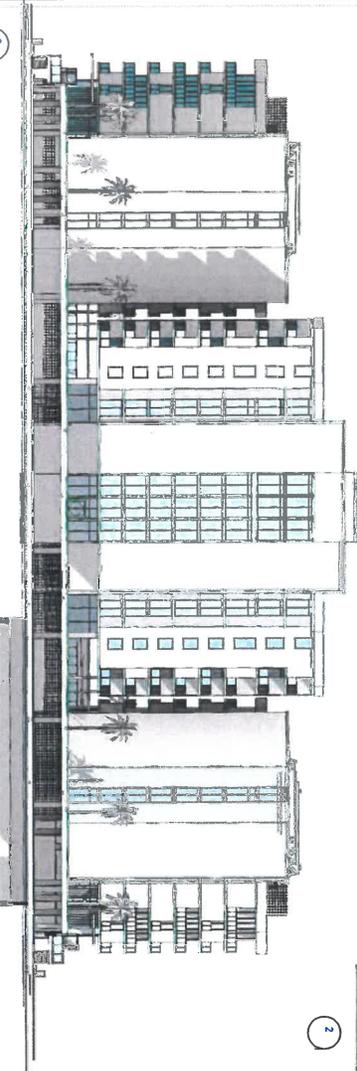
Elevations

BeharPerennicz
 100 Rogers Street
 Suite 200
 Miami, FL 33130
 Phone: 305.375.1172
 Fax: 305.375.1173
 www.beharperennicz.com

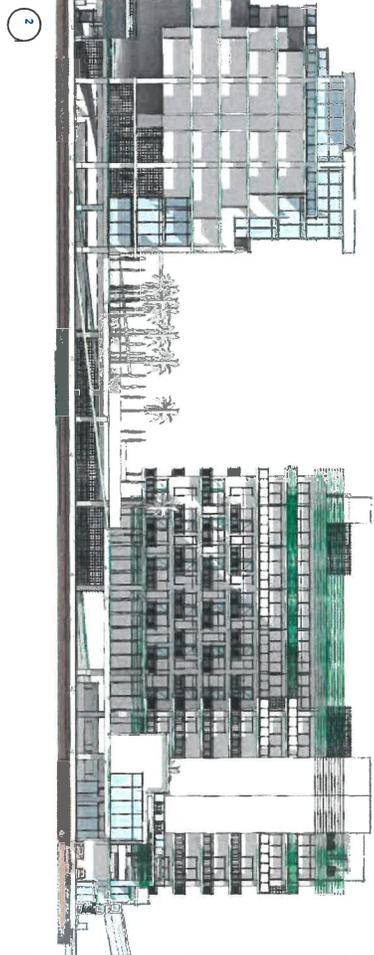
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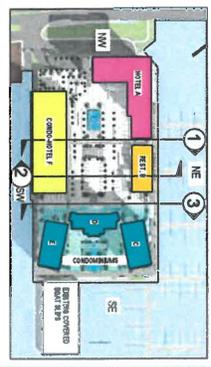
1



3



2



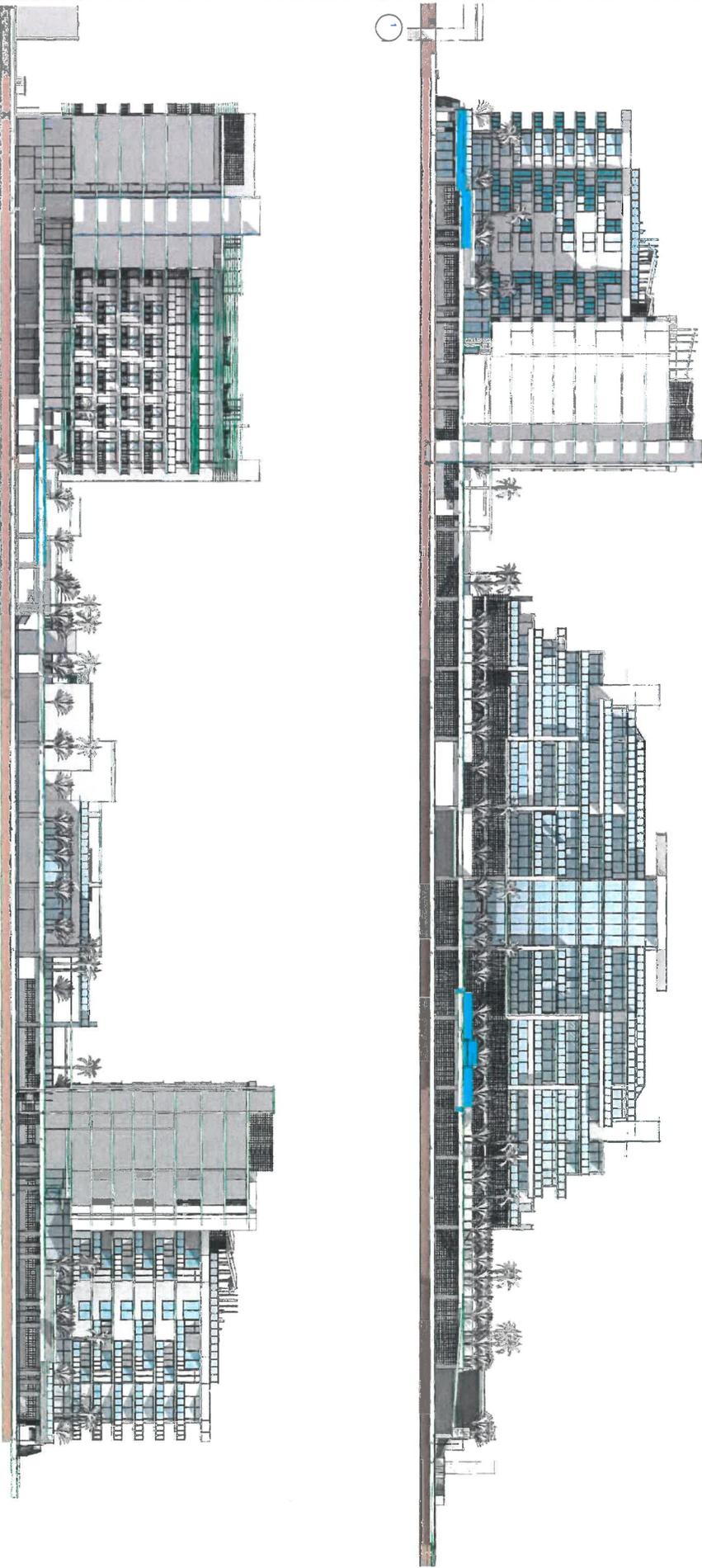
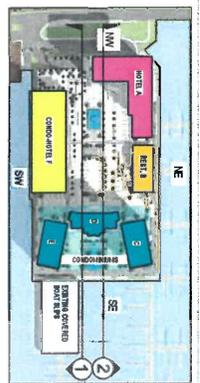
Holiday Isle Marina

Sections

REVISIONS	SHEET
	A400

103 Rogers Street
 St. Petersburg, FL 33702
 727.478.5073
 103 Rogers Street
 St. Petersburg, FL 33702
 727.478.5074

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1

2

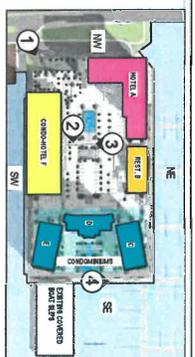
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Holiday Isle Marina

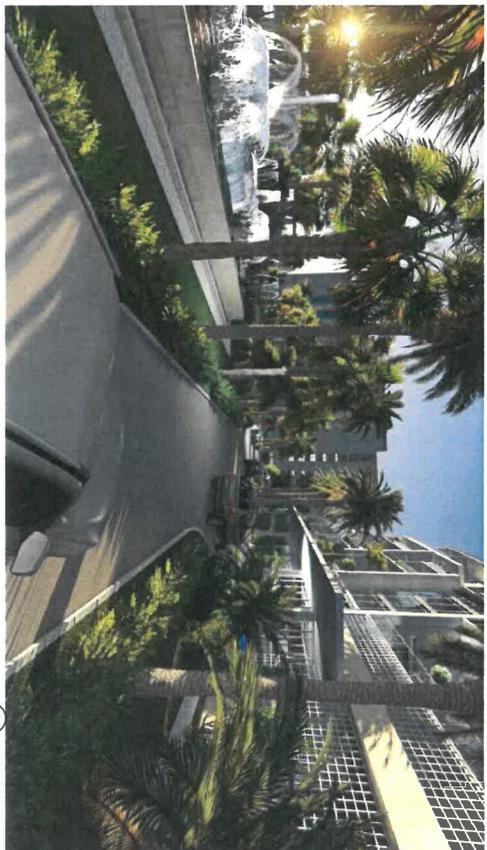
Sections

BeharPeteralincuz
 103 Rogers Street
 CLEARWATER, FL 33766
 AIA/2001794 L 727 478 5073 F 727 478 5074
 15.25 As Issued 01/09/18

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1 MAIN ENTRY



2 PLAZA VIEW



3 PEDESTRIAN ACCESS



4 PROMENADE

Holiday Isle Marina

Views

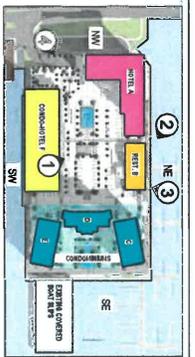
Behar Perret Inc.

100 Rogers Street
 Clearwater, FL 34616
 L: 727.478.5871 F: 727.478.5874

REVISIONS
 SHEET
 A500

15.25
 1/4" = 1'-0"
 01/06/18

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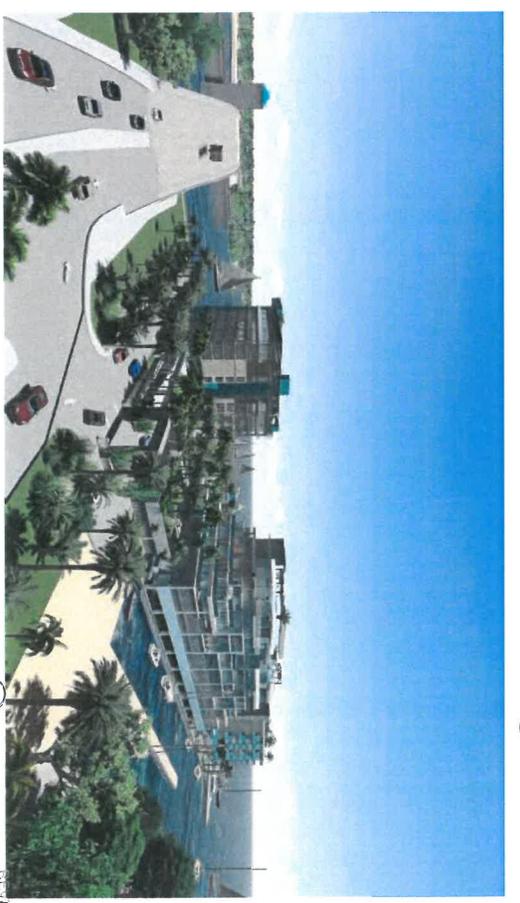
1 CONDO-HOTEL VIEW



2 BIRDS EYE VIEW



3 RESTAURANT



4 BIRDS EYE ENTRY

Holiday Isle Marina

Views

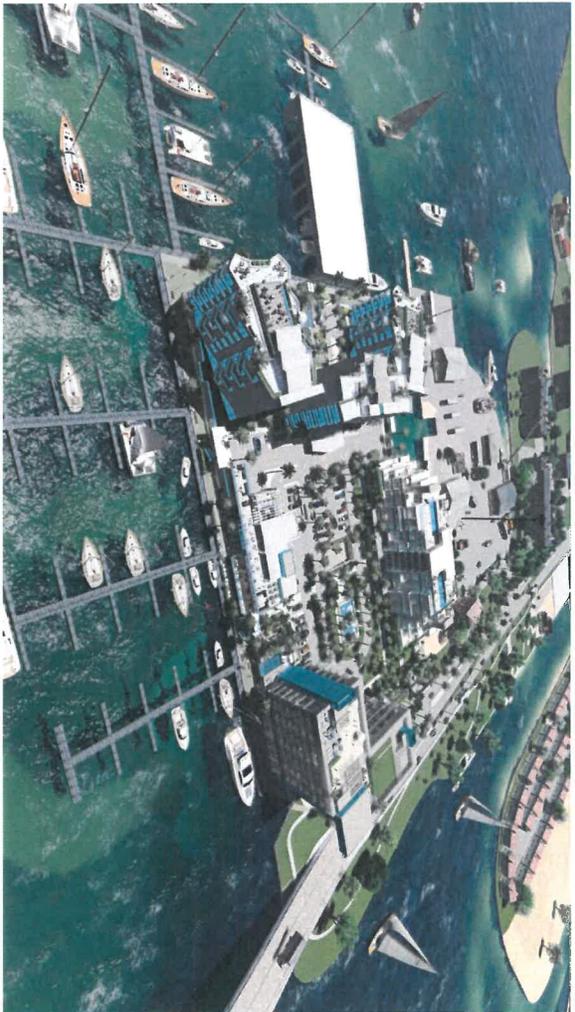
BeharPerennicz

100 Rogers Street
 CLEARWATER, FL 33768
 (727) 470-5071 / (727) 470-5074

15.25
 1/4" = 1'-0"
 01/09/18

SHEET
 A501

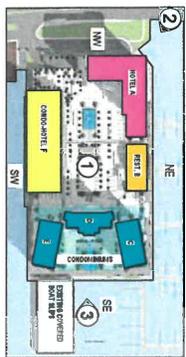
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1 HEAVENS VIEW



3 CONDOS / PROMENADE



2 CAR VIEW FROM BRIDGE

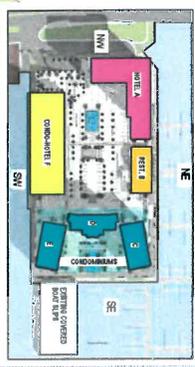
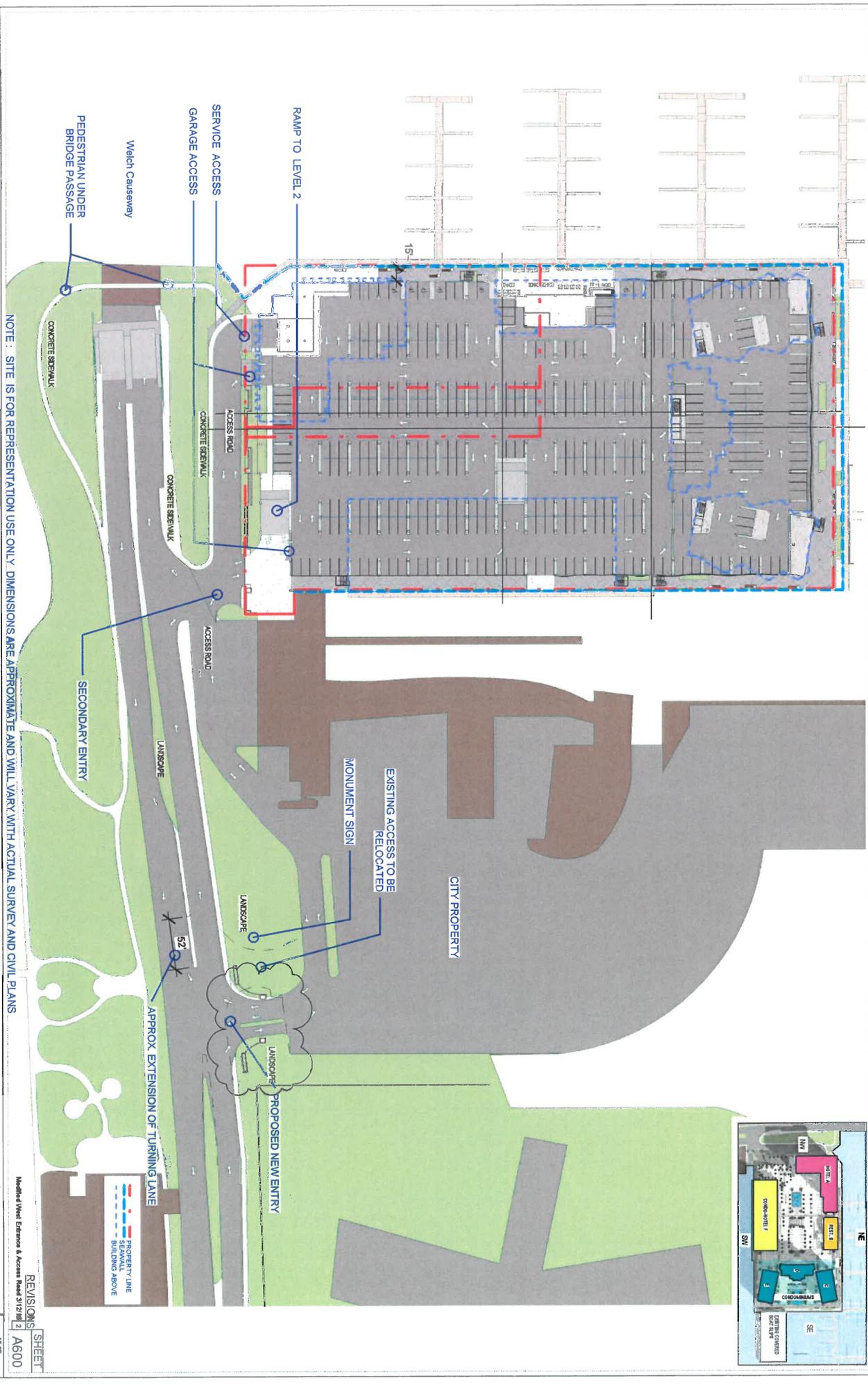
Holiday Isle Marina

Views

REVISIONS	SHEET
	A502

BeharPeterman & Associates, Inc. 100 Rogers Street, Suite 1100, St. Petersburg, FL 33707
 Phone: 727.478.3071 Fax: 727.478.3074
 Email: info@bpa.com Website: www.bpa.com

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Holiday Isle Marina

Ground Level Master Plan

BeharPererance

103 Rogers Street
CLEARWATER, FL 33766
L: 727.470.5011 | F: 727.470.5014
A: 337.001.704

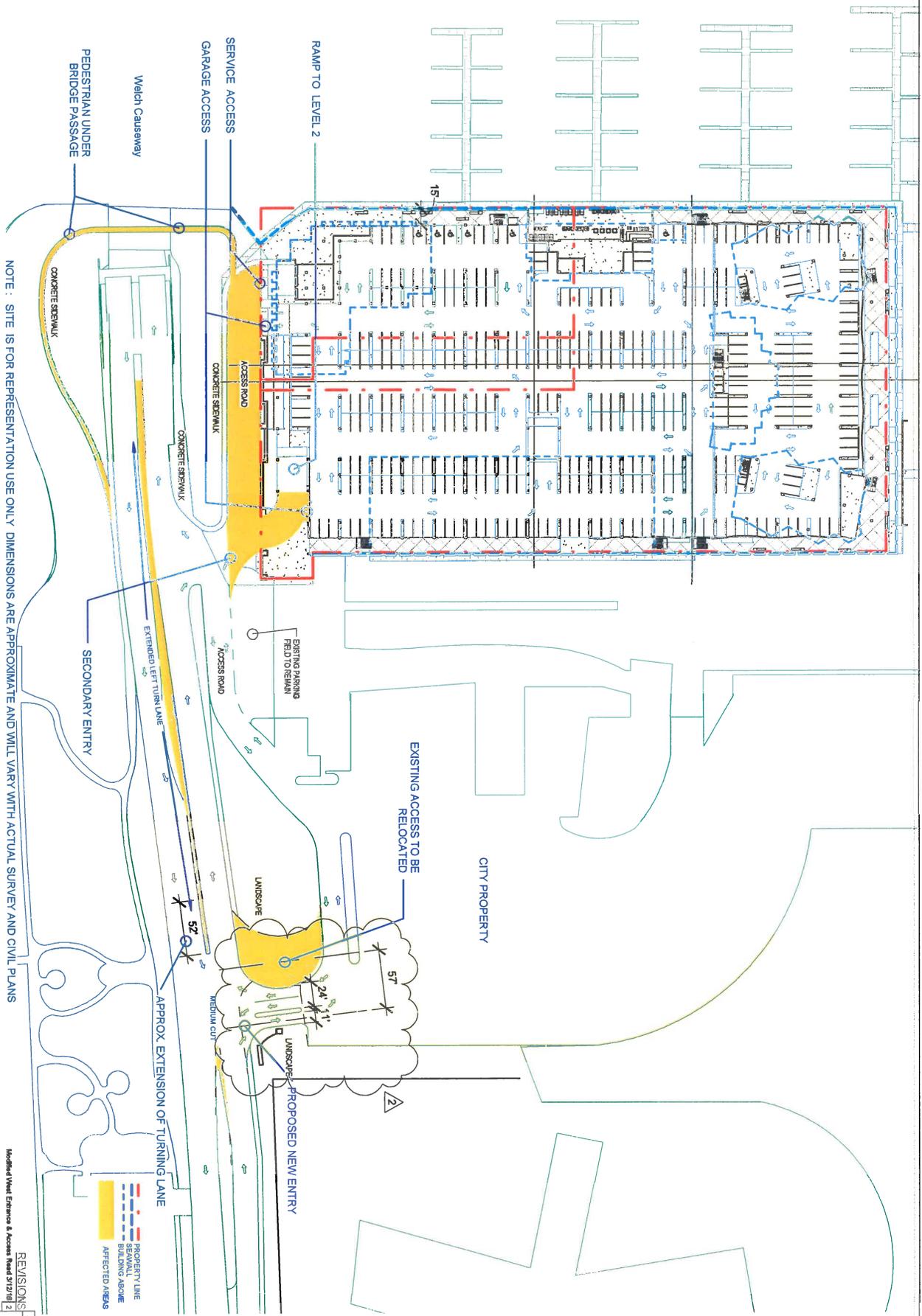
15.25
As Indicated
01/09/18

Modified: Level Elevation & Access Road 3/12/18 2

REVISIONS	SHEET
A600	2



NOTE: SITE IS FOR REPRESENTATION USE ONLY. DIMENSIONS ARE APPROXIMATE AND WILL VARY WITH ACTUAL SURVEY AND CIVIL PLANS.



NOTE : SITE IS FOR REPRESENTATION USE ONLY. DIMENSIONS ARE APPROXIMATE AND WILL VARY WITH ACTUAL SURVEY AND CIVIL PLANS

- PROPERTY LINE
- SEWALL BUILDING MASS
- AFFECTED AREAS

REVISIONS	SHEET
1	A700

Holiday Isle Marina

Off-Site Roadway Improvement Exhibit "C"

BeharPererance

100 Rogers Street
 01904
 L 727 478 3071 F 727 478 3074
 15.25
 1" = 80'-0"
 0/8/2018

PROPOSED AMENDMENT TO AGREEMENT

(x) Additional Off-Site Improvements. The Owner, in coordination with the City, shall diligently pursue the following action items to enhance access to the Project and to other residential communities with access along 150th Avenue. Such action items are not required to satisfy transportation concurrency requirements nor is approval of this Agreement contingent upon approval of any such action items by the FDOT.

(a) Owner and City shall coordinate efforts to lobby FDOT, and any other agency with regulatory authority over same, to modify the opening schedule for the Bridge on Tom Stuart Causeway to no more than twice per hour preferably at :15 and :45 past the hour.

(b) Owner and City shall coordinate efforts to lobby FDOT to prohibit any right turns from Gulf Boulevard to 150th Avenue while the traffic signal is red.

(c) Developer and City shall coordinate efforts to lobby FDOT to allow a traffic signal to be installed at Madeira Cove and 150th Avenue.

(d) Upon completion of the first phase of development Developer will retain an independent transportation engineer to complete a Traffic Signal Warrant Analysis (“Analysis”) to commence in February and conclude at the end of July. Nothing herein shall limit the Developer from meeting this obligation through a contribution to a study in partnership with another developer, so long as the Analysis takes place within 12 months of the completion of the first phase of development. The obligation hereunder is limited to the Analysis only and shall not extend to or require any other improvements not otherwise required in this Agreement.



**John J. Lipa,
Aggrieved or Adversely
Affected Party
Testimony and Fact Based
Presentation
Focused on
Safety
to
Madeira Beach Board of
Commissioners
May 10, 2016**

Why Am I am Adverse Party?

- 3 minutes is not enough time;
- The only vehicle to get more time;
- I am a resident;
- My concerns meet the burden of proof;
- My concerns address a common good;
- I believe strongly face to face dialog is the best way to reach mutual understanding;
- I am hopeful a win-win-win-win outcome can reached.

The properties in question need attention.-The status quo will not remain.-

These properties will be developed now or in the near future.-

Assuring the safety of citizens and visitors is essential.

Topics to Be covered

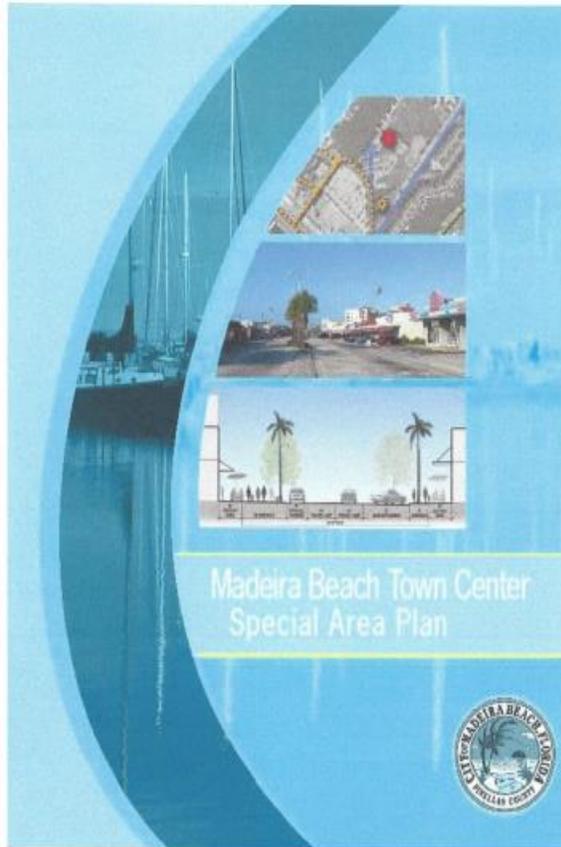
- Why Affected Party
- Bio
- MB Town Center SAP
- Pinellas County Sheriff's Accident Data
- Planned Development Impact
- Creation of 4 Way Intersection
- Extraordinary steps taken by residents
- Reminder of what the City may be creating
- FDOT's Intersection Design Criteria
- Recommendations and Call for Action
- Summary
- Reflective Thoughts

This presentation has been shared, in advance, with the developers, city manger and city attorney. Amendment 9.11 is a result of face to face dialog, honest exchange of ideas, active listening, and a mutual desire to work together. Give and take was required of all parties.

John J. Lipa, Bio

- 31 years with major corporations
- Retired as senior HR executive
- Paid outside director of Bank
- Alumnus of Year BGSU
- Chaired statewide organization
- Chaired redevelopment authority
- Help start a summer collegiate baseball team
- VP of condo association

City of MB Acknowledges Unsafe Conditions on 150th



- There is currently no safe and effective method of crossing 150th Avenue to access Madeira Beach Causeway Park.
- There is currently no safe and effective method of crossing 150th Avenue between the bridge and Madeira Way.
- The speed of vehicular traffic on 150th Avenue discourages north south pedestrian crossings between existing residential and commercial uses.

People cannot safely cross 150th Ave. nor can automobiles.

Pinellas County Sheriff's Accident Data and Analysis



A Big Thank You to Deputy Luckett for obtaining this report.

PINELLAS COUNTY SHERIFF'S OFFICE
BOB GUALTIERI, SHERIFF



STRATEGIC PLANNING BUREAU

Madeira Beach Crashes
150th Avenue
3/1/2013 to 3/30/2016

The table below depicts crashes which occurred between Gulf Blvd and the Tom Stuart I 2013 and March 30, 2016.

MONTH	TOTAL
2013	18
January	0
February	0
March	4
April	2
May	4
June	1
July	4
August	1
September	0
October	0
November	2
December	0
2014	16
January	0
February	1
March	1
April	0
May	2
June	2
July	2
August	3
September	2
October	1
November	0
December	2
2015	23
January	0

MONTH	TOTAL
February	0
March	4
April	1
May	2
June	4
July	3
August	2
September	1
October	0
November	4
December	2
2016	2
January	0
February	0
March	2
Grand Total	59

Accidents Rise Between Gulf Blvd and Bridge when Tourists are Here -

- **Summer Vacation Season (Jun-Aug)**
 - 22 Accidents
 - 9 in Peak Month (Jul)
- **Snow Bird Season (Feb-May)**
 - 22 accidents
 - 9 in Peak Month (Mar)
- 41% of accidents occurred during two peak months
- 31.5% increase in accidents in 2015 over average of 2013/2014
 - 2015 was a banner year for tourism

New Developments will attract even more tourists the MB

Impact of Holiday Isle Marina and Madeira Beach Town Center Planned Developments



Lots of change. A new look. A changed skyline. More tourists. More cars. More jobs. Increased revenue for the City. Businesses love it. Citizens have mixed feelings.

Holiday Isle Marina and Madeira Beach Town Center are Geared to Attract More Tourists Along 150th Avenue

People- ≥ 1580 /day

- 580 Hotel Rooms
- 122 Condo Hotel Rooms
- 158 Condo Units
- 211 Boat Slips
- 200 Seat Restaurant
- 50,000 sq feet of retail space

Cars ≥ 6000 /day



Level of Service C: Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience **declines noticeably** at this level.

LOS is a subset of **Quality of Service QOS** which is **travelers' based perception of how well the traffic flow works for them.**

All of this drives the need to address safety and accessibility in a comprehensive manner.

Creation of 4 Way Intersection



The plans for the Town Center Development call for a new 4 way intersection.

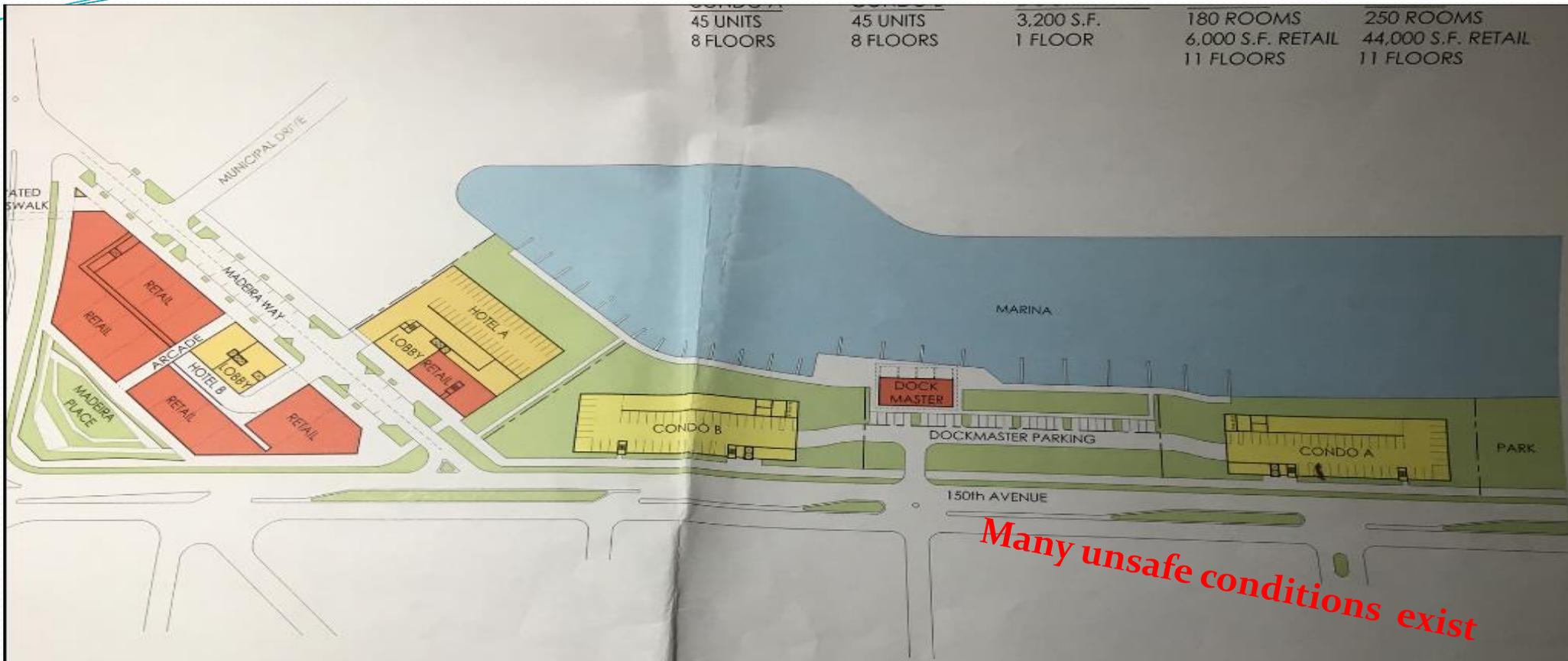
CONDO A
45 UNITS
8 FLOORS

CONDO B
45 UNITS
8 FLOORS

3,200 S.F.
1 FLOOR

180 ROOMS
6,000 S.F. RETAIL
11 FLOORS

250 ROOMS
44,000 S.F. RETAIL
11 FLOORS



Many unsafe conditions exist

Master Site Plan
SCALE: 1" = 120'-0"



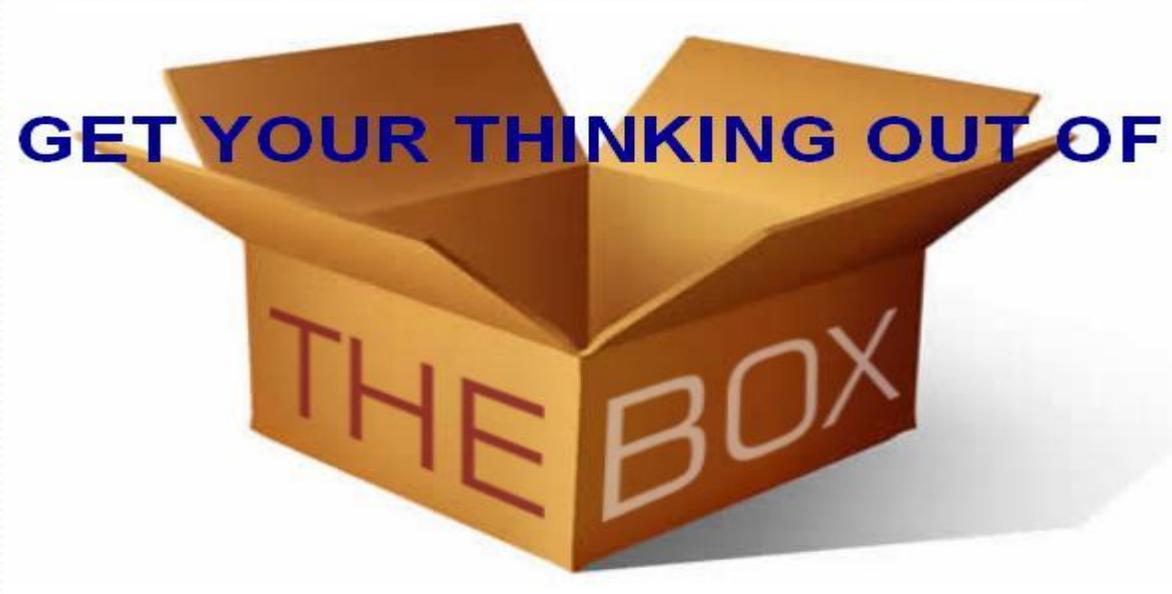
COMMERCIAL HOTEL
RESIDENTIAL

MADEIRA BEACH TOWN CENTER
Madeira Beach Development Company
January 28, 2016

Challenges of entering traffic flow

- Need to cross 4 lanes of traffic to go west.
- Need to wait for a red light at Madeira Way for a break in the traffic;
- Need to judge if you have enough time to cross east bound traffic to go west or enter east bound traffic to go east;
- Cars traveling west do not stop unless the traffic light backs them up;
- Need to become parallel to traffic flow to avoid being hit;
- Difficult to see on-coming traffic when there is a car in turning lane;
- Problems compounded now with vehicles entering from north;
- Vehicles from south and north will compete for same limited queuing space as those from east and west wishing to make a turn.

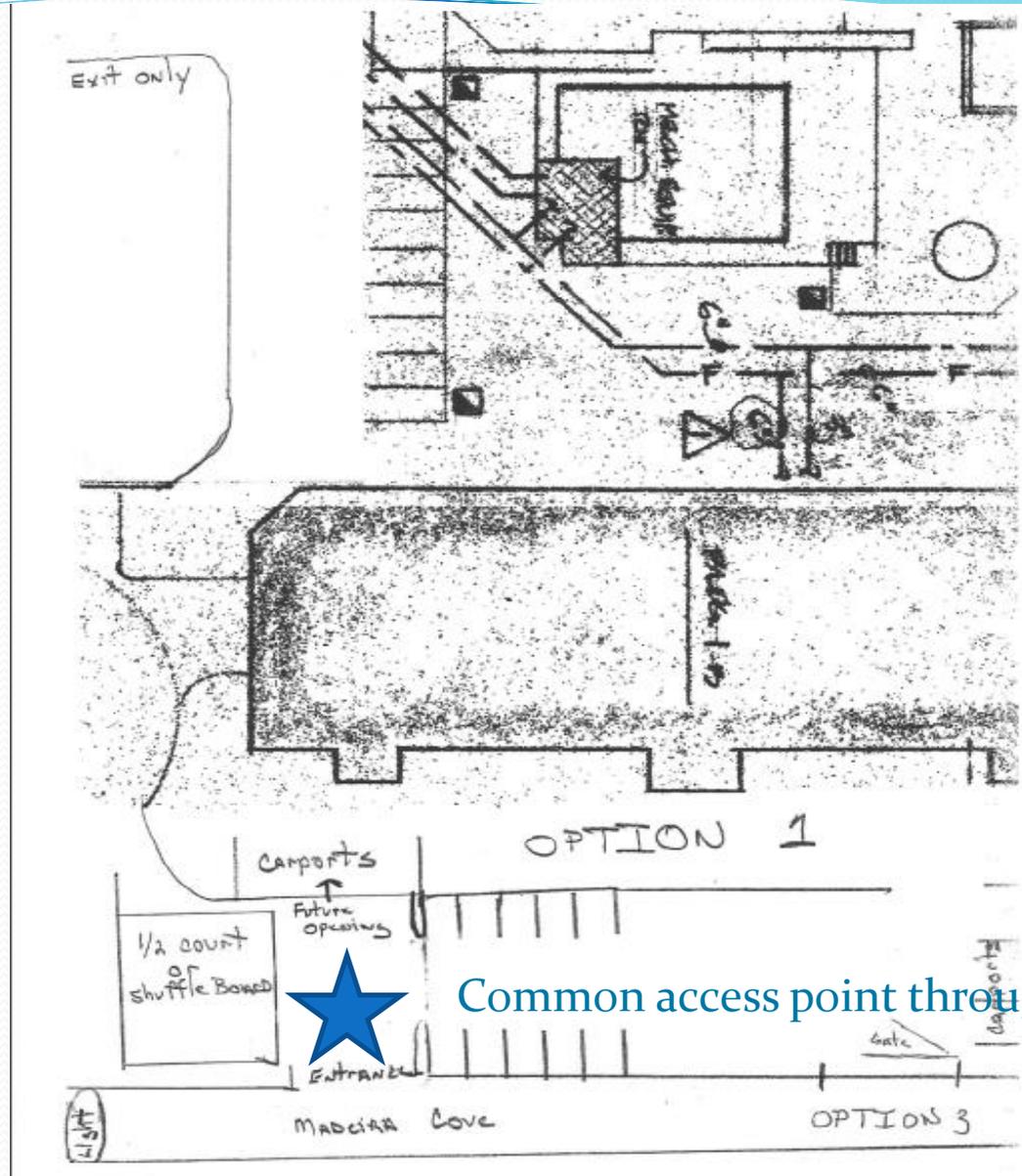
Extraordinary steps taken by residents



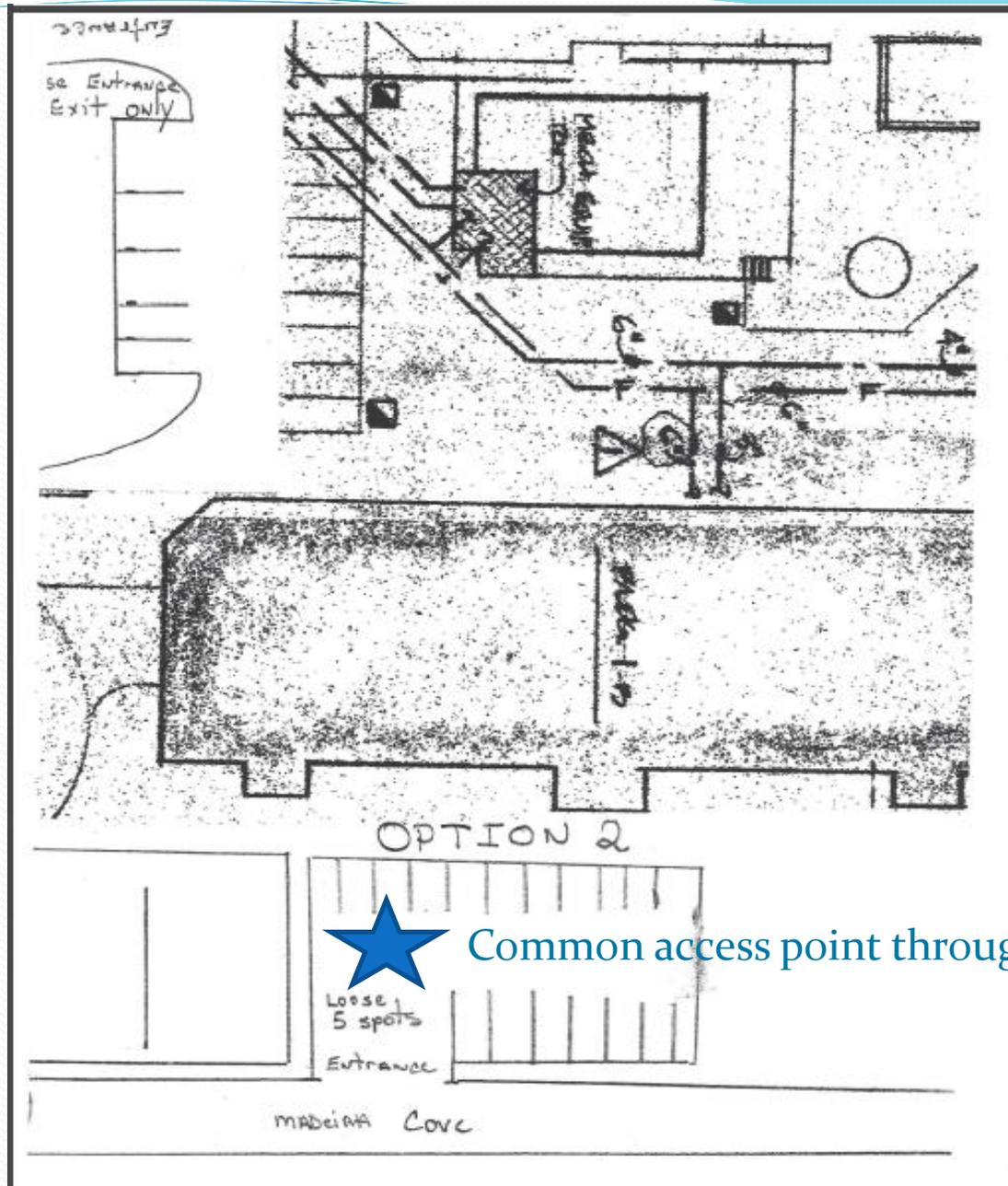


3 condos collaborated

PROPOSED MASTER PLAN



Common access point through wall separating condos



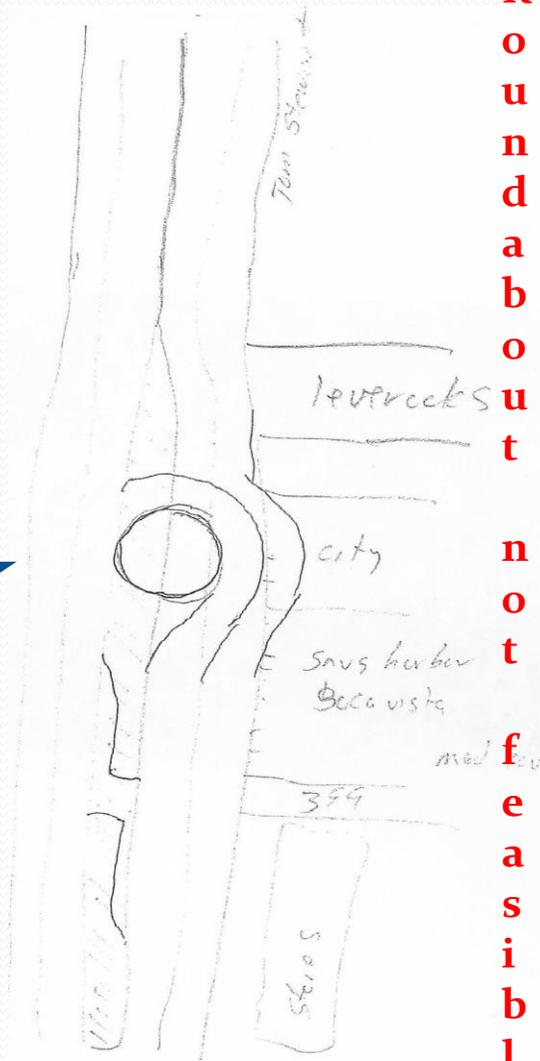
Common access point through wall separating condos



Road connecting 3 condos

AERIAL VIEW

Madeira Beach Town Center
MADEIRA BEACH, FLORIDA



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Condo associations are in agreement on common access point



Recording setting attendance at meetings.

Owners of each condo association voted affirmatively to pursue a common access point.

Letters from each of the 3 condo associations documenting this agreement to work together are attached.



Boca Vista Condominium Association
401 150th Avenue
Madeira Beach, FL 33708
Email: bocavistacondo@gmail.com
Website: bocavistacondos.org
Board of Directors: 727-310-7490
Nights, Weekends & Emergencies: 727-866-3115

March 26, 2016

John Lipa
Madeira Cove Condominiums
399 150th Avenue
Madeira Beach, FL 33708

The Board of Directors at Boca Vista Condominiums held an administrative meeting this morning. A topic on the agenda was the two Madeira Beach redevelopment projects and the impacts on Boca Vista residents. We discussed at great length the possibility of moving the entrance driveway to the west side of the property adjoining Madeira Cove's driveway in the event that the developer and city agree to put a traffic light and crosswalk at the 150th entrance from Madeira Cove's driveway.

The owners present at the meeting approved the Board issuing a letter of intent to Madeira Cove to pursue moving our entrance to the west of the property. The financial burden must be put on the developer and not on the owners at Boca Vista or Madeira Cove.

Sincerely,

Dennis O'Neil, President
Board of Directors
Boca Vista Condominium Association



SNUG HARBOUR CONDOMINIUMS

423 & 425, 150th Ave NE, Madeira Beach, Florida 33708

Snug Harbour Condominiums traffic issues.

April 15, 2016

It has been a well known fact that when Snug Harbour Condominiums was built 14 yrs ago that we have always had traffic issues entering and exiting our property. Our biggest issue is that we cannot make a left turn onto 150th Ave without first turning into the Marina entrance and exiting left onto 150th Ave.

To make matters worse than they already are at this point, the redevelopment of both the Holton Property and the Karns development will tremendously increase the volume of traffic on 150th in both directions to a point that will greatly increase the safety of trying to maneuver into the roadway (150th).

There are ongoing talks from the developers traffic consultant that say that FDOT wants to remove the light at Madeira Way altogether and have a straight flow of traffic east bound from Gulf Blvd. If this were to happen then all 3 Condo entrances (Madeira Cove/Boca Vista and Snug Harbour) exits would be greatly affected.

Another option has been mentioned that would put a service road in from the Madeira Cove's new entrance and run east along Boca Vistas property to Snug Harbours entrance so as all 3 condos can use the same entrance/exit at the proposed light at the Madeira Cove / Karns development entrance.

Hopefully, whatever happens with the new developments in the future, the City and developers and FDOT will make this right for the neighbors on the south side of 150th from Madeira Way to the Causeway Bridge.

Snug Harbour would welcome the chance to meet with the developers to discuss our traffic needs. Also to ensure they understand our concerns regarding a safe access to all properties that would meet everyones expectations.

Aside from our traffic issues it is very important to note that Snug Harbour as well as most in this city, are in favour of Reasonable Development.

Thank you
Ron Brazeau
President
Snug Harbour Condominium Association
423/425 150th Ave
Madeira Beach FL



April 18, 2016

Subject: Impact of Development Projects

At a recent Board of Director's meeting on April 5 we had an overflow crowd of owners jamming our clubhouse because of a single agenda item, "Holiday Isles and Town Center development projects". Our normal meetings last less than an hour; however, this meeting went nearly three hours. The main purpose was to go over options regarding safety, security and privacy. Each one of those areas is most important to Madeira Cove residents. The overwhelming concern of the residents was the safety of entering and exiting 150th Ave. They repeated over and over again of their fear of getting in and out of our driveway without getting into an accident and how long it will take to get in and out with estimates as high as 12,000 more cars per day traversing 150th Ave.

It is critical that all parties involved understand the impact that is coming and what we can do to survive our ingress and egress into the three affected condominium communities along 150th Ave. We are in the beginning stages of making very real sacrifices to our property and way of life at Madeira Cove. Our driveway for example, will not be ours exclusively, but may be shared with our two neighboring condo communities. This is a sacrifice. Our dangerous exits and entrances to and from 150th Ave will become even more dangerous with thousands of additional cars traversing our neighborhood road every day.

Our driveway changes will result in the removal of beautiful shrubberies and landscaping that have been recognized by the State of Florida in winning the Community of Excellence award. This may not matter to outsiders but it took us years to develop our beautiful landscaping.

The overwhelming opinion of the owners of Madeira Cove was the absolute need for a traffic signal at the entrance to our community that will be shared with our two neighboring communities and the two new condominiums on the north side of 150th Ave, as well as the new marina. Without this traffic signal, accidents and pedestrian deaths will be a certainty. Why should FDOT wait for those events to happen in order to meet their warrant requirements for a traffic signal when they can do it from the start? We need all parties from city hall to the two developers and all the residents along 150th Ave to work as one voice to FDOT.

In summary, Madeira Cove is willing to make the sacrifices stated above, but is hoping that the developers will modify their high density projects to a lesser density.

Sincerely,



Larry Roelofs

President

Madeira Cove Condominium Association

Reminder of what the City may be creating



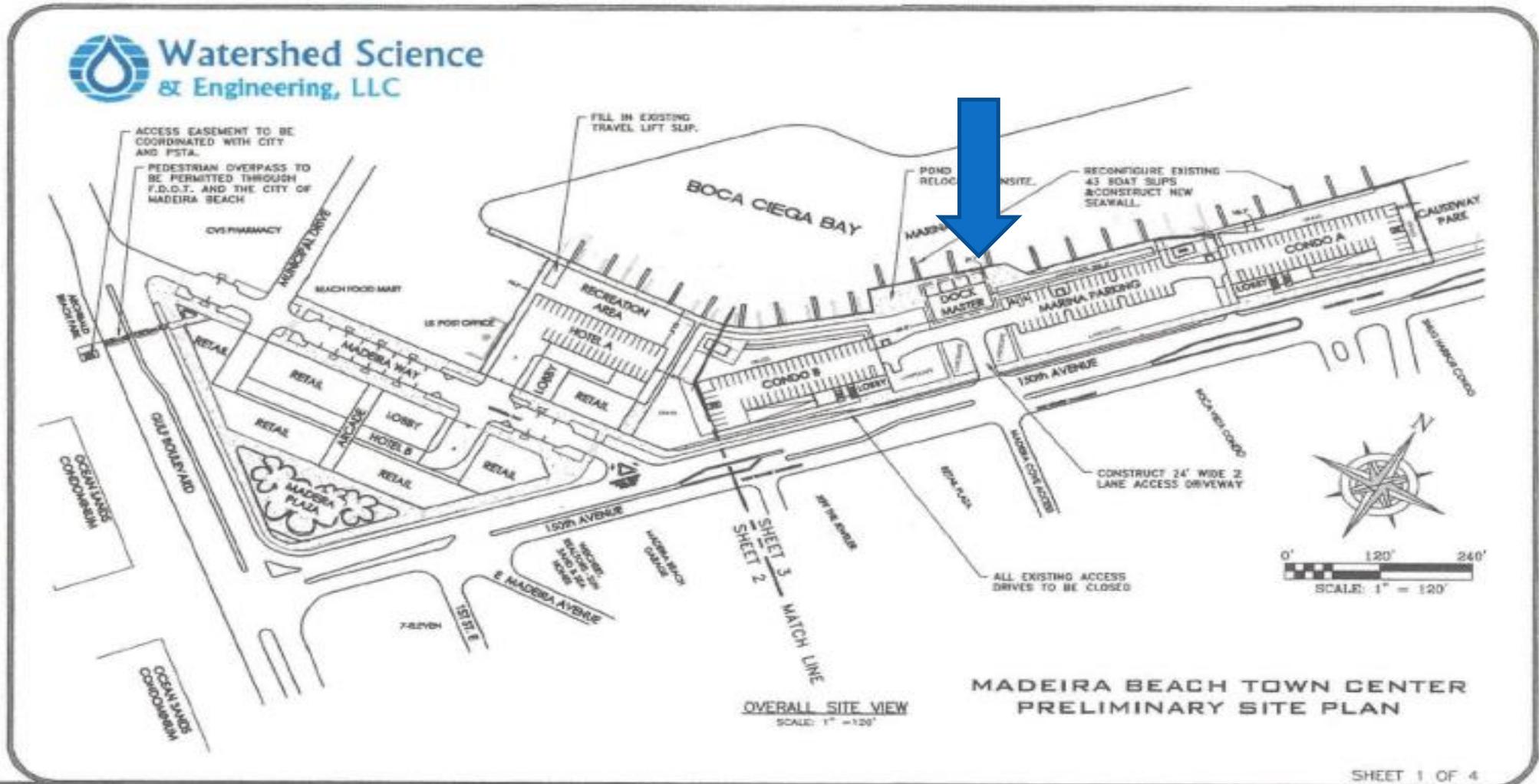
New 4 way intersection

**1580 more people a day
6000 more cars a day**

Level of Service C

All within a distance of a half mile

A new 4 way intersection



Holiday Isle Marina and Madeira Beach Town Center are Geared to Attract More Tourists Along 150th Avenue

People- $\geq 1580/\text{day}$

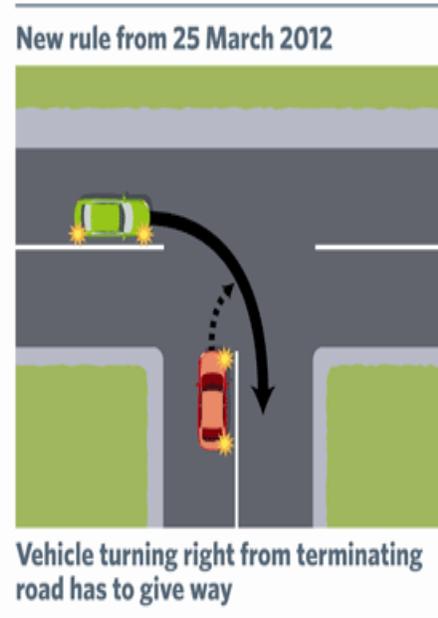
- 580 Hotel Rooms
- 122 Condo Hotel Rooms
- 158 Condo Units
- 211 Boat Slips
- 200 Seat Restaurant
- 50,000 sq feet of retail space

Cars $\geq 6000/\text{day}$



Level of Service C: Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeably at this level.

FDOT's Intersection Design Criteria



We will focus on 7 of FDOT's 16 criteria.

Florida Intersection Design Guide 2015

For New Construction and Reconstruction of
At-Grade Intersections on the State Highway System



Florida Department of Transportation
Roadway Design Office

FDOT Has 16 Criteria For Intersection Design

- Safe and convenient operation for all road users.
- Minimum delay and disutility of all road users.
- Resolution of conflicts between competing movements.
- Adequate visibility of conflicting traffic.
- Adequate maneuvering space for vehicles.
- Storage for normal queuing of vehicles.
- Uniformity of treatment with similar locations.

The BOC must make sure the intersection is safe for all users.

FDOT's Florida Intersection Design Guide 2015 in section 1.4 Local Policies, Preferences and Practices states:
"Local agencies have assumed a stronger influence in design decisions affecting intersections in recent years. The design goals of the community should be considered in all intersection design activities."

FDOT Intersection Design Criteria Elements and Challenges Facing Drivers at New 4 way Intersection

- **Safe and convenient operation for all road users.**
 - Need to cross 3-4 lanes of traffic to go west.
 - Need to assess speed of east west and judge if you have enough time to safely enter traffic flow.
 - Need to assess what vehicle in north driveway will do while assessing east and west bound traffic and vehicles turning.
- **Minimum delay and disutility of all road users.**
 - Cars travelling west do not stop to let cars from south (north) to enter flow unless the traffic light at Madeira Way turns red.
 - Level of Service C will result a noticeable decline in the general level of comfort and convenience.
- **Resolution of conflicts between competing movements.**
 - Need to wait for traffic light at Madeira Way to turn red for a break in the traffic.
 - Vehicles from the south and vehicles from the north will be trying to cross traffic flow at the same time.
- **Adequate visibility of conflicting traffic.**
 - Difficult to see on-coming traffic when there is a car in the turning lane.
- **Storage for normal queuing of vehicles.**
 - Need to become parallel to east west traffic flow to avoid being hit.
 - Vehicles from south and north will compete for the same limited queuing space as those from east and west wishing to make a turn.

The City must take steps to mitigate the challenges by smart intersection design and a traffic light.

Recommendations and Call for Action



All the recommendations are reasonable.

Many are contained in 9.11.

All are achievable if there is will to do.

All require trust and cooperation between interested parties.

All require you to help make them happen.

The BOC Should Support These Recommendations

- **A semiactuated traffic light at the 4 way intersection would be the safest way for people from the north or south to enter traffic flow.**
 - FDOT has detailed criteria (warrants) for traffic light positioning.
 - PD amendment 9.11 call for Signal Warrant Study Feb-Jul at each phase of development.
 - There will be no traffic signal on 150th Ave. for 9/10ths of a mile from Duhme Rd. to Gulf Blvd.
 - The traffic light at Madeira Way which provided timed interruptions in traffic should not be removed or repurposed until this traffic is in position and operational.
 - The traffic light at Duhme Rd. and American Legion Drive is only 509 feet from the traffic light at 150th Ave.
 - There are seven 4 way intersections from Duhme Rd. to Park Blvd. 5 have a traffic light.
 - **The BOC must assure the 4 way intersection design is safe for all users.**
 - **BOC should make sure the City use its full force and affect with legislators and FDOT to have a traffic light installed.**
- **Make the north facing traffic light at Gulf Blvd. NO TURN ON RED, when traffic light at Madeira Way becomes pedestrian crossing only signal.**
 - The Madeira Way traffic light presently offers a break in east-west traffic for cars to enter safely from north or south.
 - PD amendment 9.11 calls for City and developers to encourage FDOT to allow this.
 - **BOC should make sure the City use its full force and affect with legislators and FDOT.**

The BOC Should Support These Recommendations

- **Assure the queuing lane between east and west traffic at the 4 way intersection is long and wide enough to avoid queuing overhang**
 - Right now vehicles from the south have to be positioned nearly parallel to the traffic flow in order to avoid being hit or blocking traffic flow.
 - Soon vehicles entering from the north will compete for the same limited space.
 - **BOC should make sure the final design plans adequately address this.**
 - **BOC should make sure the City use its full force and affect with legislators and FDOT.**
- **The posted speed along 150th Ave should be reduce from 40 MPH to 35 MPH**
 - Gulf Blvd has a posted speed of 35 MPH.
 - FDOT estimates the average free flow speed is 5MPH above posted speed.
 - An additional ≥ 6000 vehicle and ≥ 1580 people daily will be using 150th Ave.
 - The Pinellas County Sheriff's Office accident report data clearly shows accidents increase with the increase in tourists.
 - **BOC should make sure the City use its full force and affect with legislators and FDOT.**

The BOC Should Support These Recommendations

- **The entrance to 150th Ave. at Madeira Cove must be widened to meet current FDOT code**
 - A manhole at the west edge limits the width and needs to be repositioned.
 - City trucks tear up the curb to the east because of too short a turning radius.
 - A telephone pole blocks view to east bound traffic and pedestrians.
 - **BOC should make sure the City and developer address this in the final design plan.**
- **Sidewalk on south side of 150th needs to be updated and repaired.**
 - Many uneven sections; narrow walk.
 - South side and North side should look similar to create a impactful visual impression.
 - **BOC should make sure the City and developer address this in the final design plan.**
 - **BOC should make sure the City use its full force and affect with legislators and FDOT.**

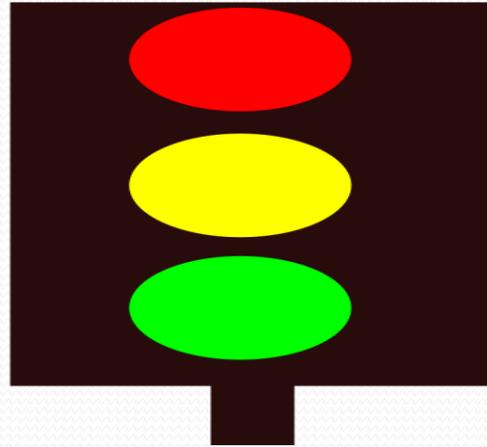
Summary



Summary

- PDs will add ≥ 1580 people and ≥ 6000 cars daily within $\frac{1}{2}$ mile;
- Accidents increase with increases of traffic and tourists;
- 314 people live in 3 condos on the south side of 150th
- Safety is their primary concern;
- They agreed to extraordinary steps to create common access point to justify traffic light;
- The City's SAP acknowledges the unsafe conditions exist on 150th Ave.
- Recommendations for safe access are reasonable;
- A traffic light is critical and essential;
- City can influence intersection design.

A Semiactuated traffic Light is Critical and Essential



BOC should make sure the City and developer address this in the final design plan.

BOC should make sure the City use its full force and affect with legislators and FDOT.

Reflective Thoughts

- To Get to YES, All Parties Needs to Get Past NO.
- Those who support the developments are not bad people and their positions are not invalid.
- Those who have concerns about the developments are not bad people and their positions are not invalid.
- In the end we are all neighbors.
- In the end new development will happen.
- No matter the size of the development safety must be a prime consideration.

- I encourage the developers and the City to be willing to work collaboratively will others, who have concerns;
- I ask those who have concerns to develop actionable requests be willing to listen, and find a middle ground;
- I ask all to be willing to compromise, to work together to resolve differences of opinion and find a mutually satisfactory way find a way to put the smile back in our wonderful city.



Before I take your questions I would like to ask Shane Crawford and Larry Roelofs to comment.



MADEIRA BEACH BOARD OF COMMISSIONERS

May 2, 2016 – Agenda Report

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

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

BACKGROUND:

<u>Property Owner:</u> C&T Enterprises, Inc. 900 4th Street North Suite 200 St. Petersburg, FL 33702	<u>Applicant:</u> C&T Enterprises, Inc. 900 4th Street North Suite 200 St. Petersburg, FL 33702
MHH Enterprises, Inc. 150 153rd Avenue Suite 203 Madeira Beach, FL 33708	MHH Enterprises, Inc. 150 153rd Avenue Suite 203 Madeira Beach, FL 33708
<u>Property Address:</u> 555 and 565 150 th Avenue	<u>Parcel ID Numbers:</u> 09-31-15-00000-110-0100 09-31-15-00000-140-0100 09-31-15-00000-140-0120 09-31-15-00000-140-0110* 09-31-15-00000-140-0200*
<u>Site Area:</u> 4.59 acres	<i>*Submerged land lease; not being rezoned</i>

Current Designation
Land Use Plan – Planned Redevelopment – Mixed Use (PR-MU)
Zoning – Marine Commercial (C-4)

Present Use: Boat storage with 38 boat slips (including 23 covered slips), marine related commercial uses, and vacant land.

Planning Commission Recommendation: The request to rezone the Holiday Isle Marina property, located at 555 and 565 150th Avenue, from C-4, Marine Commercial to PD, Planned Development, and the corresponding Concept Plan were reviewed at public hearings by the Planning Commission on January 11, 2016 and February 8, 2016.

After hearing from the applicant and the public at the January 11th hearing, the matter was continued by the Planning Commission to February 8th. Subsequent to the January 11th hearing and based on input at the hearing, the applicant submitted a revised application on January 28th that changed the original proposal to reduce the number of hotel units from 175 to 150, the number of condo-hotel units from 150 to 122 and reduced building heights as follows:

- Hotel – From 117 to 90 feet
- Condo-Hotel – From 104 to 77 feet

The revised application was accompanied by a revised traffic analysis submitted on February 4th that accounted for the reduced project density; and a proposed Development Agreement designed to memorialize the conditions applicable to the rezoning and Concept Plan.

At the February 8th hearing, the Planning Commission voted (7-0) to recommend approval of the requested rezoning from C-4 to PD based on the revised accompanying Concept Plan, and subject to the provisions contained in the Development Agreement, to the Board of Commissioners.

Subsequent to the Planning Commission hearings and recommendation, based on public input, applicant initiatives, and further staff review at and following the initial Board of Commissioner's hearing on March 16, 2016, the following changes/revisions have been made to the application for rezoning and the accompanying Concept Plan:

- Revisions to the owners' addresses (Sheet A003).
- Minor changes to the proposed southern entrance. Two exit lanes and one entrance lane are identified (Sheet A001).
- Clarification of the off-site roadway improvements (Sheet A700) – Exhibit C

**BUDGETARY
IMPACT:**

N/A

REVIEW CRITERIA:

The proposed PD development is located within the Planned Redevelopment - Mixed Use (PR-MU) Future Land Use Plan category which is implemented through the Madeira Beach Town Center Special Area Plan (SAP). According to the SAP, all proposed development and redevelopment in the SAP should be reviewed using the Planned Development (PD) process to ensure that the proposed uses and designs are consistent with the Town Center SAP.

Land proposed for development under the PD district may contain a mixture of temporary lodging, residential, commercial, recreational, and other uses as permitted by the Future Land Use Map designation on the site. The PD rezoning process further requires the submittal and approval of a concept plan and, in this instance, 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 detailed site plans for each

phase pursuant to Chapter 110 Article II of the Land Development Regulations, which will be reviewed for consistency with the accompanying PD Concept Plan and the corresponding Development Agreement.

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

The specific provisions of the City Land Development Regulations that pertain to the Commission's review of this rezoning application include the following:

I. In accordance with Article V, Division 10, Section 110-393 of the Land Development Regulations, in their analysis of the rezoning application and the proposed development plan, and prior to official action, the Board of Commissioners shall consider the recommendation of the Planning Commission/Local Planning Agency and ensure the rezoning application is in conformance with the criteria of Section 110-391. These criteria and the findings of staff are as follows:

- (1) Consistency with the comprehensive plan. All zoning district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives, and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.**

The subject parcels are located in the Planned Redevelopment - Mixed-Use Future Land Use category which is further implemented through the Madeira Beach Town Center Special Area Plan (SAP). One of the stated objectives of the SAP is to increase the number of temporary lodging units and enhance the tourist industry for Madeira Beach and its local businesses. The Future Land Use district establishes a maximum density of 15 units per acre for residential units and up to 125 units per acre for temporary lodging depending on the size of the property. The district further permits a maximum Floor Area Ratio (FAR) of 4.0 and a maximum Impervious Surface Area (ISR) ratio of 0.95.

The project proposes a residential density of 15 units per acre and a temporary lodging density of 59 hotel rooms per acre. The proposed FAR is 2.74 and the proposed ISR is 0.67. The proposed density and intensity are consistent with the standards of the Comprehensive Plan.

Based on the proposed density, intensity, mixture of uses, and pedestrian and traffic circulation improvements, the proposed Planned Development has been determined to be consistent with the PR-MU Future Land Use category and the objectives and standards of the Town Center Special Area Plan.

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

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

- (3) Adequate public facilities. The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning districts. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.**

The applicants have coordinated the conceptual development plans with Pinellas County Engineering, the Florida Department of Transportation, and the Southwest Florida Water Management District. The applicants have submitted a letter of water and sanitary sewer availability from Pinellas County. The applicants have submitted a traffic study for the development to FDOT and the City demonstrating there will be no change in the level of service with the proposed development. The applicants have met with FDOT to discuss the future improvements required by the department and the improvements are shown on the conceptual drawings for the development. Also, the applicants have had a pre-application meeting with SWFWMD to determine the on-site stormwater management facility permitting requirements. Certificates of concurrency and outside agency permitting will need to be obtained prior to any development taking place on the site.

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

By proposing hotel and other development that will enhance the tourist industry for Madeira Beach and its local businesses, the proposed development has been determined to be consistent with and will facilitate the type of development that is specifically provided for in the Town Center Special Area plan. The development will help provided needed redevelopment in the Town Center area.

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

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

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

II. The Board of Commissioners shall additionally review the proposed development plan for compliance with the provisions of Chapter 110 of the Land Development Regulations Article II, Site Plans, and the following general conditions:

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

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

The proposed development will be consistent with the existing and planned developments for the area. Although the concept plan is larger in scale and height than other uses in the area, there are no residential uses immediately adjacent to the property. The nearest residential property is located approximately 500 feet south of the site and is separated by water and the City Marina property. The project proposes a mix of complementary land uses and shared amenities that are tied together by common architectural and landscaping themes.

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

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

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

Policy 1.5.5:

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

Policy 1.5.6:

Reduce conflicts between traffic movement and Intracoastal Waterway bridge openings.

Policy 1.5.7:

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

Policy 1.9.1:

Redevelopment shall be encouraged in the following areas:

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

Policy 1.10.1:

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

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

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

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

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

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

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

- (6) Streets, utilities, drainage facilities, recreation areas, building heights, sizes and yards, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.**

The Concept Plan has been reviewed for consistency with the development standards of the Land Development Regulations. Any subsequent development on the property will be reviewed for consistency with the Concept Plan as well as in greater detail for consistency with the applicable development standards of the Land Development Regulations. These reviews will ensure that development will equal or will exceed the level of design and quality required of similar land development elsewhere in the City.

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

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

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

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

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

No outdoor storage of merchandise or materials is proposed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conceptual landscaping plans have been submitted that unite the various buildings and uses in the project. Individual site plans for each phase will further detail the landscape and walkway plans.

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

The maximum building heights and scale of development as proposed in the Concept Plan are larger than any existing development on the surrounding properties. However, the site is surrounded on three sides by water, and nearby uses include the

City Marina and City Park sites. The scale of the proposed development is similar in scale to development that could occur in this area under the Town Center Special Area plan.

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

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

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

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

The Concept Plan is consistent with these standards.

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

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

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

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

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

Overall signage and other building appurtenances, as generally identified on the Concept Plan, are integral components of the building, appropriately scaled, and consistent with the buildings’ overall design.

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

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

Finally, in recognition of the size, complexity and timeframe over which this project will be developed, individual phases of the project will require separate, detailed site plan submissions and review pursuant to the above enumerated criteria.

STAFF

RECOMMENDATION: **Staff recommends approval of Ordinance 2015-18, to amend the zoning designation on the subject property from C-4 (Marine Commercial) to PD (Planned Development) consistent with the accompanying Concept Plan, and subject to the specific provisions and conditions as set forth in the accompanying Development Agreement.**

ATTACHMENTS:

- Ordinance 2015-18..... 1**
 - Ordinance 2015-18..... 1
 - Legal Advertisements..... 4
- Zoning Map..... 7**
- Future Land Use Map..... 8**
- Code of Ordinances..... 9**
 - C-4 Zoning District Regulations..... 9
 - PD Zoning District Regulations..... 14
- Town Center Special Area Plan.....22**
 - Character District Map..... 22
 - Causeway District Standards..... 23
- Minutes..... 25**
 - February 8, 2016 Planning Commission Hearing..... 25
 - March 16, 2016 Board of Commissioners Hearing (Unofficial)..... 27
- Current Traffic Study.....38**
 - Appendix A..... 45
 - Appendix B 52
- Additional Public Comment..... 61**
 - Correspondence for Holton Property.....61
 - Correspondence for All Development.....103

ORDINANCE 2015-18

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

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

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

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

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

WHEREAS, the property owners of the subject property are currently under two related ownerships. Parcels 09-31-15-00000-140-0100 and 09-31-15-00000-140-0120 are owned by MHH Enterprises, Inc. and Parcel 09-31-15-00000-110-0100 is owned by C&T Enterprises, Inc.

WHEREAS, the property owners of the referenced parcels have applied for a change in zoning from C-4, Marine Commercial, to PD, Planned Development; and

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

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

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

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

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

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

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

SECTION 2. That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.

SECTION 3. That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

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

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

APPROVED AS TO FORM:

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

Travis Palladeno, MAYOR

ATTEST:

Aimee Servedio, CITY CLERK

PUBLISHED:	<u>12/04/2015</u>
PLANNING COMMISSION FIRST READING (CANCELLED)	<u>12/21/2015</u>
PUBLISHED:	<u>12/29/2015</u>
PLANNING COMMISSION FIRST READING:	<u>01/11/2016</u>
PLANNING COMMISSION RECOMMENDATION:	<u>02/08/2016</u>
PUBLISHED:	<u>02/26/2016</u>
PASSED ON BOC FIRST READING:	<u>03/16/2016</u>
PASSED ON BOC SECOND READING:	_____

LEGAL NOTICE

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

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

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

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

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

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

ORDINANCE 2015-18

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

DESCRIPTION:

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

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 682, PAGE 44, RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" E, 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 50 FEET; THENCE NORTH 43°51'28" EAST, 25 FEET; THENCE SOUTH 46°08'32" EAST, 550 FEET; THENCE NORTH 43°51'28" EAST, 331.0 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET; THENCE SOUTH 43°51'28" WEST, 125.00 FEET; THENCE NORTH 46°08'32" WEST, 250.0 FEET; THENCE SOUTH 43°51'28" WEST, 40.0 FEET; THENCE NORTH 46°08'32" WEST, 50.0 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 191.0 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

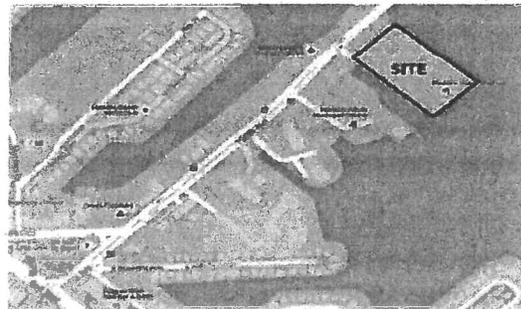
PARCEL II: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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4.59 ACRES MORE OR LESS.

FLOOD STATEMENT:

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



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

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

Aimee Servedio, City Clerk
City of Madeira Beach

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

NOTICE IS HEREBY GIVEN that the LOCAL PLANNING AGENCY (THE PLANNING COMMISSION) of the City of Madeira Beach will hold a PUBLIC HEARING for continuance of the local planning agency consideration of the Development Agreement for Holiday Isles Resort and Ordinance 2015-18, in Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on Monday, January 11, 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 2015-18, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on Tuesday, January 12, 2016 at 6:00 p.m.

Upon the passage of Ordinance, **NOTICE IS HEREBY GIVEN**, the Board of Commissioners of the City of Madeira Beach will conduct the second and final reading of the Development Agreement for Holiday Isles Resort., and Ordinance 2015-18, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on Tuesday, February 9, 2016 at 6:00 p.m. Notice of such hearing will be provided as prescribed by Florida Statutory requirements and the Madeira Beach Code of Ordinances.

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

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

ORDINANCE 2015-18

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

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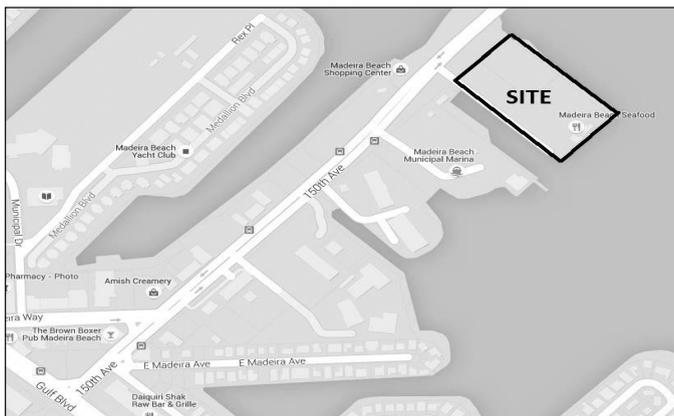
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4.59 ACRES MORE OR LESS.

FLOOD STATEMENT:

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



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

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

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

NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct the first reading of **Ordinance 2015-18**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Wednesday March 16, 2016 at 6:00 p.m.**

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

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

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

ORDINANCE 2015-18

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

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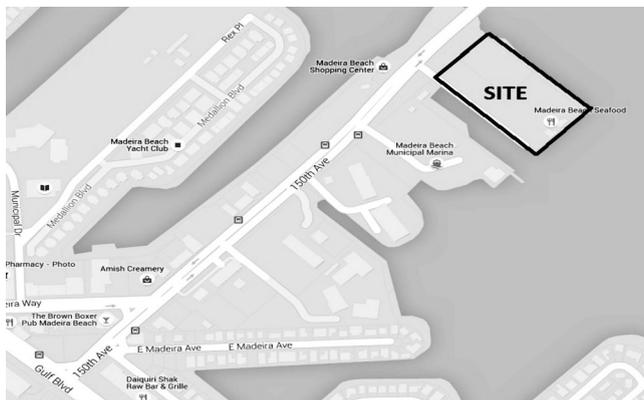
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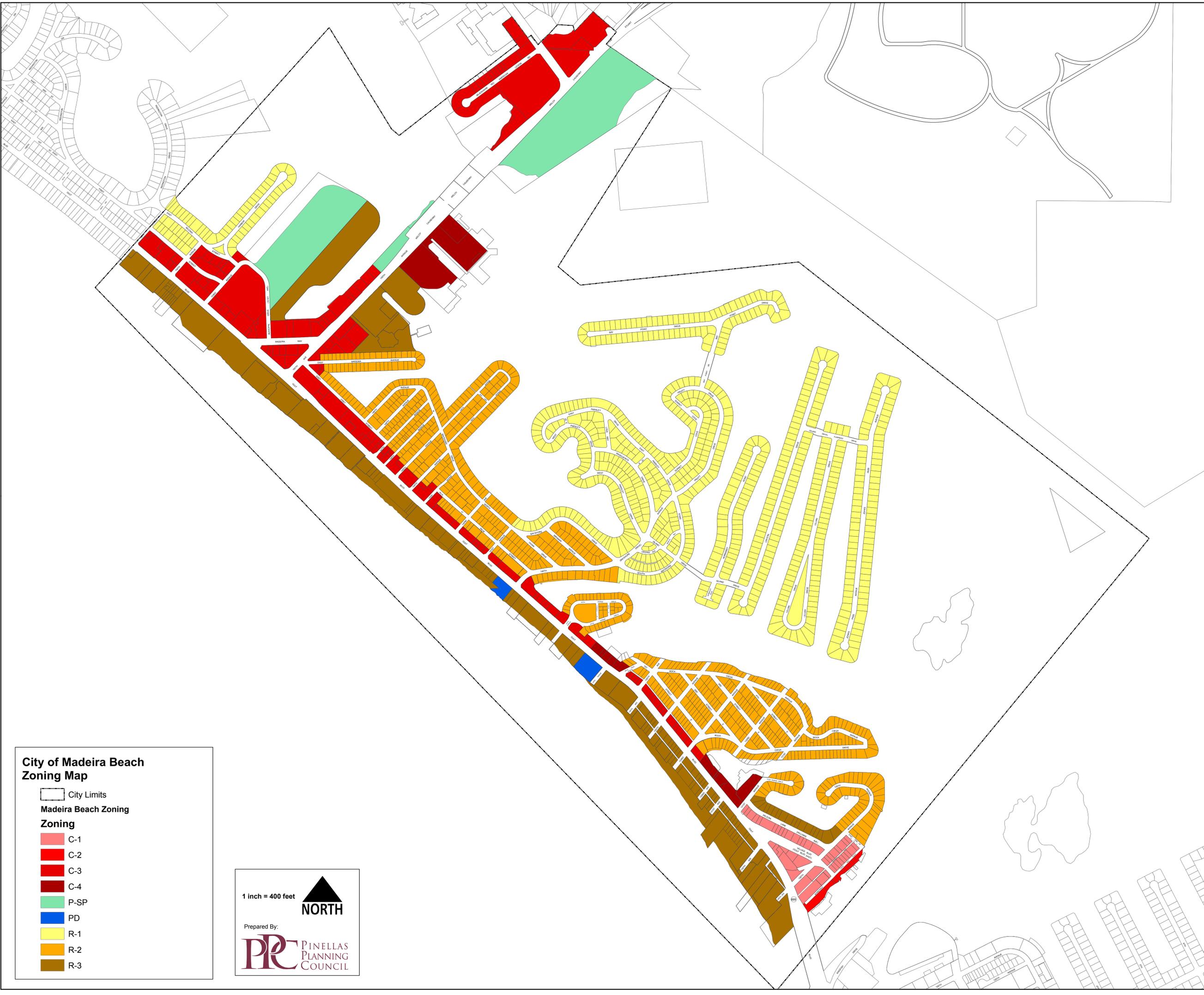
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Copies of the proposed Development Agreement and Ordinance are available for inspection in the office of the City Clerk between the hours of 8 a.m. and 4:30 p.m. Monday through Friday.

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



**City of Madeira Beach
Zoning Map**

City Limits

Madiera Beach Zoning

Zoning

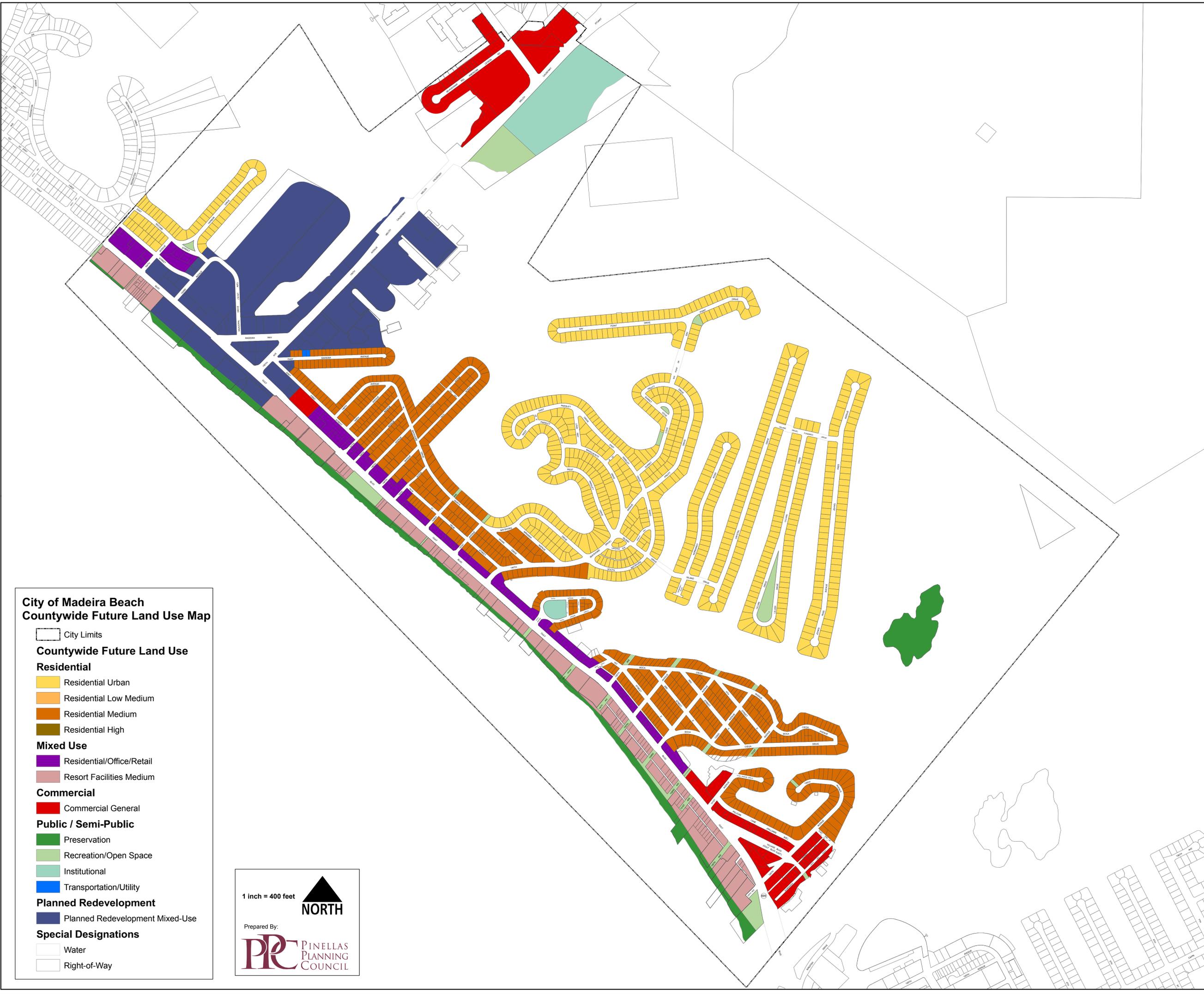
- C-1
- C-2
- C-3
- C-4
- P-SP
- PD
- R-1
- R-2
- R-3

1 inch = 400 feet



Prepared By:





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

City Limits

Countywide Future Land Use

Residential

- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High

Mixed Use

- Residential/Office/Retail
- Resort Facilities Medium

Commercial

- Commercial General

Public / Semi-Public

- Preservation
- Recreation/Open Space
- Institutional
- Transportation/Utility

Planned Redevelopment

- Planned Redevelopment Mixed-Use

Special Designations

- Water
- Right-of-Way

1 inch = 400 feet



Prepared By:



PINELLAS
PLANNING
COUNCIL

DIVISION 8. - C-4, MARINE COMMERCIAL

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

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

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

Cross reference— Definitions generally, § 1-2.

Sec. 110-347. - Permitted uses.

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

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

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

Sec. 110-348. - Accessory uses.

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

- (1) Off-street parking.
- (2) Marine and boat storage.
- (3) Essential services.
- (4) Other accessory uses, customarily incidental to the permitted use.

- (5) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.
- (6) Wireless communication towers shall be allowed, through special permit granted by the board of commissioners, as an alternative to prohibiting towers and only in the event substantial proof is submitted by an applicant which demonstrates that no existing tower, structure, or building can accommodate the applicant's proposed antenna. Wireless communication towers must further comply with the provisions of article VI, division 12, subdivisions I, II and IV of this chapter.

(Code 1983, § 20-404)

Sec. 110-349. - Special exception uses.

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

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

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

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

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

- (1) Lot size:
 - a. All permitted uses except tourist dwelling units: 4,000 square feet.
 - b. Residential dwellings above first floor commercial: 3,000 square feet per unit.
 - c. Public service facilities: Shall not exceed a maximum area of five acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.
- (2) Lot width:
 - a. All permitted uses except tourist dwellings: 40 feet.

- b. Tourist dwellings: 60 feet.
- (3) Lot depth: All permitted uses 80 feet.
- (4) Within the CG land use category, the density shall be a maximum of 15 residential dwelling units or 60 temporary lodging units. A combination of both residential and tourist dwelling units may be permissible provided that the provisions of subsections 110-355(c) and (e) are met.

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

Sec. 110-351. - Building setback requirements.

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

- (1) Front yard: 25 feet.
- (2) Rear yard: 18 feet.
- (3) Side yard:
 - a. Minimum of ten feet except as provided in the land development regulations.
 - b. Tourist dwelling units:
 - 1. For lots between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.
 - 2. For lot widths greater than 80 feet, the minimum side yard setback shall be as follows: A total of 33 percent of the lot width shall be reserved for side yard setbacks. In no event shall one side be less than the following:
 - i. Lots less than 120 feet: ten feet.
 - ii. Lots less than 240 feet: 15 feet.
 - iii. Lots 240 feet or greater: 20 feet.

(Code 1983, § 20-404)

Sec. 110-352. - Maximum building height.

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

(Code 1983, § 20-404)

Sec. 110-353. - Maximum lot coverage.

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

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

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

Sec. 110-354. - Buffering requirements.

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

(Code 1983, § 20-404)

Sec. 110-355. - Special requirements.

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

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

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

Secs. 110-356-11—357. – 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, and 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.

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

General Design Features of Each District

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

Transition District

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

Peninsula District

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

Commercial Core District

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

- Residential and/or temporary lodging units must be located on an upper floor

Beachfront District

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

Causeway District

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

Design Guidelines – Site Design Requirements

Building Setbacks

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



THE CITY OF MADEIRA BEACH, FLORIDA

PUBLIC NOTICE

LOCAL PLANNING AGENCY PLANNING COMMISSION MINUTES

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

7:00 P.M.

MONDAY, FEBRUARY 8, 2016

COMMISSION CHAMBERS

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

B. ROLL CALL

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

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

C. APPROVAL OF THE MINUTES: January 11, 2016

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

D. NEW BUSINESS

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

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

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

E. OLD BUSINESS

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

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

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

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

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

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

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

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

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

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

Chairperson Everett closed the floor to the public.

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

F. PLANNING COMMISSION DISCUSSION

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

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

G. REPORTS

H. NEXT MEETING: March 14, 2016

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

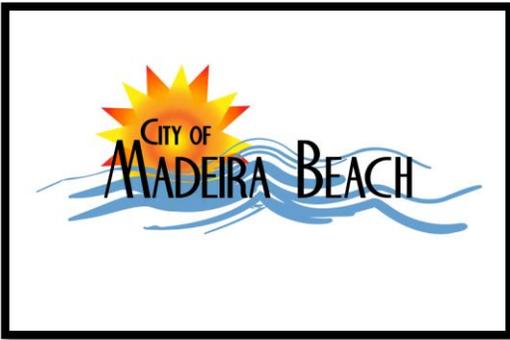
Date approved: March 14, 2016



Jim Everett, Chairperson



Submitted by Cheryl McGrady, Executive Assistant



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

**BOARD OF COMMISSIONERS
REGULAR MEETING**

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

6:00 P.M. WEDNESDAY, MARCH 16, 2016 COMMISSION CHAMBERS

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

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

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
 Vincent M. Tenaglia, Assistant City Manager (ACM)
 Thomas Trask, City Attorney, (CA)
 Aimee Servedio, City Clerk (CC)
 Dave Healy, Planning Consultant (PC)
 Luis Serna, AICP, Planning Consultant (PC)
 Dave Marsicano, Public Works/Marina Director (PWMD)
 Doug Andrews, Events & Recreation Director (ERD)
 Sea Marshall-Barley, Support Specialist (SS)

- D. APPROVAL OF THE MINUTES**
 - 1. **BOC WORKSHOP MINUTES** **JANUARY 26, 2016**
 - 2. **BOC AGENDA SETTING MEETING** **FEBRUARY 9, 2016**
 - 3. **BOC REGULAR MEETING** **FEBRUARY 9, 2016**

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

ROLL CALL:

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

E. APPROVAL OF THE AGENDA

CM: Asked to remove Resolution 2016-14 from this meeting. This was applied for previously but he was advised by the Pinellas Planning Commission that the City would not have a likely chance of obtaining this grant. To avoid wasted time and materials, he asked the item

A motion to approve the agenda as amended was made by Commissioner Hodges and seconded by Commissioner Lister.

ROLL CALL:

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

PRESENTATIONS/PROCLAMATIONS

1. PROCLAMATION DECLARING APRIL 2016 AS “DONATE LIFE MONTH”
Mayor Travis Palladeno and Jennifer Krouse, LifeLink Foundation, Inc.

Mayor Palladeno: Introduce the representative from LifeLink Foundation, Inc., Carlos Ruiz to accept the proclamation. The Mayor then read the proclamation in its entirety.

Mr. Ruiz accepted the award and was grateful to the City for their support of this cause.

2. INDEPENDENT AUDITOR’S REPORT – FISCAL YEAR ENDED SEPTEMBER 30, 2015
John Houser, Wells, Houser & Schatzel, P.A.

ACM: Introduced John Houser. Last summer, the finance department went through an RFP process to find a new audit firm to work with the City. Five proposals were received and Wells, Houser & Schatzel, PA was chosen through that process. He commended Mr. Houser for his very hands-on approach to the audit and will be under contract with the City for at least two more years.

They have been working on finalizing the financial statements for the CAFR. The status of the CAFR is currently delayed. We have received our fourth consecutive award from GFOA for excellence in financial reporting. These are delayed due to a new standard issued by the Governmental Accounting Standards Board for pension accounting that cities were not previously required to report. The City, along with all other participating cities, is waiting on the reports from FRS. When all of the reports are received, the CAFR will be completed and the Board will formally accept it.

John Houser: The audit field work was completed on February 4th and all the reports have been drafted and compiled to be presented tonight. The finalized reports are expected by April 30, 2016.

No difficulties were noted during fieldwork for the audit. Corrected and uncorrected misstatements will be pointed out in the form of journal entries. The first is in regards to stormwater revenue bond were reclassified from budgetary revenues on a budgetary basis to long-term liabilities on a GAAP basis. Other than these two instances, they found the books to be in very good order.

The report will state that the firm has completed the audit and that it is management’s responsibility to make their statements and it is the firm’s responsibility to make policy recommendations to the statements. We are pleased to report that there are no weaknesses in internal control nor any issues of noncompliance need to be reported.

The City was in compliance in regards to the City’s investments. There will be a schedule in the CAFR and the remaining fund balance in regards to the BP Oil Spill settlement.

The last report is the Independent Auditor’s Letter that determines if any findings in the prior year has been corrected. One item found from last year was corrected and is now in compliance. The report also requires the firm to perform financial performance procedures which takes five years of historical data and compare these to benchmarks from other similar cities (fund structure, population, taxable property values, etc.). There are only three other cities which share Madeira Beach’s standards.

In conclusion, he thanks management and City staff for their assistance throughout this process.

Mayor Palladeno: Commended the Assistant City Manager and applauded the Finance Department at the City.

ACM: The Conditions Assessment Report were inconclusive, it is his job is to make the reports conclusive at least in meaning to the Board. He has several items he would like to share and introduce some of the finance topics that are scheduled to be discussed at the March 29, 2016 Workshop.

The City is absolutely in a growth phase – there is a lot of new development, redevelopment, and many projects. The general fund operating expenditures has increased by 12.8% due to all of the growth, following last year’s increase of 8.4%. The liabilities have increased 125% due the borrowing for the undergrounding utility project and the stormwater project for a combined total of nearly \$9 million in debt. The City also recently completed its fourth debt issue in 29 months – which means that this is occurring about every seven months.

Government fund assets have increased 23.2%, due mostly to the City Centre facilities. One time revenues need to be addressed and should not be used for ongoing costs. Two contributions, ROC Park valued at nearly \$1.2 million and the BP Oil Settlement in the amount of \$580,000 were received this year. These funds will be set aside for a future project.

The millage rate was raised for the first time since 1989 which increased property tax revenue – which equated to an 18% increase. The City also raised the parking meter rate to \$1.50 which added to parking and tourism growth rate that has increased

The City reported a net position increase of 10%, followed by a 3% increase from the previous year. The theme for the next policy discussion and the 2017 budget will be how to adequately manage the growth and sustain the City for the future.

In the next few months, the City will need to determine how it going to manage this growth. He will revisit the fund balance policy, introduce new policy concepts, and begin preliminary Fiscal Year 2017 discussion all aimed at finding the best approach to have long term sustainability.

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

Steve Kochick: With the budget coming up, he would like to bring up the idea to incorporate solar energy at the City Centre. He mentioned the funds from the BP Oil Spill Settlement and believes that these funds should be invested in something positive for the City.

He also wanted to thank the citizens of the City for their high turnout for the election and is in favor of the outcome. He mentioned that some concerns he heard were in regards to the

Mark Marrow: He wants to comment on the financial numbers that were discouraging. He has been in the City for forty years and the City has not had such a commendable finance director.

He also wanted to comment on the referendum ballot language. He believes that the language was misleading because the super majority was mentioned but the current charter language allows for a referendum to sell City property. He accused the Board of knowing what they were doing with this language and should be embarrassed that it failed. These are the same people that voted this Board and he does not think this is right.

One of the reason that he voted against this is due to the Board’s business knowledge. He also noted that this same Board also voted for the City Manager to have seven weeks of vacation, who can then turn that vacation in if it is unused.

Robert Shaw: He thinks it is good to remind people that we have a representative form of government. We could go to a referendum form of government, but that would not be efficient. We either trust the Board we elected or don’t trust them in which case he would vote to replace them. He trusts this Board and believes in representative government.

Doreen Moore: She is also extremely disappointed in the Board. She also disagrees with the City Manager’s comment asking “where were we” in the Tampa Bay Times. She is disappointed in the lack of education that was originally promised in the early phases.

Mayor Palladeno: We did have an educational meeting and no one showed up.

Pete Trott: He wants to commend the population of the residency in that they didn’t understand the referendum and voted against it. What you are doing is giving power to people that aren’t even here yet – they need to think of any future ramifications such decisions will have.

Renee Crup: She is new to the process but has lived in the City for eight years. If you provided a meeting and no one came, then this was a failure on the Board. It is their responsibility to ensure that the information is presented to the people and a forum is available. It is very difficult to do business with this Commission and often times, if you do get a voice to talk to, you are sent to voicemail. The people shouldn’t have to dig and hunt down information.

G. CONSENT AGENDA

1. AUTHORIZATION OF EXPENDITURES TO FIREWORKS DISPLAY UNLIMITED, LLC IN THE AMOUNT OF \$26,000 FOR FOURTH OF JULY FIREWORKS SHOW.
2. AUTHORIZATION OF EXPENDITURES TO CLARK SALES DISPLAY, INC. IN THE AMOUNT OF \$30,670 FOR HOLIDAY DECORATIONS.

A motion to approve the consent agenda was made by Commissioner Lister and seconded by Commissioner Hodges.

CM: These are two budgeted items. The first item is in regards to the fireworks and the City did receive the anonymous donation of \$5,000. The second item is in regards to the holiday lights, and we need to keep in mind that with the

undergrounding, there may need to be some adjustments to the holiday decorations depending on where the project is at that time.

ROLL CALL:

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

H. CONTRACTS/AGREEMENTS – NONE

I. UNFINISHED BUSINESS – NONE

J. NEW BUSINESS

1. AUTHORIZATION OF GOVERNMENTAL MONEY PURCHASE PLAN AND TRUST ADOPTION AGREEMENT WITH ICMA RETIREMENT CORPORATION

Vincent M. Tenaglia, Assistant City Manager

ACM: This item is regards to a new IRS requirement. We need to meet the IRS requirement by April 30, 2016 and recommends bringing this topic back up during a Workshop meeting to re-evaluate the plan.

A motion to authorize the Governmental Money Purchase Plan and Trust Adoption Agreement with ICMA-RC was made by Commissioner Shontz and seconded by Commissioner Poe.

ROLL CALL:

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

2. **ORDINANCE 2015-18**

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

The CA read Ordinance 2015-18 by title only.

A motion to approve the first reading of Ordinance 2015-18 was made by Commissioner Lister and seconded by Commissioner Hodges.

Several pieces of evidence were presented tonight at the public, quasi-judicial hearing including ex-parte communications, submitted and revised applications, the City staff report, and resumes of the parties who gave testimony. Those items are attached to the minutes.

CA: This is a quasi-judicial process and this will be a more formal approach. He will explain the steps of the process as this item is presented and discussed.

The parties are as follows: C&T Enterprises, MMH Enterprises, and the City. There were three notices of intent were presented to the City Clerk’s office on March 11, 2016 but were not received in a timely manner. The three notices were filed by Peter Trott, John Lipa, and Bill Gay.

The CA then read all public ex-parte communications specifically related for this project. These communications have been attached to the minutes and will serve as public record of the communications presented at this meeting.

A short recess was called at 8:30 p.m. and the meeting was reconvened at 8:40 p.m.

Katie Cole: As Mr. Trask advised, this is a quasi-judicial hearing and the first step is the disclosure of ex-parte communication. The disclosure prevents any

She noted that Vice-Mayor Poe had an additional meeting in December with the developer that she wants to ensure is entered into record. The applicant is not seeking to ask the Vice-Mayor to recuse herself based on communications that

alluded to her opposition to the project with the understanding that any decision that the Board make tonight is based solely on the evidence presented tonight.

The initial and revised applications have been submitted to the City and entered into record.

The mayor accepted the initial and revised applications into evidence and directed Attorney Cole to proceed.

Katie Cole: Where did this idea come from and why does it fit with the City. To facilitate the development of privately owned property – the use of the intensity and density was additionally amended recently and reviewed by the Pinellas Planning Council. There is extensive public property in the Town Center Plan and existing new condominium development.

Mr. Holton's property is one of the properties in the 150th Avenue area.

Ed Hooper: Based on the disclosure of ex-parte communications, there was a lot of information heard. The City established a vision with the Town Center Special Area Plan, and in that plan the City specified how the eastern entrance of the City would appear.

He noted that the applicant did not request the meetings in the December timeline, but they worked with City staff to accommodate their schedule. This process began much earlier in 2015 and he assures that nothing has been rushed or attempted to be pushed through.

Mr. Holton's family has owned the property in question for nearly fifty years. Based on what the City's code allows for maximum density, what is presented today is only 47% of that maximum. This project is also 42% of the bulk of what is allowed in the area. Four of the five buildings have been lowered and 22% of the rooms have been decreased. We are not only meeting the code, but not coming close to the maximum. Mr. Holton also intends to live on this four acre property once the project is completed.

Istvan Peteranecz and Robert Pergolizzi submitted their resumes to the City Clerk.

The applicant has strived to ensure that landscaping and aesthetics of which the City would be proud. He now introduces

Istvan Peteranecz: Registered architect for thirty-five year now. He is here to talk about Section 2, the Site Plan Provision. The goal was to cater to the daily and weekly guests, as well as full-time, on-site residents. An architecturally consistent design also hides cars, incorporate a mixed-use feel, and take advantage of the marina and boat access of the property.

Concealed parking, garage and service areas, and a continuous fifty foot wide promenade, a residential condominium building in three separate structures, a residential condo with seven stories above parking, a condo with six stories above two levels of parking, and a 200 seat restaurant. As much view and open land as possible was incorporated into this design.

As you approach over the bridge, the marina, promenade, and pedestrian activity will be visible. The pedestrian experience was a big goal of this design. An under-bridge connector and promenade along the marina and perimeter of the site is also included.

The site is significantly lower than the apex of the bridge and allows for space between the buildings in order to avoid a fortress effect. The vision is to create a creative mixed used design based on the Town Area Plan.

Robert Pergolizzi: Certified planner and has 28 years of experience preparing transportation studies. The existing conditions on 150th Avenue operates at a level of service C. Based on the reduced plan, the project is projected to operate at a D-level.

We did not take into account any internal capture. Internal capture accounts for any internal traffic interchanges within a mixed-use area. In the event of a hurricane or tropical storm event, the notice is given early and any evacuation would be in one direction on a bridge that will not go up.

Katie Cole: Pictures that were in the packet are now presented in front of you.

In 2014, amendments to Land Development Plan was made to require a Planned Development Application and enter into a development agreement to specify what the project will look like.

The conditions of approval were generated by the City staff and include the responsibility to relocate utilities as necessary and public utilities remain unobstructed, permits are properly obtained and various city departments have final approval on the submittal. The parking is provided in its entirety, it is important to note that 100% of the minimum required by code.

CA: If there are no questions from the Board, the next stage would be for Mr. Healy and Mr. Serna to present on behalf of the City via their staff report.

Dave Healy and Luis Serna, submitted their resumes to the City Clerk and gave the City's staff report.

Dave Healy: Has 47 years of experience in planning and has been in Pinellas County for the last 38 years. He is going to explain some of the chronology of this project and put all these details in context. In 2001, the initial discussions began on the Town Center Special Area Plan. A series of public meetings dating back nearly fourteen years to get this plan approved. The requirement from the state made the process become much more intense during the time period between 2006 and 2007. This work culminated in the 2008 Comprehensive Plan that allowed for a new division known as Planned Redevelopment Mixed Use. The intent of the creation of a new district was established. In 2009, this intent was used to create the Special Area Plan that is required to be adopted at the City and county level.

At the same time this was put into place, the nation saw the downturn in the economy and development was halted. In 2012 it was investigated as to why there had been no plans or developments in this time. A series of amendments in 2014 were designed to work in tandem with the three parts of the process that spoke to those amendments. These amendments allowed: increase in density to temporary lodging only, the next one amended the code to agree with the plan to require for any rezoning to use this planned development technique in which a rezoning required a strict development agreement, and the last amended the Town Center Plan to create a vision that united the Madeira Way area to the entrance to the City from the causeway.

Luis Serna: He focused on five main criteria that is considered in regards to planned development considerations. These include: consistency with the comprehensive plan, land use compatibility, adequate public facilities, public interest, and consistency with land development regulations. A more detailed breakdown of the criteria considered and how the proposed project meets these requirements is included in the City's staff report that is entered into evidence.

The mayor accepted the City Staff Report as evidence and opened public comment.

Jeff Brown: He knows very well the concerns of the residents regarding building height.

He believes that as more people come to the area and new visitors will be mostly parked and will walk back and forth to the beach. He does have fears about the traffic but believes that benefits outweigh the costs and commends Mr. Holton for adjusting the original design to accommodate some of the residents' concerns.

Che Berry: Has been in this community for the last 35 years. He knows Mr. Holton and knows that he has grown up in this area with his family. He invested enough money to do something great with this property and something good for this community.

Corey Hubbard: Has moved back to the area recently and finds some of the comments that accuse the City and develops of opacity in regards to the process. Many of the comments are repetitive. This project will mean a growth in local business. She is a proud descendent of a family that has been in the area since the 1920s. Her children and generation will be living in this area and she is in favor of the project.

Nancy Briner: She has been a resident for 37 years and a resident of the Gulf Beaches for 58 years. She read a quote from the Mayor of Indian Rocks Beach that made the point that it is important for a Mayor to understand why people move to a certain beach. The City needs developing but it is her wish that would find a plan that works for the merchants and keeps residents safe and happy too. The referendum shows what the citizens think of this Commission

Jeff Beggins: He commends the Board for looking at the project as they are and commends Mr. Holton for his role in this project. He could have taken the check and run, but he has been accommodating. This will not be Clearwater since this level of density only applies to this small sliver of land.

Robert Preston: The message is clear that residents want this project reduced. If this is approved, could the attorneys sue the City to ask for higher stories that would be allowed?

Peter Trott: There are a few things that just don't seem to fit. We are here for a rezoning and we are out-lawyered and out-represented. This land was zoned for a C-3 and the \$250,000 plan allowed for that – they want a PD and are basically saying the City wasted its money. The rest is minutia. If we spent the money to have the plan zoned in this way, why would we ignore that? If you allow this, you may not be back.

Peter Irving: This will tie the hands of their future commissioners for twenty years. The Commission really needs to consider how this will not only affect the current Board and residents, but the impact that something of this magnitude could have in the future.

Ginger Tolliver: This is too much all at once. She doesn't care what the traffic department has to say, but a C-level is not passable and the new D-level is even worse.

Sam Baker: Owner for 26 years and a resident for 18 years. There is not one development project under consideration right now, but two. The traffic will be impacted by the additional project. He does not think the City should pay a dime on this project, it should be completely up for the developer. He would suggest a City-wide survey, but that was covered in the emails – only two were in favor. I don't think we need to add 25% more population.

Captain Mark Hubbard: He grew up in this city when there was no sidewalk nor drainage. Gulf Boulevard started getting developed and there were always naysayers. This is the same thing happening now. The Board is doing their homework and the property owner is doing his homework. This project will be great for the economic impact and will in turn be beneficial for the residents. The greenery, the sidewalks, the development of water taxi to alleviate some traffic.

Shirley Nelly: Wanted to thank the Board and her favorite Mayor for all of the work they have done for the City. A few years ago, Mr. Hubbard has the same resistance for the parking garage in John's Pass and now it is wonderful to watch the sunsets. She believes that Mr. Holton is doing a wonderful thing for the community and it will be a beautiful site.

Jim Everett: Is a resident, does not own a business, and serves on the City's Planning Commission. What we have right now on Madeira Way is not exactly Rodeo Drive. These projects are needed and will provide nearly \$500,000 in added property tax revenues. He believes that this will be a great entrance to the City. There are not a lot of residents who were born and raised here.

Reese Noran: In the thirty years he has seen changes to the City, those changes have only added to the beauty of the City. This is the place that he and his wife have lived and he wanted to thank the City Manager and his crew for all of their work. The Board has to strike a balance between progress and the status quo. Change will come – some are good, some aren't, but he believes that this is a positive.

Brian Nelson: He believes that this project should be denied and to quote the City Manager, the clay should be stepped on and started from the beginning. The two greatest attributes are the ease of access to the beach and the quaintness of the town according to Trip Advisor. We are vastly different from Clearwater and even Treasure Island. The height was increased way higher than the established norm similar to asking for an increase to the speed limit on Gulf Boulevard to seventy miles per hour. The City is not Clearwater and we do not want the added congestion. If this is approved the government will have listened to the voice of the developers, not the people.

Steve Kochick: This has been a long time coming with the plan – which was misquoted and cost \$25,000, not \$250,000. When he was part of this process, he was against condominiums and the goal of this plan was to increase hotel density, not condo density. These projects are supposed to be for tourists in a residential area. This building is not tall, and anything after three stories doesn't make a huge difference. He is in favor of something higher and thinner than shorter and wider. Get the people involved and get the people out to give their input to avoid discontent. Once that development agreement is made, is that if it is changed the buildings will have to come down since it is written in stone.

Doug Speeler: His son has lived for many years in Madeira Beach and he does a lot of business in the City. We just went through the worst recession we've ever been in (short of the Great Depression), and many cities are going broke. He admires the staff for having a thriving municipality. Madeira Beach has become a waterfront destination, but think if what community and has the amenities to offer that Madeira Beach does.

Rob Locktell: It has been a pretty consistent theme that a vast majority is in favor of development but not in development of this size. You can quote studies for FDOT, and he's sure that Clearwater did the same process, and look what they are stuck with. At the January 11, 2016 Planning Commission, twenty people were concerned and only five were in favor. The February 8, 2016 Minutes were a cop-out and only mentioned that several comments had concerns. He is also concerned over the additional marine traffic. The referendum vote is a clear sign that there is concern of what the commission would do if they had the power. These two projects are being ignored.

CA: The next section of the hearing will allow the parties to make rebuttal statements to any issues that were brought up in the public comment section of the meeting.

Katie Cole: With respect to Mr. Trott’s concern for the plans changing after approval, there is a requirement to not change the approved plan in the form of the development agreement that will be heard at the next hearing. She also stressed that this hearing tonight is only in reference to one project that began last summer and not connected with any other development projects.

The impact fees are paid by all developers or any commercial project that pulls a building permit. The fees are paid to the county then fifty percent is refunded back to the City. These funds are then applied to specific areas. These are not General Fund or City dollars being used.

Dave Healy: There is a misconception that once the rezoning occurs, the developer can do what they want. That is not the case, the development agreement locks them into the plans that were approved.

The impact fees must be spent on projects within a close area around the development to improve the area that may be impacted in some way. This money cannot be spent freely by the City.

Katie Cole then made her final summary.

Katie Cole: Rezoning hearings are not based on public opinion; decisions are based on fact and evidence that has been presented. The evidence heard must be weighed in regards to the evidence presented by the parties present.

Commissioner Poe: Noted that the item just for the rezoning ordinance in this packet was one of the worst that the Board has ever been presented – the attached evidence was difficult to read, numbered irregularly, and incomplete. The applications for the project review were not notarized and dated consistently. She does not feel that she has been given enough time to go over all of the information – we need the complete information. She attempted to call a motion for a continuance of this item but did not receive a second.

ROLL CALL:

Commissioner Lister.....	YES	Vice-Mayor Poe.....	NO
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Shontz.....	YES		

3. ORDINANCE 2016-02

A FIRST READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 OF THE CODE OF ORDINANCES TO CREATE A DEFINITION FOR “RESIDENTIAL PROPERTY”; AND PROVIDING FOR AN EFFECTIVE DATE.

The CA read Ordinance 2016-02 by title only.

A motion to approve the first reading of Ordinance 2016-02 was made by and seconded by

ROLL CALL:

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

4. ORDINANCE 2016-03

A FIRST READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES TO CREATE AN ARTICLE PROHIBITING AND REGULATING THE OVERNIGHT ABANDONMENT OF PERSONAL PROPERTY ON THE PUBLIC BEACHES OF THE CITY AND TO BE COMMONLY REFERRED TO AS “MADEIRA BEACH LEAVE NO TRACE ORDINANCE”; AND PROVIDING FOR AN EFFECTIVE DATE.

The CA read Ordinance 2016-03 by title only.

CM: The additional impact is what he is concerned about. He is going to be a little bit lax on this enforcement until public knowledge and meetings with condos associations can be done. Deputy Lockett explained that the deputies are planning on creating flyers to distribute for education.

CA: The rental properties will also be responsible for notifying the renters of this ordinance and the provisions it lists.

A motion to approve the first reading of Ordinance 2016-03 was made by Commissioner Shontz and seconded by Commissioner Poe.

ROLL CALL:

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

5. **ORDINANCE 2016-04**

A FIRST READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 78 OF THE CODE OF ORDINANCES TO CREATE A SECTION PROVIDING FOR UNOBSTRUCTED USE OF PUBLIC DOCKS AND BOAT LAUNCHING RAMPS AND RESTRICTIONS TO THE SECURING OR TYING OF VESSELS TO PUBLIC PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

The CA read Ordinance 2016-04 by title only.

A motion to approve the first reading of Ordinance 2016-04 was made by Commissioner Shontz and seconded by Vice-Mayor Poe.

ROLL CALL:

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

6. **RESOLUTION 2016-12**

AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING LOCAL OPTION SALES TAX FUND EXPENDITURES IN THE AMOUNT OF \$110,000; AND PROVIDING FOR AN EFFECTIVE DATE.

The CA read Resolution 2016-12 by title only.

A motion to approve Resolution 2016-12 was made by Commissioner Lister and seconded by Commissioner Hodges.

CM: At the last workshop, it was directed that staff would proceed if Mr. Karns was able to work out an agreement with Mr. Speeler and this has occurred. Mr. Karns has agreed to fund the other half of the project. Right after this resolution is the authorization.

Guy Critelli: He approves the dock, but he does not approve how it is happening. There are other areas that need attention as well, what about Pelican Lane? He felt he was failed by the Commission. He wants to see the beautification around John’s Pass and in other areas of the City.

Mayor Palladeno: Asked that this item for enclosing the dumpsters on Pelican Lane could be added to the next workshop for further discussion.

ROLL CALL:

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

a. **AUTHORIZATION OF EXPENDITURES**

AUTHORIZATION OF EXPENDITURES TO SPEELER FOUNDATIONS, INC., IN THE AMOUNT OF \$110,000, FOR FISHING PIER CONSTRUCTION.

A motion to authorize the expenditure to Speeler Foundations, Inc. in the amount of \$110,000 was made by Commissioner Lister and seconded by Commissioner Hodges.

CA: The third page of the contract in regards to liens will need to be removed before execution of this agreement. He has made similar recommendations to Mr. Speeler in the past and Mr. Speeler acknowledged the change.

It is also noted that the execution of this contract is contingent on an agreement submitted by Bill Karns to pledge half of the project funding.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Shontz.....YES

Vice-Mayor Poe.....YES
Mayor Palladeno.....YES

7. **RESOLUTION 2016-13**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR FLORIDA BOATING IMPROVEMENT PROGRAM FUNDS ADMINISTERED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, TO ASSIST WITH THE CREATION OF NEW PUBLIC TRANSIENT BOATING FACILITIES AT THE CITY CENTRE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

The CA read Resolution 2016-13 by title only.

A motion to approve Resolution 2016-13 was made by Vice-Mayor Poe and seconded by Commissioner Hodges.

CM: The next item was removed and he is working with the Pinellas Planning Council on these grant applications.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Shontz.....YES

Vice-Mayor Poe.....YES
Mayor Palladeno.....YES

8. **RESOLUTION 2016-14**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR FLORIDA BOATING IMPROVEMENT PROGRAM FUNDS ADMINISTERED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, TO ASSIST WITH THE CREATION OF NEW PUBLIC TRANSIENT BOATING FACILITIES AT JOHN’S PASS VILLAGE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

Item J-8 was removed during the Approval of the Agenda.

9. **AUTHORIZATION OF EXPENDITURES**

AN AUTHORIZATION OF CHANGE ORDER TO INCREASE CPWG PURCHASE AGREEMENT NO. 15000232 IN THE AMOUNT OF \$110,434 FOR GULF BOULEVARD IMPROVEMENT PROJECT ADDITIONS.

A motion to authorize the expenditure for a change order to increase CPWG Purchase Agreement No. 15000232 in the amount of \$110,434 was made by Vice-Mayor Poe and seconded by Commissioner Shontz.

CM: This item was previously discussed in the Special Workshop. There is no additional information that needs to be heard at this meeting.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Shontz.....YES

Vice-Mayor Poe.....YES
Mayor Palladeno.....YES

K. REPORTS/CORRESPONDENCE

• **CITY COMMISSION**

Mayor Palladeno: A Gulf to Bay tourism publishing is being added to the Sunday New York Times. The City is featured and the number one festival in Pinellas County is the John’s Pass Sea Food Festival.

The TDC also changed some language in the 60/40 is going to be spent on advertisement and the rest on infrastructure. Funds will now be spread throughout the county and not just focused on one project.

• **CITY ATTORNEY**

CA: Because the referendum was defeated, the persons who filed the lawsuit were contacted and have agreed to withdraw that lawsuit as soon as the vote has been certified by the Supervisor of Elections.

• **CITY MANAGER**

CM: There was a possibility of not having a quorum at the next Planning Commission Meeting so the date has been rescheduled from April 11, 2016 to April 28, 2016. This will be advertised on the website and the City sign.

The update on the undergrounding is going slowly and we will present a significant financial update.

We also received a \$350,000 state appropriation that was earned through a lobbyist and the mayor's contacts. This will be used for lighting in John's Pass. The Mayor added that Kathleen Peters, this area's state representative was also involved in obtaining these funds.

- **CITY CLERK** – None

L. ADJOURNMENT – The meeting was adjourned at 11:00 p.m.

Date approved: April 12, 2016

Travis Palladeno, MAYOR

Submitted by Sea Marshall-Barley, Support Specialist

Attachments Submitted to Public Record:

- **Holiday Isle Marina Application Package..... 1**
 - Original Applications Submitted in September 2015..... 1
 - Revised Applications Submitted in January 2016..... 11
- **Resumes Submitted by Witnesses..... 19**
 - Luis N. Serna, AICP, LEED AP BD+C..... 19
 - David P. Healy, FAICP..... 22
 - Robert C. Pergolizzi, AICP, PTP..... 23
 - Istvan Laszlo Peteranecz..... 27
 - Timothy Clemmons, AIA LEED AP..... 29
- **Ex-Parte Communications..... 30**
 - Emails from Residents on Holiday Isle Project..... 30
 - Emails from Supporters of Stop Tall Buildings..... 156
 - Ex-parte Communication from Commissioner Nancy Hodges..... 164
 - Ex-parte Communication from Vice-Mayor Poe..... 174

**FDOT PERMIT TRAFFIC ANALYSIS
FOR
HOLTON MADEIRA BEACH SITE
TOM STUART CAUSEWAY (S.R. 666)**

**PREPARED FOR:
HOLTON COMPANIES**

**PREPARED BY:
GULF COAST CONSULTING, INC.
REVISED FEBRUARY 2016
PROJECT # 14-048**

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 03 2016

FL P.E. No. 14663

I. INTRODUCTION

The applicant proposes to improve its property located on the southeast side of Tom Stuart Causeway (SR 666) in the City of Madeira Beach (See Figure 1) The property is adjacent to the Madeira Beach Municipal Marina and access is via an existing right-in/right-out driveway and via the full median opening that serves the city property. Subsequent to the January 11, 2016 Madeira Beach Planning Board meeting, the applicant revised the plan and application to reduce the height and intensity of the development to address neighbor concerns. The applicant now intends to develop a 150 room hotel, a 68 unit condominium, a 122 unit condo/hotel, and a 17,000 square foot restaurant and associated parking. In addition, there will be a small marina with 100 slips that will be limited to use by condominium owners, hotel guests, and restaurant patrons that wish to arrive by boat. The potential site improvements include relocating the frontage road and extending the left turn lane at the project west entrance. This traffic analysis was prepared to evaluate the traffic impacts at the driveways and to aid in driveway design.

II. EXISTING CONDITIONS

The Tom Stuart Causeway (SR 666) is a four-lane divided arterial roadway with a posted speed of 40 MPH and is controlled by a traffic signal at Duhme Road east of the drawbridge and Madeira Way 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 the SR 666/Full Median Opening intersection and the existing right-in/right-out driveway intersection with SR 666 in September 2015. These counts were seasonally adjusted to peak season equivalents using FDOT seasonal adjustment factors. Intersection analysis was performed using the HCS software. The existing (2015) peak hour traffic volumes are shown in Figure 2 and the HCS printouts are included in Appendix A.

At the full access to SR 666 (Drive A), a total of 16 vehicles entered and 13 vehicles exited the site during the PM peak hour. Westbound left turns operate at LOS B with 11.0 seconds delay, and the exiting vehicles operate at LOS C with 17.6 seconds delay for the exiting motorists.

At the eastern driveway (Drive B) to SR 666 access is limited to right-in/right out movements due to proximity to the drawbridge. During the PM peak hour there were 6 entering vehicles and 11 exiting vehicles. The exiting vehicles operate at LOS B with 12.0 seconds average delay.

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 2,108 vehicles during the PM peak hour which represents LOS C on a 4-lane divided roadway.



PROJECT LOCATION – HOLTON MADEIRA BEACH SITE

PROJECT NO:
14-048

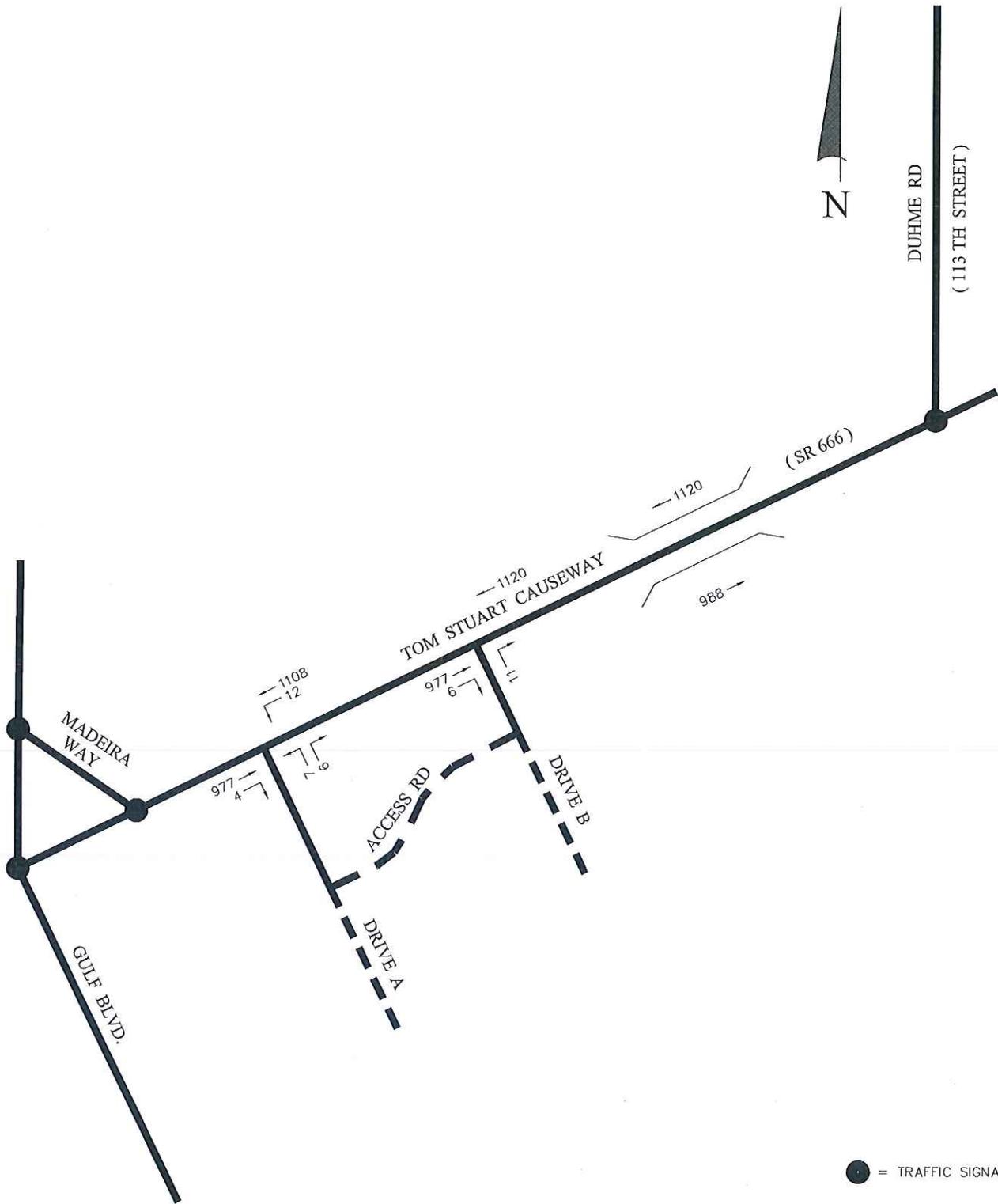


Gulf Coast Consulting, Inc.
Land Development Consulting

DATE:
9/2014

DRAWN BY:
MKC

FIGURE:
1



● = TRAFFIC SIGNAL

EXISTING PM PEAK HOUR/PEAK SEASON TRAFFIC

PROJECT NO:
14-048



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:

10/2015

DRAWN BY:

GJS

FIGURE:

2

III. FUTURE CONDITIONS WITH DEVELOPMENT

Trip generation estimates of the additional traffic caused by the proposed development were made using ITE Trip Generation, 9th Edition rates.

Land Use	Amount	ITE LUC	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips (in/out)
High-Rise Condominium	68 units	232	284	23	26 (16/10)
High-Rise Condo/Hotel	122 units	232	510	41	46 (29/17)
Hotel	150 rooms	310	1,225	80	90 (46/44)
Quality Restaurant	17,000 SF	931	1,529	14	127 (85/42)
Total			3,548	158	289 (176/113)

The additional traffic caused by the development is expected to be 3,548 daily trips of which 289 would occur during the PM peak hour (176 entering / 113 exiting). This would classify as a Category “D” permit application with FDOT. Project traffic was distributed to the surrounding roadway system based on the following percentages which were derived from traffic counts at the existing median opening and driveway.

- 30% west on SR 666 (Tom Stuart Causeway) +87 PM trips
- 70% east on SR 666 (Tom Stuart Causeway) +202 PM trips

The intersection and driveway were analyzed to consider future operations with the project development in place. Expected future traffic is shown in Figure 3 and the HCS printouts are included in Appendix B.

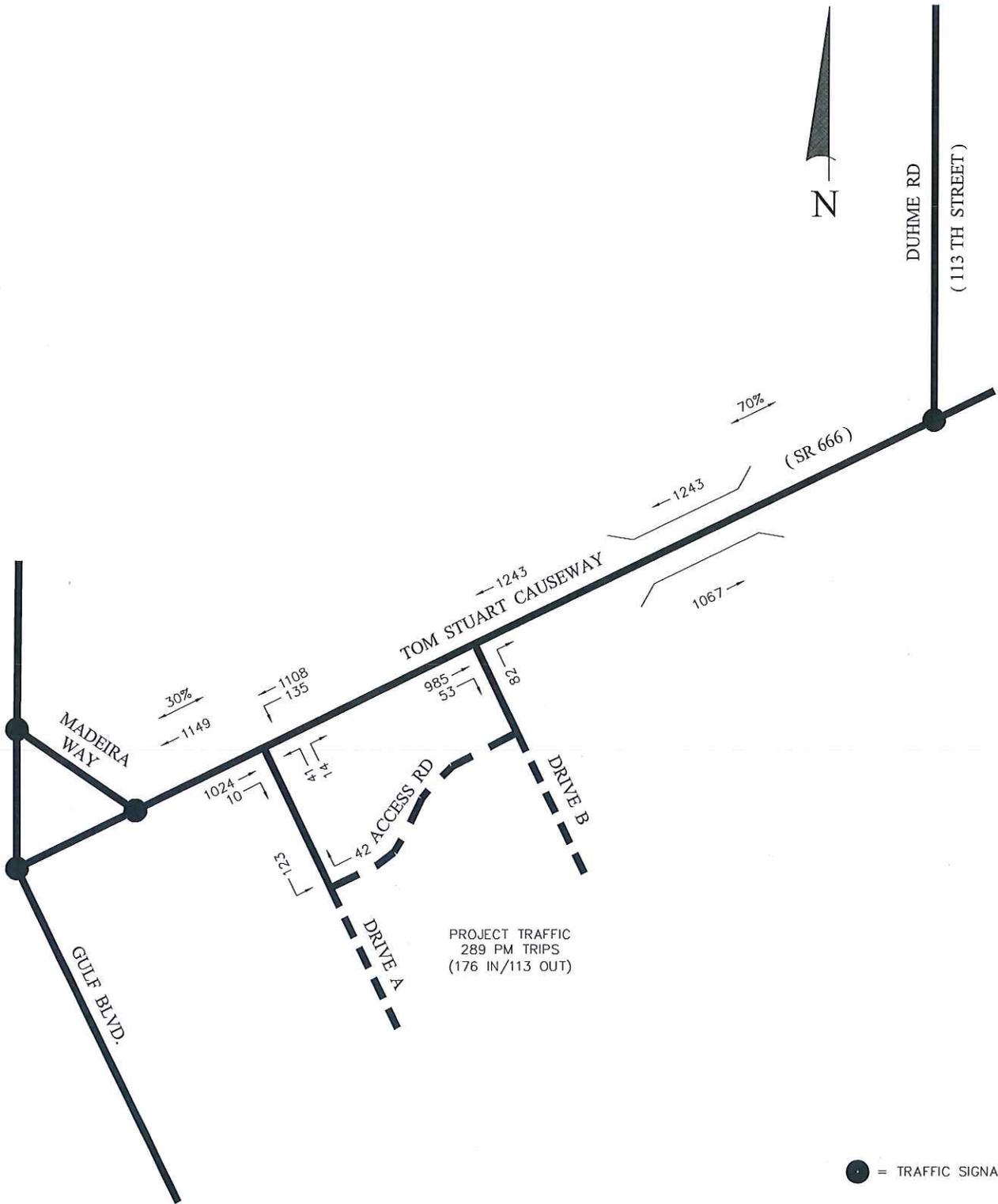
At the full access to SR 666 (Drive A), westbound left turns would operate at LOS B with 13.5 seconds delay and the left and right-turns exiting would operate at LOS D with delay increasing to 31.3 seconds.

At the eastern driveway (Drive B) to SR 666 which is limited to right turn access, the exiting vehicles would continue to operate at LOS B with 13.9 seconds average delay.

The adjacent segment of SR 666 would continue to operate at LOS C with volume increasing to 2,310 vehicles east of the site and 2,183 vehicles west of the site during the PM peak hour. This represents acceptable levels of service.

IV. CONCLUSIONS AND RECOMMENDATIONS

The proposed development of this property to contain condominiums, a condo/hotel, a limited service hotel and a restaurant with dedicated marina slips is expected to generate 3,548 daily trips and an additional 289 PM peak hour trips. With the impacts of the proposed development, all movements at the driveways would operate at acceptable levels of service and SR 666 would continue to operate at LOS C. The left turn lane should be lengthened to include 125 feet of queue storage plus 240 feet deceleration distance per FDOT Index #301 for a 50 MPH design speed urban condition. This will require median modifications and relocation of the median opening further west.



FUTURE PM PEAK HOUR/PEAK SEASON TRAFFIC

PROJECT NO:
14-048



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 Land Development Consulting
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www.gulfcoastconsultinginc.com

DATE:
2/2016

DRAWN BY:
GJS

FIGURE:

3

APPENDIX A

2014 Peak Season Factor Category Report - Report Type: ALL
 Category: 1500 PINELLAS COUNTYWIDE

MOCF: 0.95
 PSCF

Week	Dates	SF	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

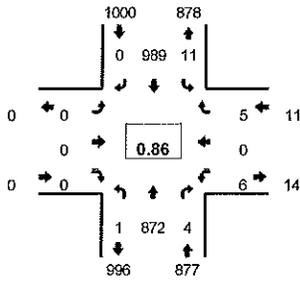
* Peak Season

Type of peak hour being reported: Intersection Peak

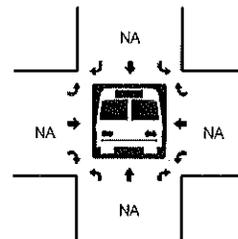
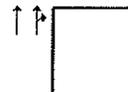
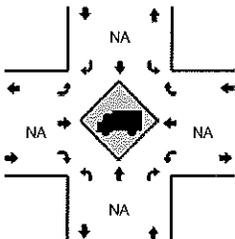
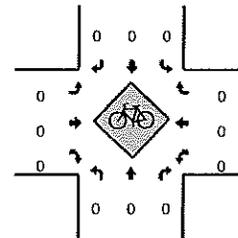
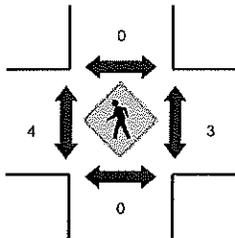
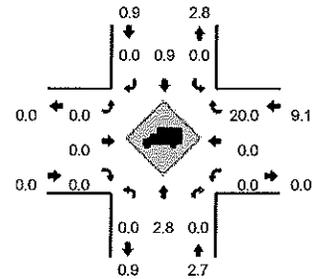
Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Marina Main Dwy
 CITY/STATE: Madeira Beach, FL

QC JOB #: 13605602
 DATE: Tue, Sep 29 2015



Peak-Hour: 4:45 PM -- 5:45 PM
 Peak 15-Min: 5:30 PM -- 5:45 PM



15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Marina Main Dwy (Eastbound)				Marina Main Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	229	1	1	3	235	0	0	0	0	0	0	0	0	3	0	472	
4:15 PM	0	211	4	0	4	243	0	1	0	0	0	0	3	0	3	0	469	
4:30 PM	0	207	0	0	2	229	0	1	0	0	0	0	0	0	0	0	439	
4:45 PM	0	223	0	0	3	244	0	0	0	0	0	0	0	0	0	0	470	1850
5:00 PM	0	234	2	0	2	237	0	0	0	0	0	0	3	0	2	0	480	1858
5:15 PM	0	201	2	1	3	176	0	0	0	0	0	0	1	0	2	0	386	1775
5:30 PM	0	214	0	0	2	332	0	1	0	0	0	0	2	0	1	0	552	1888
5:45 PM	0	175	2	0	1	274	0	0	0	0	0	0	3	0	2	0	457	1875

PSCF = 1.12
 ← 1108
 ↘ 12
 → 977
 ↙ 4
 ↗ 7
 ↘ 6

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	856	0	0	8	1328	0	4	0	0	0	0	8	0	4	0	2208
Heavy Trucks	0	20	0		0	12	0		0	0	0		0	0	0		32
Pedestrians										12							12
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad																	
Stopped Buses																	

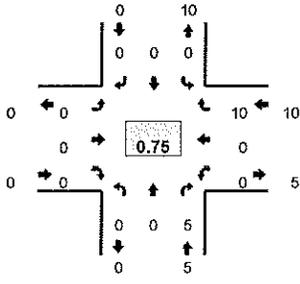
Comments:

Type of peak hour being reported: Intersection Peak

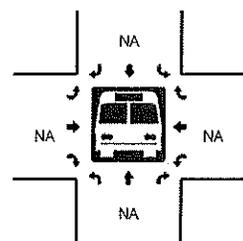
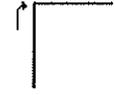
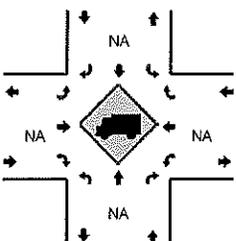
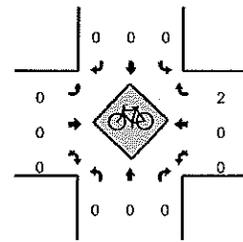
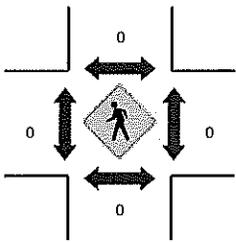
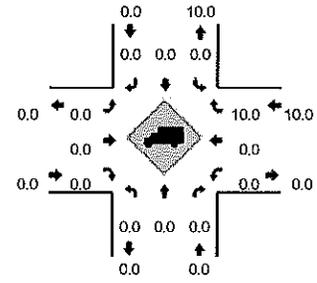
Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Dwy to Marina
 CITY/STATE: Madeira Beach, FL

QC JOB #: 13605601
 DATE: Tue, Sep 29 2015



Peak-Hour: 4:45 PM -- 5:45 PM
 Peak 15-Min: 5:00 PM -- 5:15 PM



15-Min Count Period	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Dwy to Marina (Eastbound)				Dwy to Marina (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	
4:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
4:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	9
5:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	5	12
5:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	3	13
5:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	4	15
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	15

Handwritten notes:
 PSCF = 1.12 ← 1120
 977 →
 6 →
 11 →

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	0	8	0	0	0	0	0	0	0	0	0	0	0	12	0	20
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	4		4
Pedestrians																	0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad																	
Stopped Buses																	

Comments:

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RP	Intersection	SR 666 / DRIVE A
Agency/Co.	GCC	Jurisdiction	FDOT
Date Performed	10/7/2015	Analysis Year	2015 EXISTING
Analysis Time Period	PM PEAK		

Project Description	
East/West Street: SR 666	North/South Street: DRIVE A - Main 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)			977	4	12	1108	
Peak-Hour Factor, PHF	1.00		0.86	0.86	0.86	0.86	1.00
Hourly Flow Rate, HFR (veh/h)	0		1136	4	13	1288	0
Percent Heavy Vehicles	0		--	--	2	--	--
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)	7			6			
Peak-Hour Factor, PHF	0.86		1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	8		0	6	0	0	0
Percent Heavy Vehicles	2		0	2	0	0	0
Percent Grade (%)			0			0	
Flared Approach			N			N	
Storage			0			0	
RT Channelized				0			0
Lanes	0		0	0		0	0
Configuration			LR				

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
			7	8	9	10	11	12
Movement	1	4						
Lane Configuration		L		LR				
v (veh/h)		13		14				
C (m) (veh/h)		609		299				
v/c		0.02		0.05				
95% queue length		0.07		0.15				
Control Delay (s/veh)		11.0		17.6				
LOS		B		C				
Approach Delay (s/veh)	--	--		17.6				
Approach LOS	--	--		C				

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RP	Intersection	SR 666 / DRIVE B (RIRO)
Agency/Co.	GCC	Jurisdiction	FDOT
Date Performed	10/7/15	Analysis Year	2015 EXISTING
Analysis Time Period	PM PEAK		

Project Description	
East/West Street: SR 666	North/South Street: DRIVE B (RIRO ONLY)
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)			977	6		1120	
Peak-Hour Factor, PHF		1.00	0.86	0.86	1.00	0.86	1.00
Hourly Flow Rate, HFR (veh/h)		0	1136	6	0	1302	0
Percent Heavy Vehicles		0	--	--	0	--	--
Median Type	Raised curb						
RT Channelized				0			0
Lanes		0	2	0	0	2	0
Configuration			T	TR		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)				5			
Peak-Hour Factor, PHF		1.00	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		0	0	5	0	0	0
Percent Heavy Vehicles		0	0	2	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	7	8	9	10	11
			1	4				
Lane Configuration						R		
v (veh/h)						5		
C (m) (veh/h)						518		
v/c						0.01		
95% queue length						0.03		
Control Delay (s/veh)						12.0		
LOS						B		
Approach Delay (s/veh)	--	--	12.0					
Approach LOS	--	--	B					

Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas¹

TABLE 4

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES									
STATE SIGNALIZED ARTERIALS						FREEWAYS									
Class I (40 mph or higher posted speed limit) <i>see table</i>						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							
2	Undivided	*	660	1,330	1,410	Present in Both Directions		Metering							
4	Divided	*	1,310	2,920	3,040	+ 1,800		+ 5%							
6	Divided	*	2,090	4,500	4,590										
8	Divided	*	2,880	6,060	6,130										
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS									
(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%											
2	Undivided	No	No	-20%											
Multi	Undivided	Yes	No	-5%											
Multi	Undivided	No	No	-25%											
-	-	-	Yes	+ 5%											
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments									
Multiply the corresponding two-directional volumes in this table by 0.6						Lanes	Median	Exclusive left lanes	Adjustment factors						
						2	Divided	Yes	+5%						
						Multi	Undivided	Yes	-5%						
						Multi	Undivided	No	-25%						
BICYCLE MODE²						Footnote 1: Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.									
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Footnote 2: Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.									
Paved Shoulder/Bicycle						Footnote 3: Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.									
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	**											
PEDESTRIAN MODE²						Footnote 4: * Cannot be achieved using table input value defaults.									
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Footnote 5: ** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.									
Sidewalk Coverage	B	C	D	E											
0-49%	*	*	250	850											
50-84%	*	150	780	1,420											
85-100%	340	960	1,560	>1,770											
BUS MODE (Scheduled Fixed Route)³						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/las/default.shtm									
(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											

APPENDIX B

High-Rise Residential Condominium/Townhouse (232)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

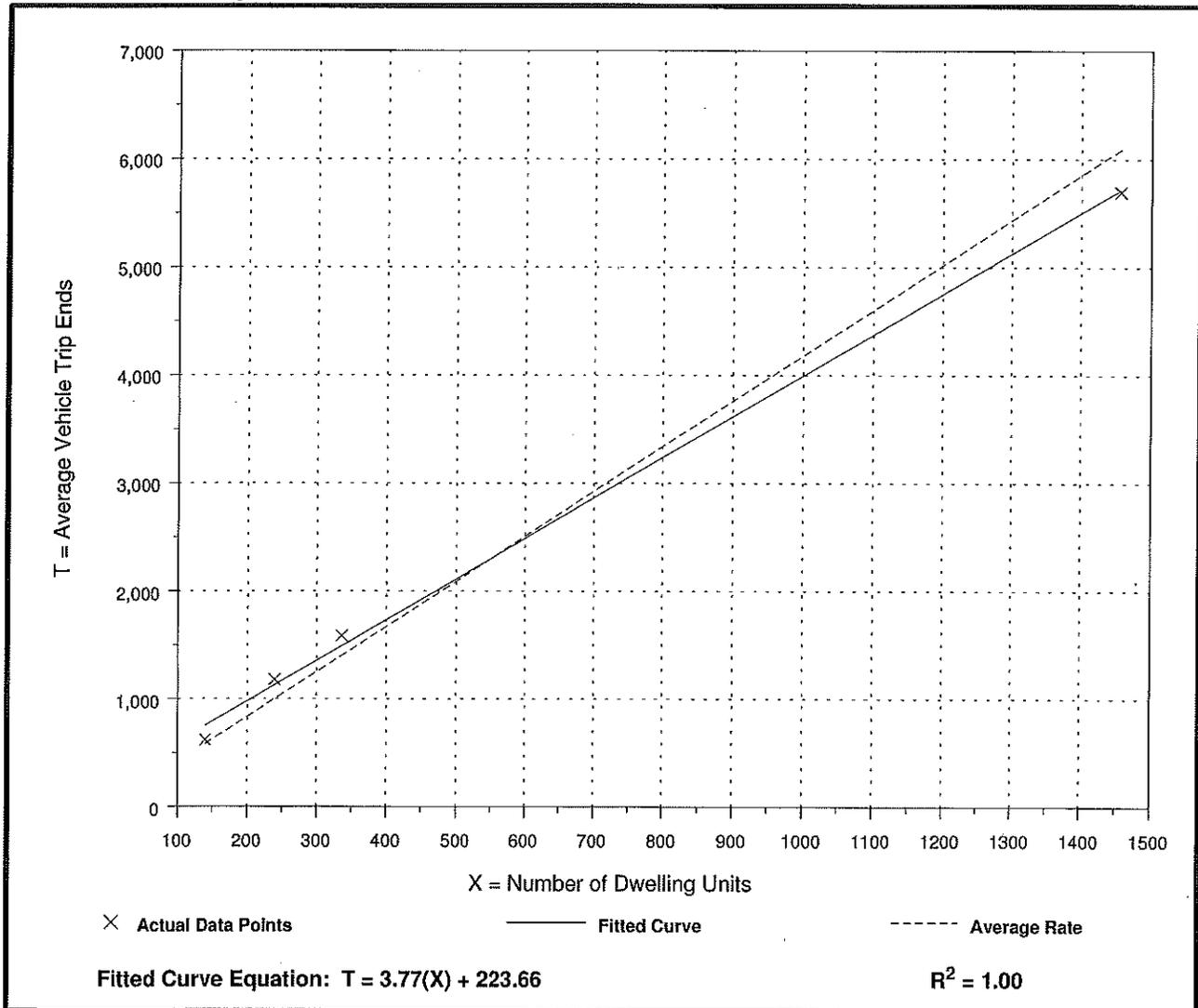
Number of Studies: 4
Avg. Number of Dwelling Units: 543
Directional Distribution: 50% entering, 50% exiting

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.

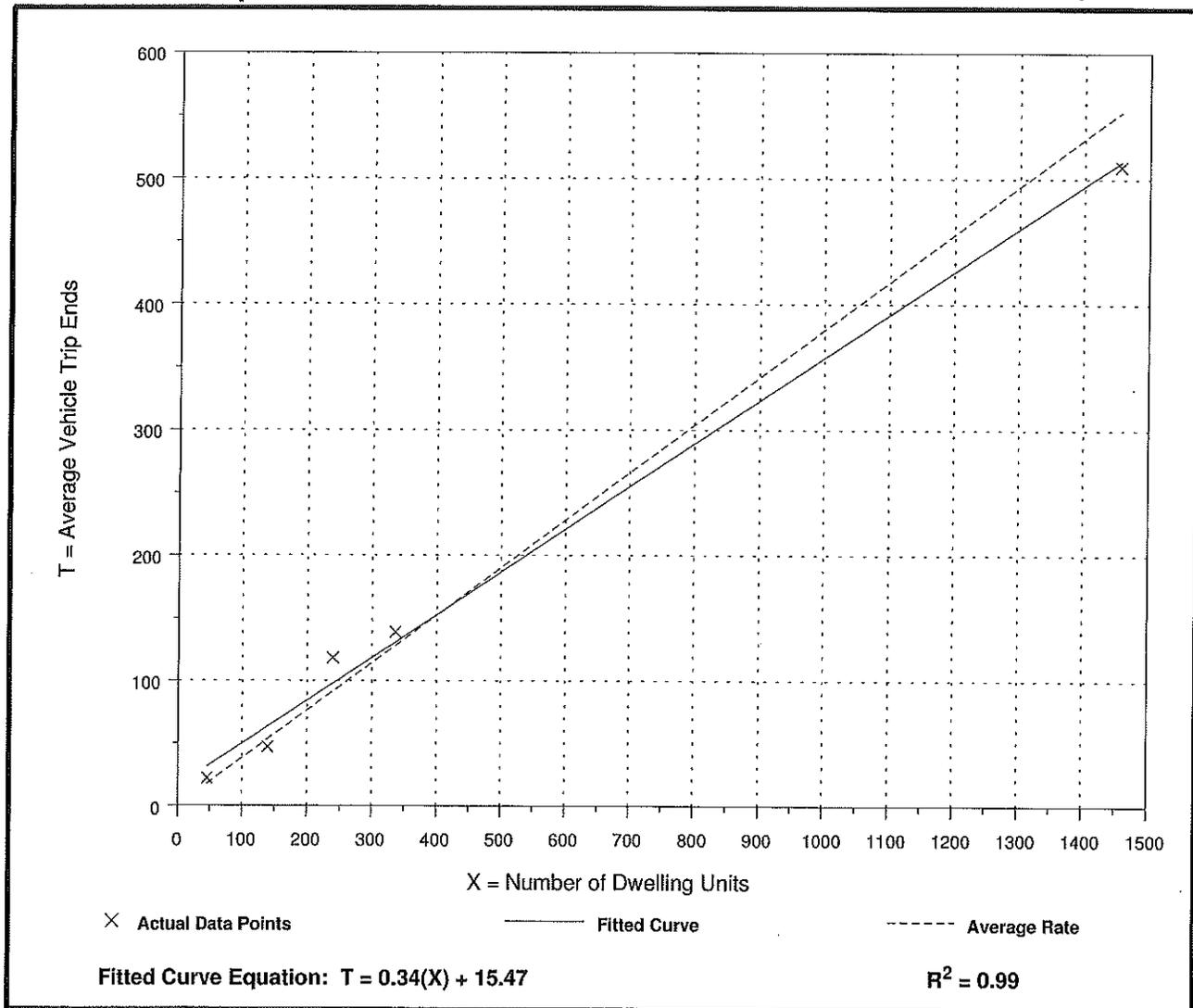
Number of Studies: 5
 Avg. Number of Dwelling Units: 444
 Directional Distribution: 62% entering, 38% exiting

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)

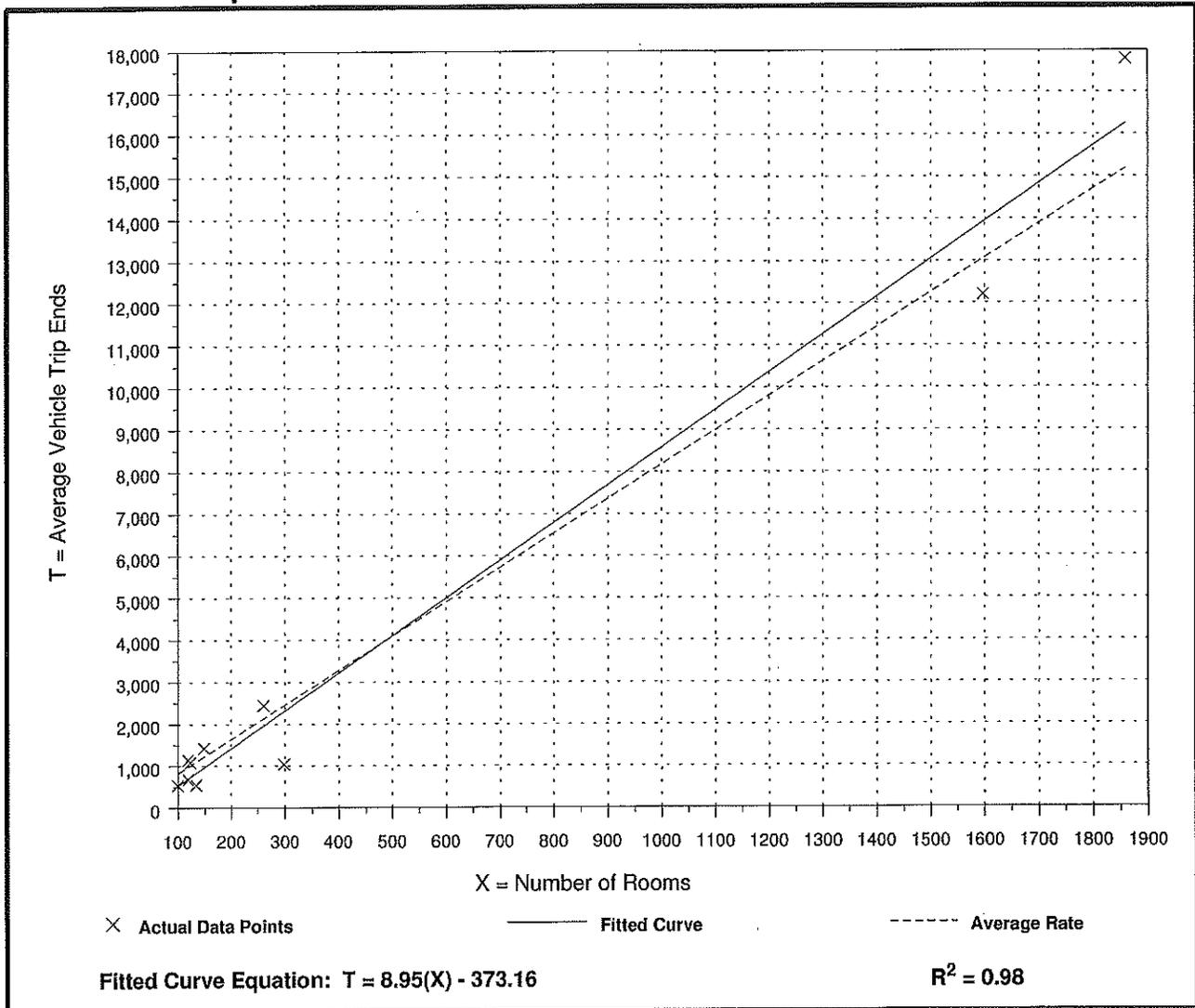
Average Vehicle Trip Ends vs: Rooms
On a: Weekday

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)

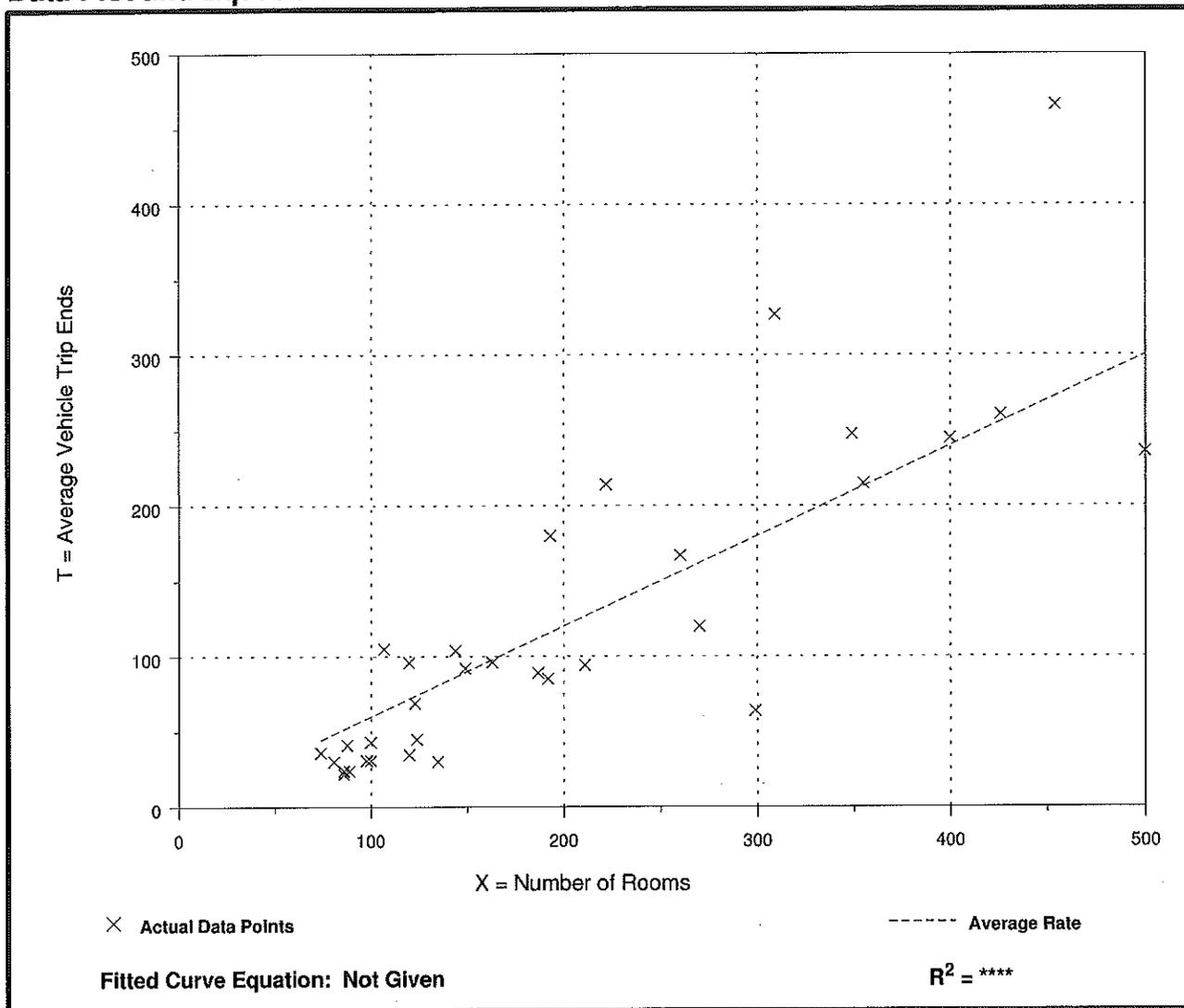
Average Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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



Quality Restaurant (931)

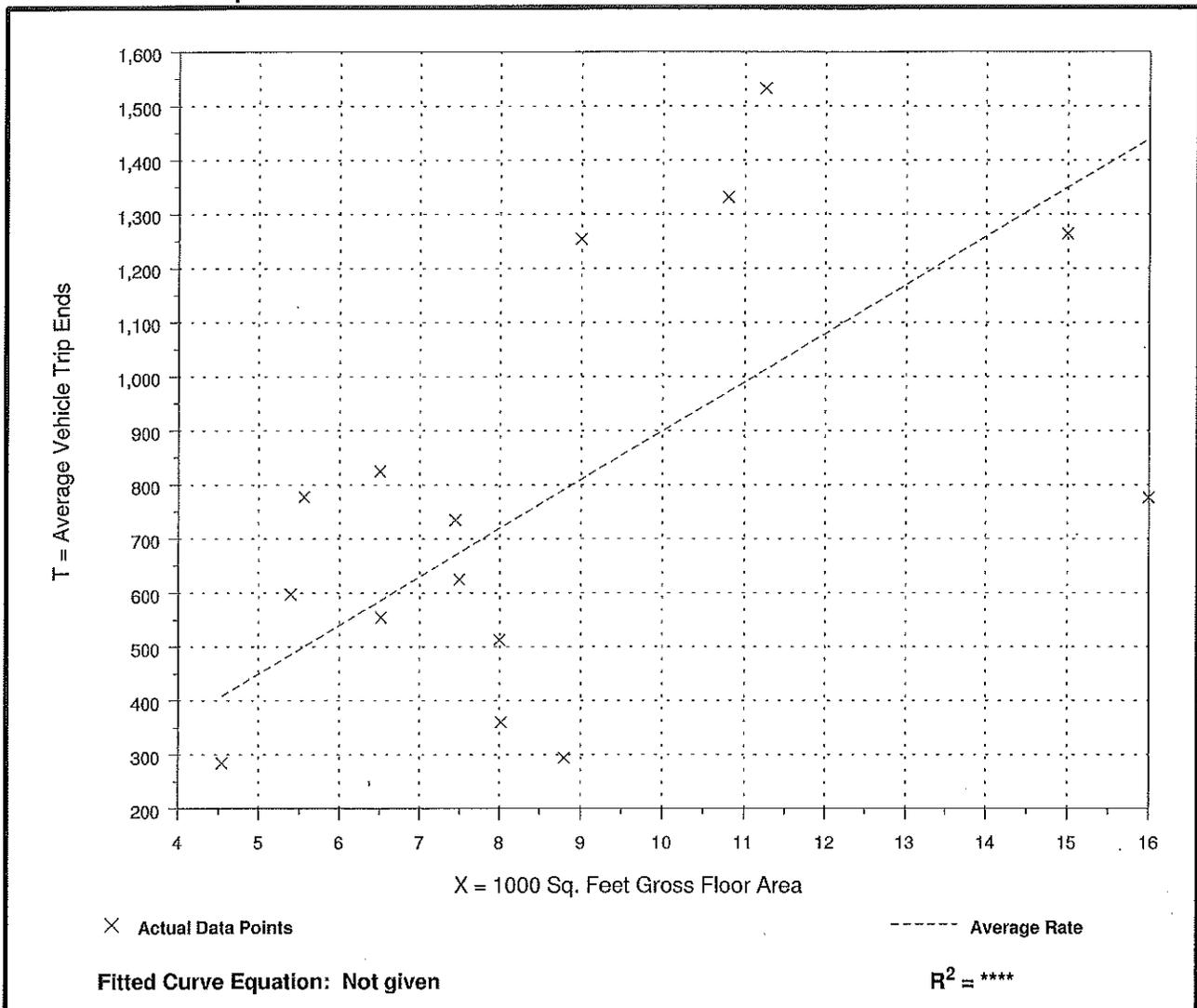
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 15
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
89.95	33.41 - 139.80	36.81

Data Plot and Equation



Quality Restaurant (931)

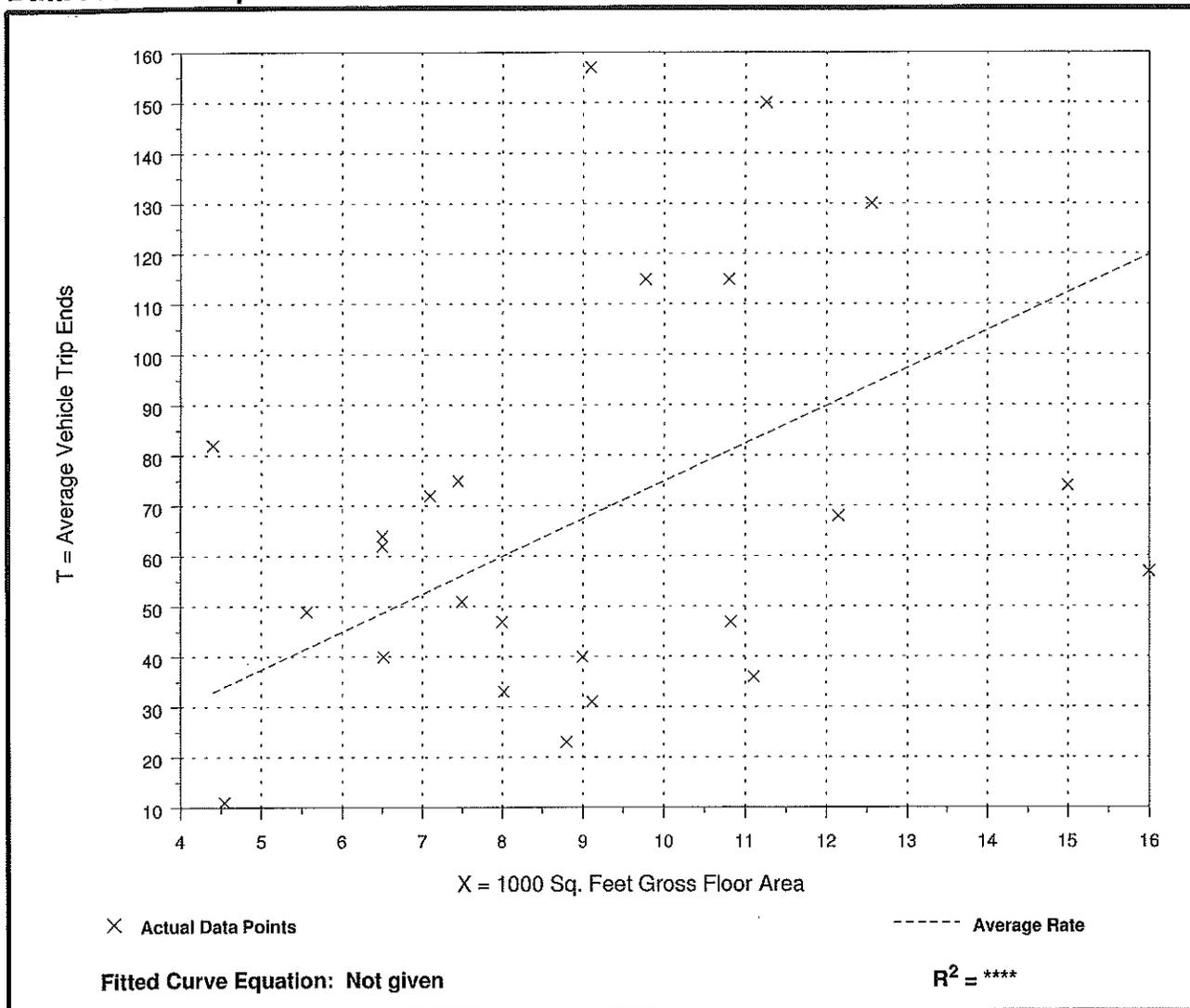
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 24
 Average 1000 Sq. Feet GFA: 9
 Directional Distribution: 67% entering, 33% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
7.49	2.42 - 18.64	4.89

Data Plot and Equation



TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RP			Intersection	SR 666 / DRIVE A		
Agency/Co.	GCC			Jurisdiction	FDOT		
Date Performed	2/3/16			Analysis Year	FUTURE WITH PROJECT		
Analysis Time Period	PM PEAK						
Project Description							
East/West Street: SR 666				North/South Street: DRIVE A			
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)		1024	10	135	1108		
Peak-Hour Factor, PHF	1.00	0.86	0.86	0.86	0.86	1.00	
Hourly Flow Rate, HFR (veh/h)	0	1190	11	156	1288	0	
Percent Heavy Vehicles	0	--	--	2	--	--	
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)	41		14				
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	47	0	16	0	0	0	
Percent Heavy Vehicles	2	0	2	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	11
Lane Configuration		L		LR			
v (veh/h)		156		63			
C (m) (veh/h)		577		199			
v/c		0.27		0.32			
95% queue length		1.09		1.29			
Control Delay (s/veh)		13.5		31.3			
LOS		B		D			
Approach Delay (s/veh)	--	--		31.3			
Approach LOS	--	--		D			

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RP	Intersection	SR 666 / DRIVE B (RIRO)
Agency/Co.	GCC	Jurisdiction	FDOT
Date Performed	2/3/16	Analysis Year	FUTURE WITH PROJECT
Analysis Time Period	PM PEAK		

Project Description	
East/West Street: SR 666	North/South Street: DRIVE B (RIRO ONLY)
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)			985	53		1243	
Peak-Hour Factor, PHF		1.00	0.86	0.86	1.00	0.86	1.00
Hourly Flow Rate, HFR (veh/h)		0	1145	61	0	1445	0
Percent Heavy Vehicles		0	--	--	0	--	--
Median Type	Raised curb						
RT Channelized				0			0
Lanes		0	2	0	0	2	0
Configuration			T	TR		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)				82			
Peak-Hour Factor, PHF		1.00	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		0	0	95	0	0	0
Percent Heavy Vehicles		0	0	2	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	7	8	9	10	11
			1		4			
Lane Configuration							R	
v (veh/h)							95	
C (m) (veh/h)							497	
v/c							0.19	
95% queue length							0.70	
Control Delay (s/veh)							13.9	
LOS							B	
Approach Delay (s/veh)	--	--					13.9	
Approach LOS	--	--					B	

CORRESPONDENCE SINCE APRIL 12, 2016

SUBJECT: SPECIFICALLY "HOLTON PROJECT"

Art Meneian <artmeneian@bell.net>

Reply all|

To: Poe, Elaine;

Wed 12/16/2015 3:01 PM

Dear Ms. Poe;

Last week we were having dinner with a group of our friends and spouses. During dinner we all agreed that Madeira Beach was a wonderful place to live in. When the conversation moved to what was it about MB that we liked the most, we all agreed that once we crossed over the Tom Stuart Causeway, there was a sense of calm that came over us. Gone was the heavy traffic and six lane roadways of Largo and Seminole and we were in our favorite village by the sea – we were home.

I am concerned that the proposed addition of the ten storey buildings on the Holton property (or anywhere west of the Causeway) will totally change the character of our beloved city. And that would be a real shame.

Regards,

Arthur Meneian

14140 N. Bayshore Dr., MB 33708

LR

Larry Roelofs <lbroelofs@msn.com>

Reply all |

To: Palladeno, Travis;

Poe, Elaine;

nhoges@madeirabeachfl.gov;

Lister, Terry;

Shontz, Pat;

Crawford, Shane;

Cc: Bart McGhee <bmcghee74@gmail.com>;

Beth & Charlie Donovan <charlie3775@yahoo.com>;

Bob Trope <rtrope@magpac.com>;

Brian Johnson <brianjohnson712.bj@gmail.com>;

cdlpal@comcast.net;

Dominick McDonnell <domkim2001@aol.com>;

Donald DiRenno <shock.y1@hotmail.com>;

Elinor Annis <eannis@me.com>;

Elizabeth Walker <eawalker0729@gmail.com>;

Gary & Kit Makuch <garymakuch@gmail.com>;

Gaston Blais <gasmic@videotron.ca>;

Gene Molendi <margenem@msn.com>;

George Johnson <automecone@yahoo.com>;

Gloria Stautland <ggspsey@hotmail.com>;

Greg & Meg Makuch <mgmakuch@gmail.com>;

Harry Bernecki <hfbdogleg@msn.com>;

Jana Birge <hbirge@tampabay.rr.com>;

Jason and Susan Hoge <jhoge@tampabay.rr.com>;

Jean Bonavita <jmbbeach@live.com>;

Jerry Soley <gesoley@gmail.com>;

...

Sat 3/12/2016 8:20 AM

Inbox

Dear Commissioners and City Manager,

I will be unable to attend the March 16 BOC meeting due to recent surgeries, but I feel compelled to send you this email in lieu of my 3 minute podium talk. I and my neighbors at Madeira Cove have been strong supporters of the planning and execution of the many endeavors taken by you, however, the recent planning of the Holiday Isle project and the newly announced Madeira Beach Development project has left me and my neighbors completely confounded as to what is going on?

Up to now, all the planning and execution has enhanced our fine city, but the current projects cited above are a complete opposite. They will not enhance our city, but turn it into another Clearwater Beach! This is not what we want and its not what we thought you wanted. It's not what we elected you to do for us. These two current projects being considered by you are not in the best interest of our fine city and will result in unbearable traffic congestion along 150th Ave.

We feel betrayed, because many of us now feel these plans were in the works as far back as 2014 when you passed Ordinances 2014-07,08 and 09. Those ordinances now allow for rezoning of properties if you approve rezoning and will result in increased density regardless of the wishes of your citizens. If we had known that the results of approval of those ordinances would allow for buildings as high as 10 to 11 stories, you would have seen the outrage that is now apparent all across the city.

Just because high powered teams from the developers descend upon you and almost demand that you must pass their plans because they meet the new ordinances, does not mean you must approve the tall structures they propose. Use your authority to reject their plans and tell them to come back with architectures that meet the intent of our fine city; just as you did for the Marriot Courtyard next to the

American Legion. You are not in the business of padding the pockets of the rich developers at the expense of your citizens.

The resulting traffic congestion all along 150th Ave, our neighborhood, will be unbearable, if not a danger to those of us who must enter and exit our homes. We know if you lived in our neighborhood you would have similar concerns. We have no doubt your neighbors, in your neighborhood, would feel the same way if the traffic was increased dramatically. This is the only emergency evacuation route out of our city and the street that services our school and all emergency service vehicles entering and leaving our city. To approve projects that would add thousands of more vehicles per day on 150th Ave would be a violation of the trust we have in you and would be nothing short of a total failure of your responsibilities to the citizens of Madeira Beach.

Unlike the Planning Commission, do not ignore your citizens who voted you into office to represent all of us. Many of us are now wondering if there are under the table agreements between the developers and some city officials. This is the thinking that always comes about when city planning starts to deviate from past approvals and developments.

Many of us were also outraged when our city attorney announced that a quasi-judicial process regarding these projects is in affect, and went on to say that he advised the city commissioners that they could not discuss these projects with their constituents! How un- American, when citizens cannot talk to their own elected officials about concerns and issues they have?!

My time is up, but I and my neighbors implore you to vote against the rezoning of the two projects mentioned above or at the very least scale them down to a reasonable level. If you vote to approve the rezoning, then you must tell the developers that no final plans will ever be approved if the buildings exceed five stories, because that is in the best interest of the citizens who elected you to office!

Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

Servedio, Aimee

From: Jess Williams <goldmoon33@yahoo.com>
Sent: Tuesday, March 15, 2016 11:02 AM
To: Servedio, Aimee
Subject: Stop Tall Buildings

Hello,

As a Madeira Beach resident, I oppose tall buildings in my neighborhood. Please vote in accordance with the people, not the developers.

Please forward this to the mayor and commissioners.

Thank you,
Jess Williams

Sent from Yahoo Mail on Android

Servedio, Aimee

From: ferrell744@tampabay.rr.com
Sent: Friday, March 11, 2016 10:44 PM
To: Poe, Elaine; Hodges, Nancy; Shontz, Pat; Crawford, Shane; Lister, Terry; Palladeno, Travis
Cc: Diane Venuti; Ginger Tolliver; Kara Walker; Pat and Sage Bisciotti
Subject: Fwd: STOP TALL BUILDINGS
Attachments: STOP TALL BUILDINGS

We could not have said it better than this ourselves.
No resident that we know agrees with this outrageous overdevelopment.

16 year residents.

Tom and Barbara Ferrell
744 Pruitt drive

Servedio, Aimee

From: SBaker7596@aol.com
Sent: Friday, March 11, 2016 1:33 PM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Cc: ferrell744@tampabay.rr.com; csbakerhome@aol.com; sbaker7596@aol.com
Subject: STOP TALL BUILDINGS

Ladies and Gentlemen:

We oppose rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezonings. These areas are already zoned: why not build according to the existing zoning which is modest and sensible?

In addition, the impact on traffic could pose a real danger in the event of a forced evacuation of the City. 150th Avenue is the only way to get off the island. Even without the additional traffic, 150th Avenue is frequently jammed with bridge openings, school-related cars and the occasional accident.

It would be totally irresponsible to permit these projects to go forward as proposed, given these concerns. I am certain that approval of these projects would be unfavorable to the majority of residents of the City.

Sam & Carol Baker
26 year owners in Madeira Beach, 14 year full time residents

Servedio, Aimee

From: Joyce Lawson <jlbrandon81@comcast.net>
Sent: Friday, March 11, 2016 2:36 PM
To: Servedio, Aimee
Subject: "stoptallbuildings.com"

Please forward to your Mayor. and commissioners:

I do not want anymore tall buildings blocking the view of the beautiful Bay, also the Gulf of Mexico, you already have enough as it, also the idea doing all you all are planning in the area where Leverrocks was is insane, traffic over the Tom Stewart causeway will be backed up for miles, it's bad enough when the bridge goes up. I like Madeira Beach the way it is, no more high rises to block the views of our beautiful waterways.

Joyce Lawson

Servedio, Aimee

From: Rosa Belle <marbolero@hotmail.com>
Sent: Saturday, March 12, 2016 1:56 PM
To: tmakras@mytreasureisland.org; Servedio, Aimee
Subject: Stop Tall Buildings !!!!

I may not be a voter in the districts of Treasure Island or Madeira Beach, but I have been an annual visitor since the '70's. The changes I have witnessed during that time have been sad, if not startling.

We stayed at The Fargo, at The Buccaneer, The Surf....all gone now. Gone too is the view of the Gulf as you drive down Gulf Blvd. I know that a politician or planner is supposed to show progress in order to make it look like they're doing something but at what cost? Is it at the cost of the year round residents who like life here and choose to stay? I'd assume the infrastructure can handle the population as is, without suffering due to unrestricted growth. But builders and developers are never satisfied. Are you looking to be another 'destination' ??? Does anyone realize that Treasure Island is a destination to people like me simply because it has remained charming and not too overdone? However, now that the Treasure Island Resort now sits where the beloved Fargo, cute little pink hotel that it was, used to stand I have to wonder if you movers and shakers now have to be careful what you wish for. I worry how the traffic will change once it's open and 'thriving'. I'll bet the typical visitor to the Resort will want to bring 'home' with them, as so many travelers often do. This will mean more changes than you can even anticipate. More banks, more drug stores, more gas stations, more 5 for \$1. t-shirt shops. Don't inconvenience the traveler by making them walk a block for any given service. But it's a done deal, it's standing, and it looks like it'll be ready for business any day now. And it's just about big enough - bordering on being a story too tall at that. And yup, it'll probably eventually contribute to putting Treasure Island on the map as 'unaffordable' for my husband and me.

I read that a local town bemoans the fact that the downtown was built in the '50's and now it's time to rebuild to make it more modern. Really. And do you propose to kill the skyline with government buildings? Line the warm and attractive coastline with overgrown and oversized buildings so dense that you'd have to wonder if there is actually water back there?? So high that it begins to resemble Gulf Blvd. between Indian Rocks and Clearwater? My gosh, I sure hope not.

This year's vacation showed me that the beach is now being overrun with grass. It looks like a controlled design, and I imagine the plan is to prevent erosion. While that is valid for the environment and public safety it sure takes away from one of the other treasures of this strip of land. But if this design preserves the island in any way then let it grow.

Every year as I travel from Treasure Island to Indian Rocks I see the lovely homes that have gobbled up the Gulf side of Gulf Blvd. And sure enough every year there stand all the For Sale signs. The houses stand, the water view is blocked and ... life goes on I guess. Where does it stop? When do you realize that there should be some limits to 'growth' so that you don't lose the very thing that brought people here in the first place (charm, comfort, slower pace - still valued traits to many) .

One more thing. I have to laugh about the guy who built his mansion across from the 7-Eleven and now wants to change variances because he just can't live without a swimming pool!!!! With that whole big body of water

that he has a wonderful view of...Who didn't do the homework that would have told him his initial plan was not within given guidelines? Or have guidelines now become 'suggestions'??

To any and all mayors and town supervisors and commissioners -Save MY destination. Save Treasure Island and Madeira Beach from overgrowth. STOP TALL BULDINGS!!

Sincerely,

Rosemary

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Monday, March 14, 2016 2:09 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Please respect the people & Vote not to have such large density.

As residents of Madeira Beach across the water from the proposed development of Madeira Way and 150th Avenue, what the developer proposes is far too much density for the area. We are a BEACH community not NEW YORK city or Miami.

The traffic from the Holten property and this new proposed development will add almost 7,000 more cars per day on 150th Ave..... 7,000 image that!!! Even 700 would be a problem. We have lived through the building of the rec center and the new town hall & firehouse. There was building noise everyday, dirt, mud water running into the intercoastal waterway and not contained until we complained. Now that all of that has been built, we have events that are intrusive to us.

These new developments in planning are ONLY in the interest of planners who are making big bucks. Please scale them down quite a bit.

We do not need 5 new hotels and 4 new condos within a 1.5 mile area!!!

Theresa & Charles DeRoller

Servedio, Aimee

From: Mary Neff <marypeevlerneff@icloud.com>
Sent: Monday, March 14, 2016 2:03 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy
Cc: Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; mike@doradosi.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: New Development

We live at 317 #F Rex Place and for more than two years now we have put up with the dirt, noise, truck traffic etc, needed to finish the work on the new City Hall, Fire Station, Rec Center and ROC park. We were glad to do it as we felt the city needed a place for it's young people and thought it would benefit the entire community of Madeira Beach. At the same time there was also the work done on the beach, the tearing down of the buildings and building of the new CVS to add to the congestion and amount of dirt, dust, noise, etc. The construction of the new pier is also on the table. Altho I do not remember hearings the petition granted by the State of Florida says there is no objection from the citizenry. A large claim to make when the citizens did not know of it until after the fact.

Millions upon millions have been spent in just the past few years to make all the above additions. *Our taxes went up more than one quarter in just one year.* **All these issues pale in regard to the problems we would face if the new "plans" regarding nearby developments presented in the past few months are passed.**

When the proposed development was announced for the former Leverocks property we were very concerned and troubled by the additional traffic that would be created in a traffic sensitive area, not to mention the population density that would be added to the causeway and downtown area. Our concerns were not allowed to be expressed as almost all the meetings were either cancelled or held over the Christmas holidays. **At no time during those hearings were we, the residents of Madeira Beach, told that another development would take place on the heels of the first one and just on the other side of the street! These additions would make the entire project overwhelming with added traffic and the number of new residents and would impact all of us including our safety and the security of our area.**

residents
We already have an intolerable situation trying to get out of the Yacht Club area, sometimes sitting at the stop on the corner for up to 15 minutes with traffic backed up all the way to 150th street just to be stopped again with the bridge open. I cannot imagine the congestion with just the first development, but the second on top of it, it will be impossible to get anywhere whether walking or driving. We are not talking about one building or two buildings, but about more than eight different buildings, some as tall as 11 stories! Right now you can look down the beach from the water side at John's Pass and the only buildings that are that tall are right down on the corner next to our beach. With an addition of more than 2,000 cars and people, and that is allowing for only one person per unit, I cannot imagine the nightmares we will face, including flooding, terrible traffic, congestion. There is no way to even anticipate all the problems we would face, including the years of tearing down and re-building.

If we would have wanted to live in Clearwater we would have purchased there. We moved here because of the proximity to the library, park, beach, and grocery, not to mention the laid back atmosphere we found here in Madeira Beach.

I have not talked to a single resident, and I have gone door to door, that is in favor of either of these developments! Please stop the madness.

Mary and John Neff
317 #F Rex Place
Madeira Beach, FL 33708

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Tuesday, March 1, 2016 8:57 AM
To: Hodges, Nancy
Subject: rezoning

hi my name is jeff hickey I live at 530 normandy and I want you to vote no to these 2 new developments the way the city is pushing these leads me to believe there is something crooked going on and some people in the city government are profiting there should be a investigation and the states attorney called in . AGAIN VOTE NO

Servedio, Aimee

From: Rick Willis <rwillis1@tampabay.rr.com>
Sent: Monday, February 8, 2016 10:08 AM
To: Hodges, Nancy
Subject: Building plans for 150th

Hi Nancy

I attended the first Planning board public meeting at the new Madeira Beach facility last month and very surprised by the overall size and density of the proposed complex. My greatest concern is added traffic onto 150th and if another traffic light will be required north of Boxers restaurant. I moved to Madeira Beach for the fact that this is not an overbuilt community like Treasure Island, Clearwater Beach. Please keep our city that way.

Rick

Sent from my iPhone

Holiday
Isles

Servedio, Aimee

From: John Van grieken <Jpvangrieken@outlook.com>
Sent: Monday, March 14, 2016 3:38 PM
To: Crawford, Shane; Poe, Elaine; Lister, Terry; pshontz@maderabeachfl.gov; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Annras1@gmail.com; Hodges, Nancy; tpalladeno@madeirabeachfl.gov; dlaw@giopsnow.com

Dear City Manager, Mayor, Vice Mayor and Commissioners

Please be advised that I am totally against your proposals with regards the grand developments being planned as well and more definite against the proposal that the board of commissioners would be able to sell City owned real estate without the approval of the Citizens of the City of Madeira Beach.

The proposed developments will not only totally disturb the character of our beloved City, but would also create in increase in vehicle traffic to the extent that our only bridge on 150 th. Avenue will become inadequate and not be able to cope with the volume of traffic, causing stop and go traffic flow day and night.

And let's not forget hurricane season when we will be ordered away from the beaches. The proposed developments will add so much volume to the traffic that their will be chaos and probably panic situations.

Keep in mind that most of our permanent residents chose this city for its quietness and laid back character, which was and is not to become an overpopulated tax generating community.

We've been in this city for in excess of 30 years and have been content with our somewhat laid back character of Madeira Beach. It should stay that way, our residents should remain to be able to walk on their own beach and should not be forced to support the ideals of a handful of people who want to overdevelop our community and cope with its consequences.

In a democratic society the commissioners are supposed to represent and speak up for their constituents and not losing that duty out of their sight at any time.

Respectfully yours: Johan P. van Grieken

Both
projects
+
Referendum

Servedio, Aimee

From: Kay and Jay Johnson <jlj@centurytel.net>
Sent: Monday, December 28, 2015 12:58 PM
To: Crawford, Shane; tpalladeno@madeirbeachfl.gov; Hodges, Nancy;
Jim.Everett@yahoo.com; Mike@doradosi.com
Subject: Development of Holton Property on Tom Stuart Causeway

My name is Kathleen A. Johnson and I have a condo at 15400 Gulf Blvd in Madeira Beach. I have wintered at this location since 1978. I have been please with the recent developments in Madeira Beach....the new city government buildings, the new CVS, the remodeling of the building and the parking lot of Archibald park to name a few. All have contributed to removing that "tired look" that has been used to describe Madeira Beach.

The Holton Property on the Tom Stuart Causeway needs to be developed, however, what is being proposed is a bit too much for the size of that property. We frequented Leverocks when it was at the location and always had a terrible time trying to go west out of the parking lot. I can't imagine what it would be like if the development of this property goes through as planned. The ten story proposal is way too much and should not be allowed. The density planned is too much for this location and will add tremendously to an already traffic concern.

I would ask all of you to put the interest of the people, the safety of everyone, and to consider what is best for Madeira Beach when deciding on the final outcome for the development of this property.

Servedio, Aimee

From: Ackleys <Ackleys@mchsi.com>
Sent: Sunday, January 10, 2016 7:10 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy
Cc: Lister, Terry; psshontz@madeirabeachfl.go
Subject: Why do you want to ruin Madeira Beach???
Attachments: Mad Beach Council question to State Attorney.docx

1/11/2016

Dear Manager Crawford,

I see that the Board of Commissioners will hold a public hearing to change zoning of marine property to planned development on the small Holton Property.

Why are you trying to ruin the unique, quaintness of Madeira Beach and try and make it into something it is not? Do you want it to turn into another Destin which was once a little sleepy fishing village everyone loved until- greed overtook common sense and long term planning- land got sold- and rules were thrown out- and mega buildings were built and now it is a big mess no one likes to visit- let alone stay there. Short term greed for long term disaster.

I have called and left messages for you in December and did not hear back from you.

I have written several elected officials in Tallahassee questioning Madeira Beach's power to strong arm residents out of their rights and quickly throwing these money hungry ideas down our throats. It will ruin Madeira Beach! I have attached a copy of my letters.

Please stop all this abuse of power now. Stop taking over private property on the beach to throw parties and make money. Stop trying to make money by selling the parks around town and stop all this foolishness of ruining our city!

Ellie Ackley

Mrs. Ellie Ackley
7 North Sunset
Gulf Breeze, FL 32561
850-934-7040
Ackleys@mchsi.com

Attorney General Pam Bondi
The Capitol
Room PL01
Tallahassee, Florida 32399-1050

January 10, 2016

Dear Attorney General,

I just spoke with your office and I am appalled to learn that there is not a department on the state level that oversees local governments.

In the private sector, everyone's job is overseen at a higher level. People are held accountable. People are evaluated. People are checked to insure they are following the rules.

I am writing to you and all the members of the Governor's Cabinet to ask you to look into what appears as questionable, unethical behavior by the Madeira Beach City Council.

There appears to be questionable, unchecked use of power in 3 areas:

1-The Council would like the residents to vote on a referendum that takes away the voters right to determine how public land can be used and sold.

2- The City government is organizing and sponsoring fund raisers on the dry sand in front of our condos that is deeded to us.

3- The City government is trying to promote a big building boom without improving streets and addressing traffic problems and ignoring height requirements that have been in effect for decades. What they want to do is all in the name of short term money and long term disaster.

Please look into this and get back to me with your findings. We need you to stop this now.

Thank you.
Sincerely,

Ellie Ackley

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Your Mayors and
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Tell your commissioners that you oppose tall
buildings in your city.

Email your city clerks, put
“Stop Tall Buildings” in the subject line,
and tell them to forward them to your mayor
and commissioners:

tmakras@mytreasureisland.org
aservedio@madeirabeachfl.gov

Contact citizens@tampabay.rr.com
for more information.

265552-1

Servedio, Aimee

From: John Lipa <lipa171@gmail.com>
Sent: Friday, December 11, 2015 7:26 PM
To: Crawford, Shane; Palladeno, Travis; aservideo@madeirabeachfl.gov; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorid@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Cc: Larry Roelofs; Ed Ayres; Charlie and Beth Donovan; Beth Donovan; Bob Cusack; J. Soley; Marge Taylor; Gordon and Karen Miller
Subject: Thank You and Some Thoughts

Dear Mayor, City Manager, Commissioners and Planning Commission

I am writing to share some of thoughts and feelings about the development proposal under consideration because the timing of the public meetings are such I, like many, will not be able to attend. I do plan to attend relevant meetings in 2016.

Thank you for your service. Madeira Beach has a renewed sense of pride and vigor because of the decisions who have made.

Madeira Beach is unique. It has retained a feel that is appealing to its residents and visitors. It is appealing to developers because we have properties that are available and could stand updating.

There are lots of projects in the wind with lots of buzz about the dollars that could be invested in our City. The scope and size of these projects are so newsworthy they made the front page of both the Tampa Bay Times and the Beach Beacon.

As you begin your deliberations, we ask that you begin with not just the development package before you but with a vision for the City in mind. What kind of City do you want Madeira Beach to be? Is it one that is spurred by the excitement and promise of investment dollars? Or is it one that is spurred by the look, feel and vibe we want for our city and its residents? If we begin with the end in mind then 10 or 20 years from now we can all say this is the City we wanted. So please begin with the end in mind.

I live on 150th Avenue. Most of my friends and neighbors also live along 150th Avenue at Madeira Cove, Boca Vista or Snug Harbor. We want to see the City move forward but many have concerns about-all the development in this corridor, 150th Avenue and Madeira Way. 150th Avenue is our neighborhood. If these developments were taking place in your neighborhood know you would have similar concerns.

Many of the concerns are: How will it to affect our quality of life? How will we be able to gain access to our homes from 150th? How do we get onto and across 150th with the sizeable projected increase in vehicle traffic from the Holton Property Project? We don't even know what the additional impact will be from the proposed development on Madeira Way.

We understand developers are all about making money. The density of the Holton Project seems ambitious and excessive. It will drastically alter our City. Is this the vision for Madeira Beach?

There is proposed something approaching 700 door between hotel, condo hotel and condominiums. These 700 doors equate to at least 1400 people. A 200 seat restaurant with a conservative 5 turns of the tables equates to at

least another 1000 people. Is this our end vision for the city? Are 10 story buildings our end vision? Why does the City need an amphitheater? We have a great entertainment venue at City Hall. Again what is our end vision for our City?

Again thank you for your service. Please take the time to create or, better still, articulate the vision you have for our wonderful City. Please begin with the end in mind. Let move forward with decisions that support a vision we can all embrace and call our own. Also please remember 150th Avenue is more than an access road to the beach and John's Pass it is a neighborhood.

John Lipa
399 150th Avenue
Unit 117c
Madeira Beach, FL 33708

Servedio, Aimee

From: Judy Tagert <judy@judytager.com>
Sent: Tuesday, December 15, 2015 9:42 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@glopsnow.com; annras1@gmail.com
Subject: Planned development project concerns

We are against the development of buildings over 4 or 5 levels. I am all for planned development but not a project like this. Then another project in the works on the opposite side of 150th. Our corridor in and out of our city will be snarled traffic year round instead of part of the year. I do not think the grocery stores here are able to handle the potential increase in population. I do not think our emergency services are able to handle this demand.

We do NOT think the Holiday Isle project or the Karns project is in the best interest of Madeira Beach. 10 story buildings do not fit here.

I do understand that these projects would bring in a lot of revenue for the City BUT at a very high price.

Judy Tagert
Drake Philbrook
800 Bay Point Drive

Servedio, Aimee

From: travellers.ep@googlemail.com
Sent: Sunday, January 10, 2016 8:49 PM
To: Palladeno, Travis; Poe, Elaine
Subject: Fwd: Holiday Isles Project

I haven't had any acknowledgement, so am re-sending to ensure it is received and shared with the full Planning Board and the BOC.

Thank you,
Ellen

----- Forwarded message -----

From: travellers.ep@googlemail.com <travellers.ep@googlemail.com>
Date: 22 December 2015 at 21:45
Subject: Holiday Isles Project
To: tpalladeno@madeirabeachfl.gov, epoe@madeirabeachfl.gov

Dear Mayor Palladeno and Vice Mayor Poe,

I am emailing you about the proposed development on the property next to the City Marina known as the Leverock site/Holiday Isle Project.

I am in favour of development of the site in line with an overall vision for Madeira Beach, however, as a full-time permanent resident, I do have some concerns.

We have a very special and unique town on the Gulf Beaches. I urge the commission to develop in a manner that retains and enhances a unique character in line with a barrier bay to beach island. Specifically this would involve careful consideration of density/intensity of development, mixed use development in the town center and careful attention to aesthetics, such that Madeira Beach has a distinctive look and feel appropriate to a beach environment, not just 'contemporary costal' concrete and glass architecture found throughout the south eastern USA.

As an example, I have no objection to the overall footprint and placement of the new CVS, but feel it is a huge missed opportunity in terms of (1) failing to create an exit and focal point onto the main shopping district of Madeira Way thereby bolstering this economic area and (2) the facade could be any town USA and does not reflect its beach location or contribute to the architecture/look & feel of Madeira Beach. What a shame.

It would be good to have a concise summary of the Commission's vision for development which presumably guides these development decisions. I have searched the City website/internet and only found a lengthy 2008 document (outdated) and revisions which require intensive reading of the original and lacks creating a visual vision.

In this case, having attended the legally required developers' meeting, I do understand this is a mixed use community, attempting to make the most of the waterside site and serve as a gateway into town. I applaud the architects for trying to create some interest & views with the stepped buildings and providing some public amenities. My concerns center on three areas:

- **Traffic** – at numerous times the traffic on 150th is problematic at best. I urge the Commission to require (and then act decisively on the findings of) a new traffic study in February 2016 during the height of tourist season and look at the 'sporadic' nature of 3,000+ cars using the site daily. The school traffic study is helpful for that area, but is a different type of traffic in a different location and was done in September, the slowest month of the year!
- **Density/Intensity of development** – I appreciate the developer, Mr Holton, needs this to be financially viable and has included some great features like a bay side boardwalk and pedestrian/bicycle connectivity to the town center under the bridge (hurrah!). However, I am concerned about the size and number of buildings on the site and the overall visual and physical density of the project.
- **Aesthetics**– As mentioned above, we have a unique opportunity to use this site as a distinctive and attractive gateway to Madeira Beach for the next 100+ years. Both the height/shape and the proposed 'contemporary coastal' architecture is less than inspiring and makes no distinctive statement of Madeira Beach as a seaside town nor honors its fishing community heritage. I would urge the Commission to be proactive in this area and require something more considered as the exterior architecture without compromising the functionality of the buildings. Residents should have some workshops to give input on this aspect.

If the Holiday Isle Project is approved as is, then it will set a precedent to proceed with other big projects planned or on the way, which I understand includes a much larger scale redevelopment of much of 150th and Madeira Way. While such redevelopment is needed, it needs to be appropriate to the uniqueness and needs of our town and these additional plans should be included with the traffic study and overall vision for Madeira Beach.

Under your leadership, Madeira Beach has come a long way in recent years; let's not now clone it into another Clearwater, St Pete Beach or mini Miami, but retain our unique community and develop our own distinctive and locally appropriate style. I am pro appropriate locally sensitive development.

Sincerely yours

Ellen Lamparter
14900 Gulf Blvd #306
Madeira Beach

Servedio, Aimee

From: Jean M <jmbbeach@live.com>
Sent: Saturday, January 9, 2016 3:32 PM
To: Palladeno, Travis

Pls stand with the people of madeira an veto the project for 10 story bldgs. We are counting on you.

Sent from my Verizon Wireless 4G LTE smartphone

Servedio, Aimee

From: anna pereira <pereiraanna@yahoo.ca>
Sent: Monday, January 11, 2016 6:16 PM
To: Palladeno, Travis; JIM.EVERETT@YAHOO.COM
Subject: Fw: Fwd: UPDATE ON IMPORTANT MEETINGS RE: HOLTON PROPERTY ON THE TOM STUART CAUSEWAY

Hello Mr.Mayor & Mr.Everett,

Please see our e-mail below which was a response to Jim Bince (& fellow Board members at the Madeira Beach Yacht Club where we are the biggest owner ...we own 5 units at that complex).

It seems like opposition will be intense to any development proposed. We want you to know that some of us (like ourselves) support these developments.

We are Canadians & unfortunately our commitments in Toronto make it impossible to attend the meetings .

Best,
Bill & Anna Pereira

On Thursday, January 7, 2016 8:21 PM, anna pereira <pereiraanna@yahoo.ca> wrote:

Hello Jim,

As you know we are longtime owners of 5 units at the MBYC along with 1 unit at Ocean Sands Condominiums & 1 unit at Snug Harbour Condominiums which is the closest complex to the Proposed Holton Development.

Yes we fully agree that there obviously must be concern for traffic over the Causeway....but does that mean we never see any new development?

We are certainly in support of development at the former Leverock's location ,along the 150th & through Madeira Way.

One can't deny that these sites are in dire need of development. In fact we feel these areas are overdue to be "cleaned up" & many people in the area that we spoke with felt the same way as ourselves when we stayed at our Snug Harbour unit a week ago (for a 2 week stay).

If there is enough opposition it is always possible that Mr.Jim Holton will just abandon the whole project & we will continue looking at that derelict area by the bridge...which will likely kill development of Madeira Way.

A big box development(always a possibility) would be the worse possible outcome that none of us wants to see.

We also love Madeira Beach & are there for the long term and welcome progress in the City.

Best regards,
Bill & Anna Pereira

On Thursday, January 7, 2016 6:42 PM, Jim Bince <circa1@icloud.com> wrote:

Begin forwarded message:

From: Concerned Citizen <madbeachinfo@gmail.com>
Date: January 7, 2016 at 6:37:45 PM EST

Servedio, Aimee

From: anna pereira <pereiraanna@yahoo.ca>
Sent: Monday, January 11, 2016 6:25 PM
To: Palladeno, Travis; JIM.EVERETT@YAHOO.COM
Subject: From property owners (7 condos) in close proximity to proposed Holton Development

Gentlemen,

We wish we could attend the meeting but we are back home in Toronto ,Canada.

(we were in Madeira Beach on Dec 22 & were ready to attend but the meeting was unfortunately cancelled)

We own several properties in Downtown Sarasota as well where there is an absolute building boom with traffic issues as bad or worse than Madeira Beach....and yet the development there is welcomed & continues strong !!

You don't see development coming to a halt at booming Clearwater Beach either (which Madeira Beach will never become) so why would Madeira Beach be the City wanting to stifle growth??

PLEASE don't drive these developers away who themselves are taking a big risk by investing huge millions.

Bill & Anna Pereira

Servedio, Aimee

From: Michael Jensen <jensen.michael@comcast.net>
Sent: Sunday, February 7, 2016 1:16 PM
To: Palladeno, Travis
Subject: Holiday Isle Project

Dear Mayor Palladeno:

We have been receiving information from the Concerned Citizens of Madeira Beach regarding the potential construction at the marina and 150th Avenue and Madeira Way. We have a condo in Boca Vista and are very concerned about these development efforts. The reasons we bought in Boca Vista were due to its small town atmosphere, quaint beach town and proximity to the beach. At times the traffic is very heavy and it's very difficult to cross the roadway to drive toward the beaches. If these projects are approved, I don't think the area can handle this influx of people and vehicles.

We were at the condo at the end of March last year and the area was crazy. If you were not at the Archimbold Park by 10-10:30 am, all the parking spots were gone and people were parking in Winn Dixie and wherever they could find a spot. How will this impact the streets and beach area with such a large number of hotels, condo hotels and condominiums?

We hope these questions will be considered and answered before these projects are approved. We are all for progress but based on the proposed construction Madeira Beach is going to look a lot more like Treasure Island and St. Pete's Beach which means it will lose the character that we all find most attractive about it.

Thank you,

Jan & Michael Jensen
Boca Vista
Unit 244

Servedio, Aimee

From: Judy Tagert <judy@judytagert.com>
Sent: Friday, March 4, 2016 11:21 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Servedio, Aimee

From: Florian Simala <floriancjr@gmail.com>
Sent: Thursday, March 10, 2016 12:52 PM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim Everett; mike@doradosi.com; Tabitha Brown; Dennis Auto; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Ann Rasmussen
Cc: Crawford, Shane
Subject: Over Development of Madeira Beach

Dear Elected and Appointed City Officials,

We must state our strong opposition to the proposed development of the Holiday Isle Marina Plan. As many concerned citizens have pointed out additional traffic from this development will create tremendous traffic problems when crossing the Tom Stuart Causeway, especially if there is an emergency evacuation order or in the case of Emergency Medical Service vehicles that need to get through the traffic and across the bridge to area hospitals.

Added to this is the double whammy of redevelopment of the Loft property along 150th Ave and Madeira Way into high rise, high occupancy buildings adding even more traffic congestion to 150th Ave and the Tom Stuart Causeway Bridge. Traffic as it exists today backs up along 150th Ave to Gulf Blvd to the West and Duhme Rd and beyond to the east when the bridge is raised for a single boat to pass under, and that is not even taking into consideration Madeira Beach Fundamental School drop-off and pick-up hours. With the additional vehicular traffic from the Holiday Isle Project and now the Loft Property, we will be facing an impossible traffic situation.

Aside from the safety concerns are the aesthetic concerns. The small town one-story building look of downtown Madeira Beach along Madeira Way will be gone. Madeira Way will become a concrete canyon where residents will be lucky to see the sun for a few minutes a day. Will our wonderfully convenient post office also be taken from us? Will the view of and access to the marina on the north side of the bayou running parallel to 150th Ave be blocked?

It seems that allowing the Holiday Isle Project to build eight-story structures only opens the door for more unwanted high-rise, high-occupancy development. What will be redeveloped next, Winn-Dixie, the library?

We certainly didn't choose to live in a Madeira Beach that becomes a mini Clearwater Beach. Only yesterday we drove from Clearwater City Hall to Clearwater beach and traffic was so heavy it was bumper-to-bumper all the way across the bridge and took nearly 20 minutes to travel just three and a half miles. We live here in Madeira Beach. We don't want to deal with such horrendous traffic jams. Over development lowers the quality of life.

We also sympathize with owners and residents of the buildings on 150th Ave whose heretofore unobstructed view of Boca Ciega Bay will be blocked by the Holiday Isle development, and the expected decrease in their property values because of this.

We are all for renovating, renewing and rehabbing Madeira Beach as well as for responsible development. Approving eight-storey, high occupancy buildings of the Holiday Isle Plan together with redevelopment of Madeira Way and 150th Ave to the park west of the bridge with even taller buildings along with its attendant congestion is not responsible in our view. We urge Madeira Beach elected and appointed officials to carefully consider their decisions in this regard as we will all have to live with them for a long time.

Sincerely,

Nancy & Florian
Simala
15400 Gulf Blvd
#1001

Servedio, Aimee

From: Larry Roelofs <lbroelofs@msn.com>
Sent: Saturday, March 12, 2016 8:20 AM
To: Palladeno, Travis; Poe, Elaine; nhoges@madeirabeachfl.gov; Lister, Terry; Shontz, Pat; Crawford, Shane
Cc: Bart McGhee; Beth & Charlie Donovan; Bob Trope; Brian Johnson; cdlpal@comcast.net; Dominick McDonnell; Donald DiRenno; Elinor Annis; Elizabeth Walker; Gary & Kit Makuch; Gaston Blais; Gene Molendi; George Johnson; Gloria Stautland; Greg & Meg Makuch; Harry Bernecki; Jana Birge; Jason and Susan Hoge; Jean Bonavita; Jerry Soley; Karen and Bill Ford; Katerina Jordanova; Kathleen Hanratty; Leslie Redding; Lynn Kaiser; Monica & John Macey; Stan and Bev Borny; Thomas Hanratty; Tim and Dianne Jacques; Bill & Mary Whitman; Dale Rosko; Eberhard & Marlene Werle; Ed and Bonnie Ayres; Gordon Miller; Karen Miller; Larry Roelofs; Marge Taylor; Merle Frahm; Ricardo & Renate Ramos; Robert Barnes; Rod and Denise Margaron; Vonette Beckon; Wendy Mitchell; Bill & Elaine Crouter; Bob & Judy Cusack; Dante & Janine Molino; Dave Mayer; Francesco & Anastasia Carvelli; Jen & Jim Heck; Jennnifer Heck; John & Bonnie Lipa; Karl & Susan Brunner; Larry & Jean Reed; Nelson & Pat Daniels; Peter Fluegeman; Richard & Barbara LaBlanc; Ron Brazeau; madbeachinfo@gmail.com; maggiblack@tampabay.rr.com; billgay@me.com
Subject: Bigger is not better

Dear Commissioners and City Manager,

I will be unable to attend the March 16 BOC meeting due to recent surgeries, but I feel compelled to send you this email in lieu of my 3 minute podium talk. I and my neighbors at Madeira Cove have been strong supporters of the planning and execution of the many endeavors taken by you, however, the recent planning of the Holiday Isle project and the newly announced Madeira Beach Development project has left me and my neighbors completely confounded as to what is going on?

Up to now, all the planning and execution has enhanced our fine city, but the current projects cited above are a complete opposite. They will not enhance our city, but turn it into another Clearwater Beach! This is not what we want and its not what we thought you wanted. It's not what we elected you to do for us. These two current projects being considered by you are not in the best interest of our fine city and will result in unbearable traffic congestion along 150th Ave.

We feel betrayed, because many of us now feel these plans were in the works as far back as 2014 when you passed Ordinances 2014-07,08 and 09. Those ordinances now allow for rezoning of properties if you approve rezoning and will result in increased density regardless of the wishes of your citizens. If we had known that the results of approval of those ordinances would allow for buildings as high as 10 to 11 stories, you would have seen the outrage that is now apparent all across the city.

Just because high powered teams from the developers descend upon you and almost demand that you must pass their plans because they meet the new ordinances, does not mean you must approve the tall structures they propose. Use your authority to reject their plans and tell them to come back with architectures that meet the intent of our fine city; just as you did for the Marriot Courtyard next to the American Legion. You are not in the business of padding the pockets of the rich developers at the expense of your citizens.

The resulting traffic congestion all along 150th Ave, our neighborhood, will be unbearable, if not a danger to those of us who must enter and exit our homes. We know if you lived in our neighborhood you would have similar concerns. We have no doubt your neighbors, in your neighborhood, would feel the same way if the traffic was increased dramatically. This is the only emergency evacuation route out of our city and the street that services our school and all emergency service vehicles entering and leaving our city. To approve projects that would add thousands of more vehicles per day on 150th Ave would be a violation of the trust we have in you and would be nothing short of a total failure of your responsibilities to the citizens of Madeira Beach.

Unlike the Planning Commission, do not ignore your citizens who voted you into office to represent all of us. Many of us are now wondering if there are under the table agreements between the developers and some city officials. This is the thinking that always comes about when city planning starts to deviate from past approvals and developments.

Many of us were also outraged when our city attorney announced that a quasi-judicial process regarding these projects is in affect, and went on to say that he advised the city commissioners that they could not discuss these projects with their constituents! How un- American, when

citizens cannot talk to their own elected officials about concerns and issues they have?!

My time is up, but I and my neighbors implore you to vote against the rezoning of the two projects mentioned above or at the very least scale them down to a reasonable level. If you vote to approve the rezoning, then you must tell the developers that no final plans will ever be approved if the buildings exceed five stories, because that is in the best interest of the citizens who elected you to office!

Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

Servedio, Aimee

From: Kathleen Hanratty <Kathhanratty@aol.com>
Sent: Saturday, March 12, 2016 8:34 AM
To: Larry Roelofs
Cc: Palladeno, Travis; Poe, Elaine; nhoges@madeirabeachfl.gov; Lister, Terry; Shontz, Pat; Crawford, Shane; Bart McGhee; Beth & Charlie Donovan; Bob Trope; Brian Johnson; cdlpal@comcast.net; Dominick McDonnell; Donald DiRenno; Elinor Annis; Elizabeth Walker; Gary & Kit Makuch; Gaston Blais; Gene Molendi; George Johnson; Gloria Stautland; Greg & Meg Makuch; Harry Bernecki; Jana Birge; Jason and Susan Hoge; Jean Bonavita; Jerry Soley; Karen and Bill Ford; Katerina Jordanova; Leslie Redding; Lynn Kaiser; Monica & John Macey; Stan and Bev Borney; Thomas Hanratty; Tim and Dianne Jacques; Bill & Mary Whitman; Dale Rosko; Eberhard & Marlene Werle; Ed and Bonnie Ayres; Gordon Miller; Karen Miller; Marge Taylor; Merle Frahm; Ricardo & Renate Ramos; Robert Barnes; Rod and Denise Margarson; Vonette Beckon; Wendy Mitchell; Bill & Elaine Crouter; Bob & Judy Cusack; Dante & Janine Molino; Dave Mayer; Francesco & Anastasia Carvelli; Jen & Jim Heck; Jennnifer Heck; John & Bonnie Lipa; Karl & Susan Brunner; Larry & Jean Reed; Nelson & Pat Daniels; Peter Fluegeman; Richard & Barbara LaBlanc; Ron Brazeau; madbeachinfo@gmail.com; maggiblack@tampabay.rr.com; billgay@me.com
Subject: Re: Bigger is not better

Wow Wonderful letter. You hit all our concerns and thoughts.
Kathy

Sent from my iPad. Kathleen Hanratty

On Mar 12, 2016, at 7:20 AM, Larry Roelofs <lbroelofs@msn.com> wrote:

Dear Commissioners and City Manager,

I will be unable to attend the March 16 BOC meeting due to recent surgeries, but I feel compelled to send you this email in lieu of my 3 minute podium talk. I and my neighbors at Madeira Cove have been strong supporters of the planning and execution of the many endeavors taken by you, however, the recent planning of the Holiday Isle project and the newly announced Madeira Beach Development project has left me and my neighbors completely confounded as to what is going on?

Up to now, all the planning and execution has enhanced our fine city, but the current projects cited above are a complete opposite. They will not enhance our city, but turn it into another Clearwater

Beach! This is not what we want and its not what we thought you wanted. It's not what we elected you to do for us. These two current projects being considered by you are not in the best interest of our fine city and will result in unbearable traffic congestion along 150th Ave.

We feel betrayed, because many of us now feel these plans were in the works as far back as 2014 when you passed Ordinances 2014-07,08 and 09. Those ordinances now allow for rezoning of properties if you approve rezoning and will result in increased density regardless of the wishes of your citizens. If we had known that the results of approval of those ordinances would allow for buildings as high as 10 to 11 stories, you would have seen the outrage that is now apparent all across the city.

Just because high powered teams from the developers descend upon you and almost demand that you must pass their plans because they meet the new ordinances, does not mean you must approve the tall structures they propose. Use your authority to reject their plans and tell them to come back with architectures that meet the intent of our fine city; just as you did for the Marriot Courtyard next to the American Legion. You are not in the business of padding the pockets of the rich developers at the expense of your citizens.

The resulting traffic congestion all along 150th Ave, our neighborhood, will be unbearable, if not a danger to those of us who must enter and exit our homes. We know if you lived in our neighborhood you would have similar concerns. We have no doubt your neighbors, in your neighborhood , would feel the same way if the traffic was increased dramatically. This is the only emergency evacuation route out of our city and the street that services our school and all emergency service vehicles entering and leaving our city. To approve projects that would add thousands of more vehicles per day on 150th Ave would be a violation of the trust we have in you and would be nothing short of a total failure of your responsibilities to the citizens of Madeira Beach.

Unlike the Planning Commission, do not ignore your citizens who voted you into office to represent all of us. Many of us are now wondering if there are under the table agreements between the developers and some city officials. This is the thinking that always comes about when city planning starts to deviate from past approvals and developments.

Many of us were also outraged when our city attorney announced that a quasi-judicial process regarding these projects is in affect, and went on to say that he advised the city commissioners that they could not discuss these projects with their constituents! How un- American, when citizens cannot talk to their own elected officials about concerns and issues they have?!

My time is up, but I and my neighbors implore you to vote against the rezoning of the two projects mentioned above or at the very least scale them down to a reasonable level. If you vote to approve the rezoning, then you must tell the developers that no final plans will ever be approved if the buildings exceed five stories, because that is in the best interest of the citizens who elected you to office!

Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

Servedio, Aimee

From: Donna Abbott <dabborn@gmail.com>
Sent: Monday, March 14, 2016 1:31 AM
To: Palladeno, Travis; Crawford, Shane; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Mike@doradosi.com; Jeff Turner; Annrasl@gmail.com
Subject: No Tall Buildings

I am a Madeira Beach resident that moved here because of the small town feel. The changes that have already taken place have caused concern but now I am seeing a trend. The total disregard shown for the wishes of the taxpayers and the push for tall, high density buildings will, I fear, turn the town I love into a place that resembles the congestion of Clearwater. The traffic has already become more of a problem each year. The flavor of the town is still here but in jeopardy. Please heed the wishes of the citizens. You got your fancy new city hall and ball fields. You got your high density buildings on the southwest side of the causeway. There are new tall buildings going up on Gulf Boulevard, and John's Pass is booming...Please leave a bit of the town to the home owners. You are here to represent us and not to serve your own interest.

Thank You

Donna Abbott

Servedio, Aimee

From: Mary Neff <marypeevlerneff@icloud.com>
Sent: Monday, March 14, 2016 2:03 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy
Cc: Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; mike@doradosi.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: New Development

We live at 317 #F Rex Place and for more than two years now we have put up with the dirt, noise, truck traffic etc, needed to finish the work on the new City Hall, Fire Station, Rec Center and ROC park. We were glad to do it as we felt the city needed a place for it's young people and thought it would benefit the entire community of Madeira Beach. At the same time there was also the work done on the beach, the tearing down of the buildings and building of the new CVS to add to the congestion and amount of dirt, dust, noise, etc. The construction of the new pier is also on the table. Altho I do not remember hearings the petition granted by the State of Florida says there is no objection from the citizenry. A large claim to make when the citizens did not know of it until after the fact.

Millions upon millions have been spent in just the past few years to make all the above additions. *Our taxes went up more than one quarter in just one year.* **All these issues pale in regard to the problems we would face if the new "plans" regarding nearby developments presented in the past few months are passed.**

When the proposed development was announced for the former Leverocks property we were very concerned and troubled by the additional traffic that would be created in a traffic sensitive area, not to mention the population density that would be added to the causeway and downtown area. Our concerns were not allowed to be expressed as almost all the meetings were either cancelled or held over the Christmas holidays. **At no time during those hearings were we, the residents of Madeira Beach, told that another development would take place on the heels of the first one and just on the other side of the street! These additions would make the entire project overwhelming with added traffic and the number of new residents and would impact all of us including our safety and the security of our area.**

residents

We already have an intolerable situation trying to get out of the Yacht Club area, sometimes sitting at the stop on the corner for up to 15 minutes with traffic backed up all the way to 150th street just to be stopped again with the bridge open. I cannot imagine the congestion with just the first development, but the second on top of it, it will be impossible to get anywhere whether walking or driving. We are not talking about one building or two buildings, but about more than eight different buildings, some as tall as 11 stories! Right now you can look down the beach from the water side at John's Pass and the only buildings that are that tall are right down on the corner next to our beach. With an addition of more than 2,000 cars and people, and that is allowing for only one person per unit, I cannot imagine the nightmares we will face, including flooding, terrible traffic, congestion. There is no way to even anticipate all the problems we would face, including the years of tearing down and re-building.

If we would have wanted to live in Clearwater we would have purchased there. We moved here because of the proximity to the library, park, beach, and grocery, not to mention the laid back atmosphere we found here in Madeira Beach.

I have not talked to a single resident, and I have gone door to door, that is in favor of either of these developments! Please stop the madness.

Mary and John Neff
317 #F Rex Place
Madeira Beach, FL 33708

Servedio, Aimee

From: Dantemolino <legs2walk@aol.com>
Sent: Tuesday, April 26, 2016 1:29 PM
To: Palladeno, Travis
Subject: Holton plan

No to the Holton development as proposed. Overwhelming and not in the best interest of the city. Dante Molino, Madeira Cove resident

Sent from my iPad

CORRESPONDENCE SINCE APRIL 12, 2016

SUBJECT: MADEIRA BEACH DEVELOPMENT IN GENERAL

Servedio, Aimee

From: Dianne Ray <dianne.dcr@gmail.com>
Sent: Wednesday, April 27, 2016 4:37 PM
To: Hodges, Nancy
Cc: Lister, Terry; Shontz, Pat; Crawford, Shane; 'Elaine Poe'
Subject: development

As a long term resident of Madeira, I'm so against this massive development. I'd like to see the charm and 'village' aspect of our town kept, with smaller, lower development.

Regards,
Dianne Ray

Servedio, Aimee

From: christinemackey@sympatico.ca
Sent: Wednesday, April 27, 2016 5:33 PM
To: Shontz, Pat
Subject: Madeira Beach

Dear Sir:

I am all for change and improving to our community. This massive undertaking Ordinance 2015-18 and 2016-1 of such large buildings will cause havoc to our roads and surrounding communities. There must be a alternative to piling up these buildings in one small area. We will start to look like Clear Water with concrete and traffic jams everywhere. We are a beach town, please keep it that way. Please listen to your citizens and do the job right.

Christine Mackey
303 E Rex Place
Madeira Beach, Florida 33708

Servedio, Aimee

From: Jan Ford <jj4ord@gmail.com>
Sent: Wednesday, April 27, 2016 7:16 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim Everett; Brown, Jeff; Noble, Michael; Carr, Dennis; Lawrence, David; Rasmussen, Ann; iferraspilde@madeirabeachfl.gov
Subject: Proposed Madeira Beach Developments

All, as a city resident and taxpayer, I am very concerned about the proposed developments currently under review. The small town feel of Madeira Beach is one of the things that drew me to purchase property in the area with the plan of one day retiring here - that day is much sooner rather than later.

I won't even go to Clearwater unless there is no other choice because I cannot stand the gridlock and over population created by the overbuilding that has occurred just in the 15 years I have lived in the area. It's impossible to get a parking place once you have suffered through the interminable traffic to get there and you're taking your life in your hands walking anywhere close to the beach.

I know our city manager has said traffic studies have been conducted that show the proposed development will not appreciably increase traffic from what it is now. I'd like to know when these studies were conducted and what those conducting them were smoking because as a daily commuter, I can tell you I have seen a significant increase in traffic this past year and that's without any developments being considered. And if the marina area at the causeway is developed to benefit the development property owners, the drawbridge traffic will increase contributing further to bottlenecks.

I'm not opposed to development but I **do not** want to see Madeira turn into another Clearwater and I think that is the direction the proposed developments will take us. I would like to see a referendum held to decide our city's fate rather than a handful of people making these decisions for its citizens.

Thank you for considering my concerns.

Jan Ford

Servedio, Aimee

From: carolyn binninger <diannebinninger@outlook.com>
Sent: Wednesday, April 27, 2016 5:59 PM
To: Palladeno, Travis
Subject: development in Madeira Beach

I am voicing my opposition to the size of current development projects. Instead please consider something that meets the size and scale of Madeira Beach and takes responsibility for the impact created for the citizens here.

Thank You, Dianne Binninger,
606 Flamingo drive

Sent from [Mail](#) for Windows 10

I received a phone call at 2:17 pm from Janet Holt of 320G Medallion Blvd. stating that she is unable to attend the meeting but wanted it noted that she is deeply opposed to the overdevelopment that is proposed. She feels it will increase traffic, reduce safety, cause too much stress on old water and sewer lines, cause more parking problems and hamper EMS response, especially when the bridge is up. She does not want Madeira Beach to become another Clearwater.

This is not a verbatim transcription of the phone call. I listed the items as we spoke on the phone.

Aimee Servedio
City Clerk

Servedio, Aimee

From: Florian Simala <floriancjr@gmail.com>
Sent: Thursday, April 28, 2016 1:13 PM
To: Tpalladino@madeirabeachfl.gov; Shontz, Pat; Poe, Elaine; Rohodges@madeirabeachfl.gov; Lister, Terry; Jim Everett; Noble, Michael; Brown@madeirabeachfl.gov; Carr, Dennis; Lawrence, David; lferasplide@madeirabeachfl.gov; arassmusen@madeirabeachfl.gov
Subject: Madeira Beach Planned Development

Dear Mayor Palladino, Vice Mayor Shontz, and Commissioners,

This has all been said before, but needs to be repeated so the voice of Madeira Beach residents can be heard.

We strongly urge you to re-think the Planned Development for the Holton and Kains properties. Regardless of what the experts claim about increased traffic on Gulf Blvd and 150th Ave, we drive those roads on a daily basis and know first-hand how traffic can back up under existing conditions when a single sail boat causes the Tom Stuart Bridge to be raised, as well as during school drop-off and pick-up times on the east side of the bridge. Residents security will be adversely affected by increased traffic from the scope of the planned developments will cause chaos during an emergency evacuation or when an emergency vehicle needs to cross the bridge. Changing the traffic flow of Madeira Way, which is now a reliever for traffic heading north on Gulf Blvd or south-bound traffic on Gulf Blvd heading east will add to congestion. One only needs to look at this situation when the Wednesday Market on Madeira Way blocks traffic. This once weekly inconvenience can be tolerated but it will add to residents driving woes if the change in driving directions on Madeira Way were made permanent.

As now planned the Holton developments not only will spoil the view of neighboring condominium residents, and most likley adversely affect their property values, but will create a "wall" on the southwest corner of the Tom Stuart Bridge and will also cast a permanent shadow over bridge. Likewise, adding a double-shock to residents will be the even bigger Karns development on 150th Ave and Madeira Way. Traffic congestion will again be greatly increased and "concrets canyons" created along Madeira Way where the sun will seldom shine. Additionally, this development will make the remainder of low-rise buildings on Madeira Way look out of place with the new high rise building. Will that lead to the redevelopment of the rest of Madeira Way into an even longer "concrete canyon" with yet even more traffic?

We are all for redevelopment in Madeira Beach, but in a reasonable way that meshes with what Madeira Beach is today. The Planned Development as it exists has done nothing but divide Madeira Beach residents who want to keep Madeira Beach redevelopment reasonable, and the business community who see Dollar signs with increased traffic and people.

Again, you are urged to think carefully before approving the Planned Development Projects as they exist today.

Sincerely,

Nancy & Florian
Simala
15400 Gulf Blfd
#1001
Madeira Beach

Servedio, Aimee

From: Lisa Ray <clazray@aol.com>
Sent: Thursday, April 28, 2016 11:32 AM
To: Poe, Elaine
Subject: Fwd: Increased traffic

>
> Dear Commissioner Poe,
>
> We appreciate your efforts in your care and concern for Madeira Beach and the quality of life for it's citizens!
>
> We would like to express our concern for the pending projects concerning Madeira Way and Holiday Isle Marina. We are not opposed to progress, but feel the scope of both projects will only add to the traffic issue that is not addressed.
>
> The safety of the Madeira Beach citizens regarding medical and evacuation emergencies needs to be put before the large scope of projects currently in progress . We hope you would agree that even the loss of one life because of non action on the boards part is one too many.
>
> Please consider a much smaller scale on both projects and address the current traffic problems that are now occurring.
>
> Sincerely,
>
> Craig and Lisa Ray
> 13313 2nd St E
> Madeira Beach
> Sent from my iPad

Servedio, Aimee

From: Lisa Ray <clazray@aol.com>
Sent: Thursday, April 28, 2016 11:38 AM
To: Hodges, Nancy
Subject: Safety

>
>
> Dear Commissioner Hodges,
>
> Thank you for your efforts in beautifying Madeira Beach. We appreciate many of the recent upgrades.
>
> Please consider the current traffic situation in regard to medical and evacuation emergencies. An increase in development and density in the Madeira Way and Marina plans will only add to the current congestion. The lives of the Madeira Beach citizens need to come before the proposed developments.
>
> If you are sure this is wanted by the citizens of Madeira Beach please let us vote and voice our opinions.
>
> Sincerely,
>
> Craig and Lisa Ray
> 13313 2nd St E
> Madeira Beach
>
>
> Sent from my iPad

Servedio, Aimee

From: carolyn binninger <diannebinninger@outlook.com>
Sent: Thursday, April 28, 2016 12:57 PM
To: Hodges, Nancy
Subject: BUILDING IN MADEIRA BEACH

HI NANCY, I WILL NOT BE ABLE TO ATTEND MEETING SO I AM VOICING MY OPPOSITION TO THE SIZE OF THE DEVELOPMENTS CURRENTLY BEING CONSIDERED. I BELIEVE GOOD CITY PLANNING WILL RESULT IN DEVELOPMENT THAT MEETS THE SIZE AND SCALE OF MADEIRA BEACH AND TAKES RESPONSIBILITY FOR THE IMPACT CREATED FOR THE CITIZENS.

THANK YOU, DIANNE BINNINGER
606 FLAMINGO DRIVE

Sent from [Mail](#) for Windows 10

Servedio, Aimee

From: Ed and Bonnie Ayres <edbonniea@gmail.com>
Sent: Thursday, April 28, 2016 9:35 AM
To: Crawford, Shane; Palladeno, Travis; jim.everett@yahoo.com
Subject: Planning Meeting Tonite

The city of Madeira Beach is in conflict now because the Planning Board and the City Commission ruined the good work put into the city long range plan of 2009 by adding the possibility of PD zoning in 2014, and then by using PD zoning to attract developers who want to over-develop a small part of town with hundreds and hundreds of hotel rooms and condo hotels.

There are two problems with such over-development. The buildings would dwarf the rest of the city, and the attendant traffic would plug up 150th Avenue and nearby streets. There would be no land left to widen the streets and widening the draw bridge is probably out. Remember, 150th Ave is the only way to get between Madeira Beach and the mainland within several miles up and down the island chain.

My suggestion to get us out of this mess is to revoke PD zoning and go back to the well thought out plan of 2009. Remember the Marriott put up a reasonable sized hotel under these rules and seems to be doing well.

We can't just reject the Holton and Karns plans and keep the PD zoning, thinking we could tailor the next projects to come along to a reasonable size. I for one would not trust the Planning Board and Commissioners to do a better job next time if the powers of PD were still available.

Ed Ayres
Resident, Madeira Cove

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Tuesday, April 26, 2016 12:00 AM
To: Shontz, Pat
Subject: new development

If you care about your city and your fellow citizens VOTE NO on these new developments do not sellout Chris we are watching

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Tuesday, April 26, 2016 12:11 AM
To: Palladeno, Travis
Subject: new developments

This is probably a waist of time but I would like you to stop these new developments for the good of Madeira Beach and its residents if you care about our city vote NO , or maybe you have a higher calling Chris

Servedio, Aimee

From: Dennis Brooks <dennisbrooks141@msn.com>
Sent: Tuesday, April 26, 2016 9:05 AM
To: Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; jeffthejewelerflorida@gmail.com; Noble, Michael; carrden23@gmail.com; dlaw@giopsnow.com; annras1@gmail.com; Crawford, Shane
Cc: Deborah Sheppard Brooks
Subject: "City Center" Zoning & Development Agreement

Dear City Planning Committee Members:

My wife and I are residents and supporters of responsible city development in Madeira Beach. We fell in love with the character of Madeira Beach and its lifestyle. Please do not destroy the community that that we fell in love with.

Although we are not present at the planning meetings, it is important that you carefully consider the views of the residents. Postpone the votes until you hear from a majority of the residents.

Please be mindful as you exercise authority to limit all aspects of development proposals.

Do not create situations that endanger the safety and welfare of Madeira Beach residents by approving development that exceeds the infrastructure capacity.

Sincerely,

Dennis L. Brooks and Deborah Sheppard-Brooks
809 Bay Point Dr, Madeira Beach, Florida

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Tuesday, April 26, 2016 5:24 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; jeffthejewelerflorida@gmail.com; Noble, Michael; carrden23@gmail.com; dlaw@giopsnow.com; annras1@gmail.com
Subject: Planned Development of Holton Property & 150th Ave Town Center Development

04/26/2016

To the Planning Committee and Board of Commissioners:

We are currently back in upstate NY with our children & grandchildren so we are unable to attend the future discussions about the Holton/ Holiday Isle and Town Center 150th Ave. project developments.

We have been to many meeting and do feel neither the planning commission nor the board of commissioners are responding to a majority of residents & small business owners.

Living at Madeira Beach Yacht Club Condominium for the past 18 years we enjoy the location. We are able to look out of our window to see the Gulf of Mexico and have sun shine streaming onto our porch.

All this will change when the two 8 story condos and the two 11 story hotels are built across from us. We will be looking at a cement & glass city skyline.

With the change for driving down Madeira Way and access to the underground parking under the hotels, we vision huge tractor trailers parked along the roadway delivering beer, food, linens, funiture etc. There will be taxis and Shuttle limos constantly taking people back & forth to the airport.

And let us not forget that all these people need trash picked up. As it is now we are awakened at 7 am twice a week with trash pickup from businesses across the canal from us. This will probably become an everyday problem.

There was an incident that involved a man who almost drowned in our condo swimming pool about 3 years ago. I dialed 911 and even though the fire department was right across the street , it took about 12 minutes for an ambulance to arrive from Seminole Fire Dept. as ours from Madeira Beach was tied up on another case.

How long will we wait for emergency vehicles with the additional calls to 911 and the increased traffic that will delay the paramedics even more?

The height of the buildings, the density of the people and increased traffic are not justified. We do not need 5 hotels(counting the new Marriott) within a 1.5 mile radius.

Why are you not listening to the majority of the residents for whom you serve?

The Welch Causeway bridge has a congestion problem now before adding 3500 more cars a day. This number is only an estimate and it could be more.

We welcome new development but not over development. Lower building heights and less density of people and traffic are needed.

Even though we are not in Florida right now, we still are paying our taxes and condo maintenance fees for the entire year. We will be livestreaming the sessions to keep ourselves informed.

Sincerely,

Theresa & Charles DeRoller
179 Medallion Blvd.
Madeira Beach, Fl

Servedio, Aimee

From: elaine Crouter <elainecrouter@gmail.com>
Sent: Tuesday, April 26, 2016 6:12 PM
To: Shontz, Pat
Subject: Fwd: Madeira Beach Development

Sent from my iPad

Begin forwarded message:

From: elaine Crouter <elainecrouter@gmail.com>
Date: April 26, 2016 at 4:15:29 PM EDT
To: scrawford@madeirabeachfl.gov
Subject: Madeira Beach Development

We have enjoyed living here on 150th Avenue in Madeira Beach for 19 years and have appreciated the many improvements made to our city.

We gladly look forward to any improvements to our city, however the massive development of the Holton property and the proposed development along 150th Avenue and Madeira Way will cause horrendous traffic problems along 150th Avenue.

We urge our planning commission and the board of commissioners to listen to the residents of Madeira Beach and not fall victim to the over zealous plans from the developers. Please listen to the residents of your city and stop the over development now.

Thank you,
Bill & Elaine Crouter
399 150th Ave. # 320-C
Madeira Beach

Sent from my iPad

Servedio, Aimee

From: SBaker7596@aol.com
Sent: Monday, May 2, 2016 5:10 PM
To: Palladeno, Travis
Cc: Poe, Elaine; Hodges, Nancy; Lister, Terry; Crawford, Shane
Subject: Beach Scene Newspaper May 2016

Dear Mayor Palladeno

This morning I picked up the Beach Scene and found two articles of interest on pages 6 and 7. The article on page 7 was directed at Madeira Beach and addressed the present controversy over the rezoning along 150th avenue, specifically, to change from C-4 to Planned Development. The article notes "a storm a-brewing" over this issue.

On the other hand, the page 6 article reports a zoning change to Planned Development in an older section of Treasure Island. There, in Treasure Island, the issue is being settled by a referendum vote in November at which the voters of the city will have a chance to voice their opinion.

Boy, doesn't that make common sense? Perhaps the biggest problem with the Commissioners and Planners in Madeira Beach is that they have not accepted citizen input. Websites, handbills, angry protests at BOC meetings, letters read aloud by the City Attorney - 47 to 3 opposed to the PD - an overwhelmingly negative vote on surrendering voter control of land sales - the list goes on. It's a storm!

You and the Commission could make this all go away. Why not put the two ordinances changing the development areas to PD to the ballot? Give the voters (citizens, taxpayers, property owners) a voice. There is an election scheduled for August this year, 3 months away. Plenty of time to get this issue on the ballot.

You might be surprised how it turns out.

Sam Baker

Servedio, Aimee

From: Lisa Ray <clazray@aol.com>
Sent: Thursday, April 28, 2016 4:14 PM
To: Shontz, Pat
Subject: Lives of Citizens

> Dear Commissioner Shontz,

> Thank you for your efforts in beautifying Madeira Beach. We appreciate many of the recent upgrades.

>

> Please consider the current traffic situation in regard to medical and evacuation emergencies. An increase in development and density in the Madeira Way and Marina plans will only add to the current congestion. The lives of the Madeira Beach citizens need to come before the proposed developments.

>

> If you are sure this is wanted by the citizens of Madeira Beach please let us vote and voice our opinions.

>

> Sincerely,

>

> Craig and Lisa Ray

> 13313 2nd St E

> Madeira Beach

>

>

> Sent from my iPad

Servedio, Aimee

From: Kate Driscoll Leone <katezleone@gmail.com>
Sent: Thursday, April 28, 2016 4:59 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; jim.everett@yahoo.com; jeffthejewelerflorida@gmail.com; Noble, Michael; carrden23@gmail.com; dlaw@giopsnow.com; annras1@gmail.com
Cc: Kate Driscoll Leone; Ray Leone
Subject: Concerned Resident-Leaders Please take Action

Dear Town of Madeira Beach Leaders,

We are concerned citizens. I am a former Corporate America executive for 30 years. Feel free to check out my linkedin profile: www.linkedin.com/in/katezdriscoll.

This is my 4th year living in Madeira Beach and we love it. We chose it over other towns like Clearwater Beach for the beaches, eclectic neighborhoods and the laid back style. We live on Crystal Island, work out at Beachfront Fitness, eat at the local restaurants, shop at Publix and frequent the beaches when we can get parking.

Please listen and note that it is the desire of the majority of the people who live here to protect the character of our lifestyle and not become another Clearwater Beach.

It has been said that only a few are opposed to these mega developments, that is simply not true. Development is important and understandable but it must meet the size and scale of the community, be responsible and provide safeguards and infrastructure options for any negative impacts created.

Here some specific concerns:

1. These developments are being looked at as single projects with no big picture planning.
2. 150th street is our bloodline and main access to Madeira Beach. I pick up my granddaughter from school often. The traffic is already congested and even more congestion matters. Doing traffic studies in September is NOT reflective of the real picture. Multiple projects exacerbates the problem. If the DOT cannot look at them combined, we need to.
3. As the city is challenged with reserve funds, we should make prudent financial choices not rely on easy, new revenues to solve any pending issues.

I know you have authority to limit all aspects of development proposals including height and density. I ask the you all take the responsibility to do so.

It is understood that development will happen and needs to. However, the proposal on the table need more leadership, changes and scrutiny. Developers will still be there even with limits as Madeira is still an attractive ROI even if it offers less revenue and profits.

Thanks is advance for listening and taking action.

Best,

Kate Driscoll Leone
Raymond Leone

Kate Z Driscoll-Leone

VP of Partners & Business Development

www.curriki.org

kdriscoll@curriki.org

Mobile [914 672 0748](tel:9146720748)

Law Offices of
ALEX YU, P.A.
 Attorneys at Law

于雪松律师事务所

15255 Amberly Drive
 Tampa, Florida 33647
 Tel: 813.514.2885
 Fax: 866.436.5259
 Email: ayu@alexylaw.com

FACSIMILE COVER SHEET

DATE:	March 31, 2016		
TO:	City of Madeira Beach Planning and Zoning	FROM:	Alex Yu, Esq.
FAX:	727-399-1131	No. of pages	7 (including cover)
PHONE:		The Original	<input checked="" type="checkbox"/> Will <input type="checkbox"/> Will not be sent by U.S. Mail
RE:	Alcoholic Beverage Permit Application		

Enclosed please find the Alcoholic Beverage Permit Application on behalf of Sun Flower 696, LLC. This Application is in connection with the LLC's application for a 2COP Beer and Wine license with the Florida DBPR, requiring the zoning sign-off by the City of Madeira Beach.

The business "Ninata" is a Japanese steakhouse and seafood restaurant located at the shopping center on the 150th Ave, Madeira Beach, Florida where Publix Grocery is the anchor store.

The store is set to open soon pending this application.

Application fee payment will be delivered to you in person today.

We look forward to your expedited review and approval of this Application.

Should you have questions, please contact this office at 813-514-2885.

Sincerely,

Alex Yu, Esq.

The information contained in this facsimile transmission is confidential information intended only for the use of the named recipient(s) and may be the subject of attorney-client privilege. If the reader of this facsimile transmission is not the named recipient, or the employee or agent responsible to deliver it to the named recipient, you are hereby notified that any dissemination, distribution, copying or other use of this communication is strictly prohibited and no privilege is waived. If you have received this communication in error, please immediately notify us by telephone: (813)514-2885. Thank you.



CITY OF MADEIRA BEACH

PLANNING AND ZONING

300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708

(727) 391-9951 EXT. 246 • FAX (727) 399-1131



ABP Permit # _____

ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant's Name: SUN FLOWER 696, LLC

Type of License Requested: SRX (2COP Beer and Wine)

Name of Partnership, Corporation, LLC (if applicable): SUN FLOWER 696, LLC

Mailing Address: (PO Box/ City /State/Zip): 696 150th Ave, Madeira Beach, FL 33708

Phone(s): 727-914-4777 Email: ayu@alexylaw.com

Type of Ownership: Individual Partnership Corporation LLC

Name of Business: NINATA Business Phone: 727-914-4777

Physical Address: 696 150th Ave, Madeira Beach, FL 33708

Parcel #: 03-31-15-25128-001-0010

Legal Description: See attached page(s).

Number of Seats: Inside: 98 Outside: None

Zoning District:

- C-1 Tourist Commercial
- C-2 John's Pass Marine Commercial
- C-3 Retail Commercial
- C-4 Marine Commercial
- R-3 Only Restaurant

Classification:

- Package store, beer & wine
- Retail Store, beer, wine
- Package store, beer, wine, liquor
- Restaurants
- Bar
- Club
- Charter Boats

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

Number of Parking Spaces: >100 110 Parking Spaces

Hours of Operation:

- Monday: 11:00 a.m. - 10:00 p.m.
- Tuesday: 11:00 a.m. - 10:00 p.m.
- Wednesday: 11:00 a.m. - 10:00 p.m.
- Thursday: 11:00 a.m. - 10:00 p.m.
- Friday: 11:00 a.m. - 10:00 p.m.
- Saturday: 11:00 a.m. - 10:00 p.m.
- Sunday: 11:00 a.m. - 10:00 p.m.

General Description of Business: Japanese Steakhouse and Seafood Restaurant

Supporting Materials Required:

- Property Owner's Written Approval
- Property Survey
- Site Plan
- Signed Certificate of Wet Zone

Questionnaire: On a separate piece of paper, please answer the following questions:

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owned by the applicant to the City under any section of the code.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

Answer to Questionnaire of Alcoholic Beverage Permit Application

Applicant: Sun Flower 696, LLC

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood:

A: the location is within a strip mall where Publix and other commercial establishments are located. There will be no adverse impact on the character of the existing neighborhood.

2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard:

A: The restaurant is a mid-sized, 3360 sq. ft. Japanese steakhouse with 92 seats. Alcoholic beverage (beer and wine) is consumed on the premises incidental to patrons' dining. No traffic congestion or safety hazard will be imposed on the area.

3. Whether or not the proposed use is compatible with the particular location for which it is proposed:

Yes. The location is a strip mall type shopping center.

4. Whether or not the proposed use will adversely affect the public safety:

No.

EXHIBIT "A"LEGAL DESCRIPTION

DESCRIPTION: (PROVIDED O.R.B. 104, PG. 32) From the center of Section 3, Township 31 South, Range 15 East, run N. 00°34'24" E. along the North-South center line of said Section 3, 129.34 feet; thence S. 41°58'57" W. along the Southeasterly boundary lines of EDGEWATER ESTATES, UNITS 2, 5, 3 and 7, as recorded respectively in Plat Book 26, Page 9, 16 and 10, and Plat Book 31, Page 48, public records of Pinellas County, Florida, 2089.92 feet; thence N 36°22'35" W. along the Southwesterly boundary of Duhme Road 51.05 feet to a POINT OF BEGINNING; continue thence N. 36°22'35" W. 458.47 feet along said Southwesterly line of Duhme Road; thence S. 53°37'25" W. 585.00 feet; thence S. 36°22'35" E. 110.00 feet; thence S. 53°37'25" W. 25.00 feet; thence S. 44°38'08" E. 100.00 feet; thence S. 43°51'40" W. 743.10 feet more or less to the intersection with the Southwesterly line of property owned by WADOC Developers, Inc. (said Southwesterly line being more fully described as shown in deed from Trustees of Internal Improvement Fund filed July 27, 1926, in Deed Book 455, Page 441, Clerk's Instrument No. 249734); thence Southeasterly along said Southwesterly line of property owned by WADOC Developers, Inc. to intersection with the extended Northwesterly line of State Road No. 699; thence N. 43°51'40" E. 1193.17 feet along said North line of State Road No. 699; thence continue N. 41°58'57" E. 94.95 feet along said North line of State Road No. 699 to POINT OF BEGINNING.

AND (PROVIDED O.R.B. 64, PG. 464) Lots 1, 2, 3, 1A, 2A and 3A, Block 2, EDGEWATER ESTATES, UNIT 12, according to plat thereof, recorded in Plat Book 43, Page 18, Public Records of Pinellas County, Florida.

LESS (O.R.B. 6174, PG. 1553)

Parcel 1: That part of Lots 1 and 1A, Block 2, EDGEWATER ESTATES UNIT NO. 12, as recorded in Plat Book 43, page 18, Public Records of Pinellas County, Florida; being more particularly described as follows:

Beginning at a point on the Southerly right-of way line of Blackhawk Road, a distance of 41.46 feet West of the East line of said lot 1; thence run South 44°38'08" East a distance of 210.77 feet; thence run South 53°37'25" West a distance of 162.38 feet; thence run North 36°22'35" West a distance of 208.99 feet; thence run North 53°37'25" East a distance of 131.56 feet to the Point of Beginning.

Parcel 2: Lots 2, 3, 1A, 2A, and the following described portion of Lots 1 and 1A:

Beginning at the Northwest corner of Lot 1, run North 53°37'25" East along the Northerly line of said Lot 1 a distance of 125.00 feet; thence South 36°22'35" East a distance of 208.99 feet to a point on the Southerly line of said Lot 1A; thence South 53°37'25" West along the Southerly line of said Lot 1A a distance of 125.00 feet to the Southwest corner of lot 1A; thence North 36°22'35" West along the Westerly line of said Lots 1 and 1A, a distance of 208.99 feet to the Point of Beginning, all in Block 2 EDGEWATER ESTATES UNIT NO. 12, according to the plat thereof, recorded in Plat Book 43, Page 18, Public Records of Pinellas County, Florida.

LESS (PROVIDED O.R.B. 6603, PG. 1255) Part of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 31 South, Range 15 East, situate, lying and being in Pinellas County, Florida, and part of Block 1 of EDGEWATER ESTATES, UNIT NO. 12, according to the map or plat thereof as recorded in Plat Book 43, Page 18, of the Public Records of Pinellas County, Florida, described as follows: Commencing

at the most Easterly corner of Lot 1A, Block 2, EDGEWATER ESTATES, UNIT NO. 12, according to the map or plat thereof as recorded in Plat Book 43, Page 18, of the Public Records of Pinellas County, Florida, Run thence S. 44°38'08" E. 126.05 feet to a POINT OF BEGINNING, thence run S. 44°38'08" E. 100.50 feet; thence S. 37°57'31" E. 84.94 feet; thence S.21°26'57" E. along a curve to the right having a radius of 30.00 feet, chord of 17.05, arc of 17.29 feet; thence S. 50°00'17" W. along a curve to the right having a radius of 4533.66 feet, chord of 73.62 feet, arc of 73.62 feet; thence S. 50°29'58" W. along a curve to the left having a radius of 4533.66 feet, chord of 205.74 feet, arc of 205.76 feet; thence N. 44°38'08" W. 98.77 feet; thence N. 43°51'40" E. 210.00 feet; thence N. 44°38'08" W. 74.00 feet; thence N. 43°51'40" E. 90.00 feet to the POINT OF BEGINNING.

LESS (PROVIDED O.R.B. 0707, PG. 1100) Part of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 31 South, Range 15 East, situated, lying and being in Pinellas County, Florida, and part of Block 1 of EDGEWATER ESTATES, UNIT NO. 12, according to the map or plat thereof as recorded in Plat Book 43, Page 18, of the Public Records of Pinellas County, Florida, described as follows: Commencing at the most Easterly corner of Lot 1A, Block 2, of aforesaid EDGEWATER ESTATES, UNIT NO. 12, and run S.44°38'08" E. 200.05 feet; thence S. 43°51'40" W. 300.00 feet to the POINT OF BEGINNING; thence run S. 44°38'08" E. 98.53 feet to the Westerly Right-of-way of State Road No. 666 and also being a point lying on a curve to the left, radius of 4533.66 feet, arc of 247.70 feet, chord bearing and chord of N. 46°27'12" W.(Dead) S. 46°27'12" W.(Field), 247.67 feet; thence N. 46°08'20" W. to a point lying on the approximate Mean High Water Line; 24.89 feet M.O.E.; thence through the following twelve(12) calls along said approximate Mean High Water Line: N. 49°53'24" E., 15.95 feet; thence N. 60°17'15" E., 21.02 feet; thence N. 16°11'33" E., 18.37 feet; thence N. 67°57'19" E., 14.63 feet; thence N. 30°54'29" E., 18.47 feet; thence N. 54°25'23" E., 31.91 feet; thence N. 23°38'25" E., 34.48 feet; thence N. 13°06'48" E., 17.72 feet; thence N. 26°34'56" E., 14.39 feet; thence N. 71°36'51" E. to a point lying on a concrete seawall, 5.89 feet; thence N. 11°21'20" E. along said concrete seawall, 44.20 feet; thence N. 07°45'48" E. along said concrete seawall, 38.56 feet to the POINT OF BEGINNING.

LESS Existing road rights-of-way (R.O.W.) as recorded in O.R.B. 1162, Pg. 3, ORB 2136, Pg. 624 & O.R.B. 3690, Pg. 594.

UNOFFICIAL



MADEIRA BEACH BOARD OF COMMISSIONERS

May 2, 2016 – Agenda Report

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

SUBJECT: PUBLIC HEARING TO CONSIDER ALCOHOLIC BEVERAGE USE PERMIT #2016.02 FOR A 2COP LICENSE (BEER AND WINE ONLY/SALE BY THE DRINK FOR CONSUMPTION ON PREMISES AND PACKAGE SALES IN SEALED CONTAINERS) AT A RESTAURANT LOCATED AT 696 WELCH CAUSEWAY.

BACKGROUND Pursuant to Section 110-532 of the Madeira Beach Code of Ordinances “Consideration of an alcoholic beverage application”, Sun Flower 696, LLC is seeking approval to obtain a 2COP alcoholic beverage permit for the sale of beer and wine at a restaurant (Hinata Japanese Steakhouse and Seafood) located at 696 Welch Causeway, within the Publix Shopping Center. This establishment is located in the C-3, Retail Commercial Zoning District.

Pursuant to Section 110-539, the Notice of Public Hearing has been property sent to all property owners within 300 feet of the subject property 15 days prior to the scheduled consideration by the Board of Commissioners. Such notice has also been posted on the subject property.

Section 110-532. Consideration of alcoholic beverage application.

When considering the alcoholic beverage application, the Board of Commissioners shall consider the following factors:

- (1) The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.**

The restaurant for which this Alcoholic Beverage Permit is proposed is within an existing shopping center located on the northwest side of Welch Causeway. This area is zoned C-3, Retail Commercial.

Beer and wine are currently sold at the Publix Supermarket and liquor is currently sold at a separate Publix Liquors, both of which are located within the same shopping center as the restaurant. Liquor is also sold at the Walgreens that is located to the northeast of the shopping center. The proposed alcoholic beverage request is not expected to adversely affect the character of this neighborhood.

- (2) The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.**

The requested permit is for an existing restaurant that is located in an existing commercial shopping center. This request for a 2COP license is not expected to result in a significant increase in traffic and is not considered a safety hazard.

(3) Whether or not the proposed use is compatible with the particular location for which it is proposed.

This site of the existing restaurant for which this permit is proposed is within an existing commercial shopping center which is part of a larger commercial area that includes businesses that sell alcohol. The proposed alcoholic beverage request is compatible with the location for which it is proposed.

(4) Whether or not the proposed use will adversely affect the public safety.

The requested license is not anticipated to adversely affect public safety. The subject site is located in a commercial shopping center that contains uses compatible to the restaurant and the requested permit.

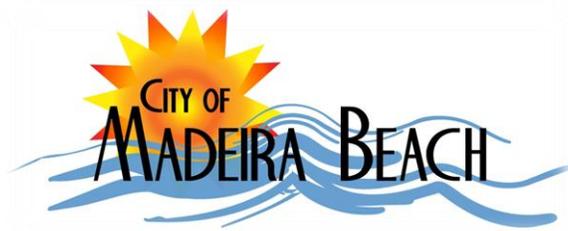
(5) No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the application to the City under any section of the Code.

The applicant has no outstanding fines, or penalties owed to the City under any section of the Code.

BUDGETARY IMPACT: N/A

RECOMMENDED BY STAFF: Staff recommends that Alcoholic Beverage Permit #16.02 to allow a 2COP alcoholic beverage license for the sale of beer and wine (by the drink for consumption on premises and package sales in sealed containers) for Hinata Japanese Steakhouse and Seafood, located at 696 Welch Causeway, to APPROVED for the reasons contained in this agenda report.

ATTACHMENTS: Public Notice.....1
Alcoholic Beverage Permit Application Submittal.....9
Site Photographs.....24



**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach, Florida, will hold a Public Hearing on **TUESDAY, MAY 10TH, 2016** at 6:00 p.m., or as soon after as the matter may be heard, to review this application to allow a 2COP alcoholic beverage permit for consumption on the premises.

THIS APPLICATION IS FOR A 2COP ALCOHOLIC BEVERAGE PERMIT 2016.02

Operator/Manager: SUN FLOWER 696, LLC

Business Location: 696 Welch Causeway, Madeira Beach, Florida 33708

Business: **HINATA**

Permit Request:

Pursuant to City Code Section 110-532, Consideration of Alcoholic Beverage Application, HINATA located at 696 Welch Causeway, Madeira Beach Florida, is seeking a 2COP alcoholic beverage license to consume alcoholic beverages on the premises. The property is located in the C-3, Retail Commercial, zoning district.

Note:

You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Public Hearing for this application or write the City Clerk prior to the Public Hearing stating your opinions. The completed application is on file in the Office of the City Clerk and may be reviewed during regular business hours.

POSTED: April 8, 2016 @ Property Site, City Hall, City of Madeira Beach Website Posting Locations (3)



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Mailed 4/8/16

Run Date: 08 Apr 2016

Subject Parcel: 03-31-15-25128-001-0010

Radius: 300 feet

Parcel Count: 159

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

Total pages: 7

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

MAIN BRANCH- COURTHOUSE

315 Court St. - 2nd Floor
Clearwater, FL33756
MAIL: PO Box 1957
Clearwater, FL33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (CIV)
TANGIBLE PERSONAL PROPERTY
TEL: (727) 464-8484
FAX: (727) 464-8488

NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL33761
TEL: (727) 464-8780
FAX: (727) 464-8794

TYRONE (SOUTH)

1800 66TH St. N
St. Petersburg, FL33710
TEL: (727) 582-7652
FAX: (727) 582-7610

MID-COUNTY

CUSTOMER SERVICE CENTER - WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TEL: (727) 464-3207
FAX: (727) 464-8488
MAIL: PO Box 1957 - Clearwater, FL33757

KANE, DAVID M
4550 COVE CIR APT 907
ST PETERSBURG FL 33708-6901

~~KANE, DAVID M
4550 COVE CIR APT 907
ST PETERSBURG FL 33708-6901~~

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

CAMPBELL LIVING TRUST
CAMPBELL, MURDO A TRE
16 DELMONT AVE
BARRE VT 05641-3629

GREENE, RICHARD JAMES
5916 VAN BUREN ST
NEW PORT RICHEY FL 34653-4248

BRENNAN, ANNE MARIE
4550 COVE CIR UNIT 1109
ST PETERSBURG FL 33708

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

MAHONEY, THOMAS A
MAHONEY, CHARLOTTE M
4550 COVE CIR APT 809
ST PETERSBURG FL 33708-6901

RAY, IDA
4550 COVE CIR APT 306
ST PETERSBURG FL 33708-2845

ROSNER, FRANCES
ROSNER, JOHN
1151 BRIAR CT
OTTAWA IL 61350-4256

ALVAREZ, AL
ALVAREZ, CARRIE
C/O ALVAREZ, AL
4602 W FIG ST
TAMPA FL 33609-1902

BOULDIN, MARK
BOULDIN, CASSIE
3364 RACKLEY RD
BROOKSVILLE FL 34604-7019

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

MUSCA PROPERTIES LLC
C/O INDUSTRY CONSULTING GROUP INC
PO BOX 1919
WICHITA FALLS TX 76307-1919

MOODY, DWIGHT A
MOODY, SUSAN F
662 AMERICAN LEGION DR
MADEIRA BEACH FL 33708-2819

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

ARENTH, DONNA J
4550 COVE CIR APT 803
ST PETERSBURG FL 33708-6901

~~CAPOZZI, NICHOLAS III
CAPOZZI, KIMBERLY A
2 MAIN ST
DEPEW NY 14043-3323~~

CUNNINGHAM, JAMES
CUNNINGHAM, CATHERINE
6 TULIP LN
MONROE NY 10950-1017

RIVAS, LAZARA
2707 N HIMES AVE
TAMPA FL 33607-2113

SEA TOWERS OWNERS ASSN
4600 DUHME RD
ST PETERSBURG FL 33708-4899

ARNOLD, GERALD
ARNOLD, KATHY E
4550 COVE CIR APT 909
MADEIRA BEACH FL 33708-6901

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

SLADEWSKI, BILL EDWARD
8409 LAKEVIEW CT
YPSILANTI MI 48198-3625

WASHINGTON TOWERS ASSN
4550 COVE CIR \$ 105
MADEIRA BEACH FL 33708-2845

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

CLARK, PATRICIA L
4550 COVE CIR UNIT 1005
ST PETERSBURG FL 33708-2847

COX, GARRY F
4550 COVE CIR UNIT 1208
ST PETERSBURG FL 33708-2847

ALCOTT, ELMER D
SHAW, KAREN R
4550 COVE CIR UNIT 209
ST PETERSBURG FL 33708-2845

MC MAHON, JAMES J
MC MAHON, LAUREL E
4550 COVE CIR APT 1207
ST PETERSBURG FL 33708-2847

WILES, MARY M
WILES, SHEILA M
931 RICE RD
ELMA NY 14059-9583

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

SHANER MADEIRA BEACH LLC
1965 WADDLE RD
STATE COLLEGE PA 16803-1639

EXTRA SPACE PROPERTIES EIGHTY SIX LLC
PO BOX 320099
ALEXANDRIA VA 22320-4099

FRIENDSHIP COMMUNITY CHURCH INC
C/O TONI HAWKINS
11140 4TH ST E
TREASURE ISLAND FL 33706-3000

FOOTE, VIRGINIA P EST
4550 COVE CIR APT 304
ST PETERSBURG FL 33708-2845

MILLER, SARA A
C/O LAURENZANO, MARIANA POA
2804 BOTTICELLI DR
HENDERSON NV 89052-3109

ROLLINS, DOROTHY R
4550 COVE CIR APT 703
ST PETERSBURG FL 33708-6901

KIERNAN, JAMES E & CAROL A REV TRUS
KIERNAN, JAMES E TRE
C/O KIERNAN, JAMES E & CAROL A REV T
11420 HIDDEN COVE CT
TRINITY FL 34655-7100

REC INVESTMENTS INC
4350 DUHME RD
MADEIRA BEACH FL 33708-2809

BIDDLE, GARY W
408 FULTON
HEYWORTH IL 61745-8801

THOMPSON, TIMOTHY L
THOMPSON, DAWN A
205 162ND AVE
REDINGTON BEACH FL 33708-1623

RICHARD, MARILYN
333 COLONEL LEDYARD HWY
LEDYARD CT 06339-1909

TOWNSEND, WILLIAM G
4550 COVE CIR #108
ST PETERSBURG FL 33708-2845

ROBERTSON, JAMES
ROBERTSON, HELEN
1643 HEATHSIDE CRES
PICKERING ON L1V 5W6

JORGENSEN, DARLENE P
VETTERLI, ROBERT E
330A HIGGINS RD
PARK RIDGE IL 60068-5773

PROBECK FAMILY TRUST
PROBECK, JOHN E TRE
4525 COVE CIR UNIT 809
ST PETERSBURG FL 33708

RIEFLER, KATHLEEN K
RIEFLER, EDWARD A
4155 NW TOWNLINE RD
MARCELLUS NY 13108-9607

BARRICK, WAYNE
BARRICK, BEVERLEY
4550 COVE CIR UNIT 404
ST PETERSBURG FL 33708-2846

JANNUSCH, MARIAN M
JANNUSCH, DENNIS G
902 AUGUSTA
WATERFORD WI 53185-3990

MUNSON, ROBERT J
MUNSON, MARIE E
1414 WESTBROOK ST
PORTLAND ME 04102-1619

MEECHAN, MARGARET
132 KING ST
MT ALBERT ON L0G 1M0

LUSTRA LLC
177 SPORTSMAN AVE
FREEPORT NY 11520-5630

ROUS, SUZANNE R TRE
2033 BUTTERFLY LANE # CC204
NAPERVILLE IL 60563-5306

WE NATION LLC
315 BATH CLUB BLVD N
NORTH REDINGTON BEACH FL 33708-1527

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

WHITE, ROBERT G JR
2061 EASTWOOD BEACH DR
GRASS LAKE MI 49240-9311

BEYUS, ROBERT J
BEYUS, CAROL R
4550 COVE CIR APT 401
ST PETERSBURG FL 33708-2846

KIENER, JEROME R
KIENER, PAULETTE S
238 FAREWAY LN
GRAND ISLAND NY 14072-2551

RYKSE, MARTINUS
408 PROSPECT POINT RD
RIDGEWAY ON L0S 1N0

~~SEA TOWERS OWNERS ASSN INC
4570 COVE CIR
ST PETERSBURG FL 33708~~

MUSCA PROPERTIES LLC
C/O WALGREENS 15192
PO BOX 1159
DEERFIELD IL 60015-6002

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

ZHONG JIANHUI
WANG, TONG
2 SUTTON POINT
PITTSFORD NY 14534-4616

MINA, EHAB M
MINA, SHELLEY J
660 AMERICAN LEGION DR
MADEIRA BEACH FL 33708-2819

KOHLER, MARY L
KOHLER, SUSAN R
4550 COVE CIR N APT 704
ST PETERSBURG FL 33708-6901

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

BISHOP, MYRA A TRUST
BISHOP, MYRA A TRE
C/O BISHOP, MYRA A TRUST
12401 N 22ND ST APT G703
TAMPA FL 33612-4645

BUMILLER, JAMES
11598 GROVE ST
SEMINOLE FL 33772-7134

MATYBELL, BARBARA J
185 KINGWOOD LOCKTOWN RD
STOCKTON NJ 08559-1221

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

SCHOENECKER, MICHAEL
43 WILKSHIRE PL
LANCASTER NY 14086

DOHERTY, GERALDINE M
13 TAYLOR PL
SAINT JOHNS NL A1A 1L4

WHITFORD, JAMES E TRE
PO BOX 8366
MADEIRA BEACH FL 33738-8366

D & J PROPERTY MGMT LLC
5521 EXTRAVAGANT CT
COCOA FL 32926-1711

TICHULKA, MARGARET T
4550 COVE CIR APT 1004
ST PETERSBURG FL 33708-2847

ENTRUST GROUP INC
555 12TH ST STE 1250
OAKLAND CA 94607

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

LONGBOAT DEVELOPMENT LLC
1101 E CUMBERLAND AVE
TAMPA FL 33602-4217

BROWN, ROBERT E
BROWN, DENYSE V
4550 COVE CIR APT 205
ST. PETERSBURG FL 33708-2845

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

GORDON, JAMES D SR
GORDON, TERESA A
4550 COVE CIR APT 206
ST PETERSBURG FL 33708-2845

LEICHTFUSS, ROBERT B & JOAN E REV TI
LEICHTFUSS, ROBERT B TRE
4550 COVE CIR APT 806
MADEIRA BEACH FL 33708-6901

NOWAK FAMILY TRUST
NOWAK, VINCENT J TRE
148 WESTGATE DR
SAINT PETERS MO 63376-4266

ROE, TERRANCE W
ROE, GLORIA M
4550 COVE CIR APT 1209
ST PETERSBURG FL 33708-2847

FRAIN, ELIZABETH H
4550 COVE CIR APT 201
ST PETERSBURG FL 33708-2845

CORR, KATHLEEN
CORR, BRIAN
4550 COVE CIR UNIT 904
ST PETERSBURG FL 33708-6901

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

MATHIEU, GREGORY R
MATHIEU, MARY L
668 AMERICAN LEGION DR
MADEIRA BEACH FL 33708-2819

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

FISCUS, CATHLEEN R
FISCUS, ROBERT E
92 ROBIN LN
WEST SENECA NY 14224-2356

STANDEFER F, JOEL
STANDEFER, PAMELA T
PO BOX 150
PIKEVILLE TN 37367-0150

SEA TOWERS OWNERS ASSN INC
4570 COVE CIR
MADEIRA BEACH FL 33708

GLEASON, JAMES F
GLEASON, PENELOPE F
5183 GARDEN PATH
HAMBURG NY 14075-3402

REARDON, BRENDA A
4550 COVE CIR APT 409
ST PETERSBURG FL 33708-2846

PUBLIX SUPER MARKETS INC
P O BOX 407
LAKELAND FL 33802-0407

~~SWORD, JEAN E TRUST
SWORD, JEAN E TRE
839 BROADVIEW BLVD
DAYTON OH 45419-3639~~

CORREIA, JOHN
CORREIA, CIDALIA
4550 COVE CIR APT 303
ST PETERSBURG FL 33708-2845

CARROLL, JAMES W
CARROLL, VELMA A
481 SHANNON CRESCENT
BURLINGTON ON L7L 2R6

MARCHETTI, FRANK
MARCHETTI, LOIS
3408 KINGLET CT
OAKVILLE ON L6L 6T3

GIL, ANA
4550 COVE CIR APT 603
ST PETERSBURG FL 33708-2846

OWCZARZAK, THOMAS
OWCZARZAK, CYNTHIA
38 FOXWOOD ROW
DEPEW NY 14043-5020

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

HANSEN, EDWARD
ALCOTT, ARLENE
4550 COVE CIR APT 208
ST PETERSBURG FL 33708-2845

JONES, JOHN J
JONES, NELLIE R
250 W 78TH ST 2BF
NEW YORK NY 10024-6675

~~PUBLIX SUPER MARKETS INC
P O BOX 407
LAKELAND FL 33802-0407~~

CESARE, PAUL E
4550 COVE CIR APT 309
ST PETERSBURG FL 33708-2845

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

~~AMERICAN LEGION INC AUGUSTUS RUSER JR
POST 273
600 AMERICAN LEGION DR
MADEIRA BEACH FL 33708-2813~~

NEWMAN, DOROTHY J TRUST
NEWMAN, DOROTHY J TRE
C/O NEWMAN, DOROTHY J TRUST
502 SAINT TROPEZ CIR NE
ST PETERSBURG FL 33703-3111

TINNESZ, PHYLLIS L
4550 COVE CIR APT 804
ST PETERSBURG FL 33708-6901

MOHARERI, FATEMEH S
4550 COVE CIR UNIT 103
ST PETERSBURG FL 33708-2845

CAPOZZI, NICHOLAS III
2 MAIN ST
DEPEW NY 14043-3323

SIWEK, JOSEPH P & MARY E REV LIV TRUST
SIWEK, JOSEPH P TRE
10906 S HOYNE
CHICAGO IL 60643-3323

BARBER, RONALD J JR
BARBER, VALERIE ROSE
1 LEE TER
MARLTON NJ 08053-2114

MC DONALDS CORP
C/O J T S ENTERPRISES TAMPA
ATTN EDWARDS, LINDA
4908 W NASSAU ST
TAMPA FL 33607-3827

BOYLE, CONRAD L
BOYLE, LANA F
4750 COVE CIR APT 1003
ST PETERSBURG FL 33708-2858

DIMASCIO, FRANK R
29 TOWNLY RD
WATERTOWN MA 02472-3117

USA FED NATL MTG ASSN
950 E PACES FERRY RD STE 1900
ATLANTA GA 30326

MAMROT, JIMANINE A
MONTELEONE, TERRY JO
200 LAFAYETTE LN
HOFFMAN ESTATES IL 60169-4131

GROSSO, MARY FRANCES
GROSSO, TIMOTHY ROGER
10923 109TH LN
LARGO FL 33778-4049

LAU, ERNEST MAN KAI LOUIS
4550 COVE CIR # 104
ST PETERSBURG FL 33708-2845

RADZIEWICZ, KENNETH E
4750 COVE CIRCLE # 1002
ST PETERSBURG FL 33708-2858

MATTHEWS, LINDA SHARON
4550 COVE CIR UNIT 1103
ST PETERSBURG FL 33708-2847

JACOB, NAJIB M
JACOB, ANNA N
4550 COVE CIR APT 1001
ST PETERSBURG FL 33708-2847

LAURENZANO, FRANK MICHAEL
LAURENZANO, ANGELA MARY
C/O LAURENZANO, STEPHEN M TRE
2804 BOTTICELLI DR
HENDERSON NV 89052-3109

TAYLOR, CLIFTON JR
415 OAK HAVEN DR
ALTAMONTE SPRINGS FL 32701-6317

GOLDEN, JACK L TRUST
GOLDEN, JACK L TRE
4550 COVE CIR APT 608
ST PETERSBURG FL 33708-2846

KLEIN, WESLEY
9850 HARRELL AVE
TREASURE ISLAND FL 33706-3253

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

STOLTZ, JOHN G
STOLTZ, HEATHER A
109 MAPLE CENTER DR
HILTON NY 14468-9011

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~

LAWLOR, ROBERT
LAWLOR, GEORGIA STRATTON
343 W OLD TOWN CT APT 703
CHICAGO IL 60610-7694

SELLERS, FRED A TRE
4550 COVE CIR APT 405
ST PETERSBURG FL 33708-2846

WILLIS, CECIL L
WILLIS, SONJA I
4550 COVE CIR UNIT 202
ST PETERSBURG FL 33708-2845

AMERICAN LEGION INC AUGUSTUS RUSER JR
POST 273
600 AMERICAN LEGION DR
MADEIRA BEACH FL 33708-2819

EHRHARDT, MARGARET A
804 SENECA CREEK RD
WEST SENECA NY 14224-2423

GLAUCH, ALDEN G TRE
GLAUCH, RHEA E TRE
2174 MARKRIDGE LOOP
THE VILLAGES FL 32162-3199

SMITH, SUSAN G
2940 EAST 630 N
HUNTINGTON IN 46750

SCHATZ REVOCABLE TRUST
SCHATZ, JOHN H TRE
48 PEACOCK LN
COMMACK NY 11725-4911

SWORD, JAMES M
SWORD, JEAN E
839 BROADVIEW BLVD
DAYTON OH 45419-3639

HARBORSIDE BOAT CLUB MADEIRA BEACH
CONDO ASSN INC
C/O EVELYN PAGE PRES.
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417

BURGESS, MICHAEL
4550 COVE CIR APT 606
ST PETERSBURG FL 33708-2846

WEDLOCK REVOCABLE LIVING TRUST
WEDLOCK, JOHN W TRE
4550 COVE CIR N # 1104
MADEIRA BEACH FL 33708-2847

MOELLER, ROBERT
MOELLER, LESLIE
320 E MULBERRY ST APT 2
LEBANON OH 45036-2276

CARR, WILLIAM JAMES
CARR, ANNA MARIA
7477 CLARKE DR
PORT FRANKS ON N0M 2L0

CAPPELANO, PETER T
CAPPELANO, YVONNE A
156 RIVER RD
PAWCATUCK CT 06379

HUTSON, CARLES E
HUTSON, LINDA L
1375 ROSE BERRY CT
MOORESVILLE IN 46158-2020

MORDARSKI, STELLA
BERLING, DEBRA
34568 FOUNTAIN
WESTLAND MI 48185-9432

TAYLOR, MARCUS J TRUST
TAYLOR, MARCUS J TRE
501 PARKSHORE DR
SHOREWOOD IL 60404-9763

PINELLAS BD OF PUB INST
PO BOX 2942
LARGO FL 33779-2942

BAIARDI FAMILY LLC
17146 FAIRFIELD
DETROIT MI 48221-3022

~~CAPOZZI, NICHOLAS
2 MAIN ST
DEPEW NY 14045-9823~~

WRIGHT, PATRICK
4550 COVE CIR APT 1105
ST PETERSBURG FL 33708-2847

HARBORSIDE BOAT CLUB MADEIRA BEACH
CONDO ASSN INC
~~20001 GULF BLVD STE 5~~
INDIAN SHORES FL 33785-2417

~~HARBORSIDE DOCKS DEV LLC
20001 GULF BLVD STE 5
INDIAN SHORES FL 33785-2417~~



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



ABP Permit # _____

OK

ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant's Name: LONG-QIN LU

Name of Partnership, Corporation, LLC (if applicable): SUN FLOWER 696 LLC

Mailing Address: (PO Box/ City /State/Zip): 696 150th AVE Madeira Beach FL 33708

Phone(s): _____ Email: _____

Type of Ownership: Individual Partnership Corporation LLC

Name of Business: HINATA Business Phone: 7279144777

Physical Address: 696 150th AVE madeira beach florida 33708

Parcel #: _____

Legal Description: _____

Number of Seats: Inside: 99 Outside: 0

Zoning District:

- C-1 Tourist Commercial
- C-2 John's Pass Marine Commercial
- C-3 Retail Commercial
- C-4 Marine Commercial
- R-3 Only Restaurant

Classification:

- Package store, beer & wine
- Retail Store, beer, wine
- Package store, beer, wine, liquor
- Restaurants
- Bar
- Club

03-31-15-25128-001-0019

Charter Boats

Number of Parking Spaces: _____ HC Parking Spaces: _____ Bike Racks: _____

Hours of Operation:

Monday: _____

Tuesday: _____

Wednesday: _____

Thursday: _____

Friday: _____

Saturday: _____

Sunday: _____

General Description of Business: Restaurant

Supporting Materials Required:

Property Owner's Written Approval

Property Survey

Site Plan

Signed Certificate of Wet Zone

Questionnaire: On a separate piece of paper, please answer the following questions:

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owned by the applicant to the City under any section of the code.

Affidavit of Applicant:

I understand that this Alcoholic Beverage Permit Application, with its attachments, becomes a permanent record for the City of Madeira Beach and hereby certify that all statements made herein together with any attachments, are true to the best of my knowledge.

Signature of Applicant: LU LONG PHU Date: 3/29/16

****For City of Madeira Beach Use Only****

Fee: \$300.00 Check # _____ Cash Receipt # _____

Date Received: _____

BOC Hearing Date: _____

Approved

Denied

City Manager, City of Madeira Beach

Date: _____

**DBPR ABT-6001 – Division of Alcoholic Beverages and Tobacco
Application for New Alcoholic Beverage License**

MAR 24 2016

PK

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DBPR Form
ABT-6001
Revised 08/2013**

If you have any questions or need assistance in completing this application, please contact the Division of Alcoholic Beverages & Tobacco's (AB&T) local district office. Please submit your completed application and required fee(s) to your local district office. This application may be submitted by mail, through appointment, or it can be dropped off. A District Office Address and Contact Information Sheet can be found on AB&T's web site at the link provided below:

http://www.myfloridalicense.com/dbpr/abt/district_offices/licensing.html

SECTION 1 - CHECK LICENSE CATEGORY			
License Series Requested 2COP	Type/Class Requested	Do you wish to purchase a Temporary License? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Child License Requested	Number of Child Licenses Requested		
<input checked="" type="checkbox"/> Retail Alcoholic Beverages	<input type="checkbox"/> Alcoholic Beverage Manufacturer		
<input type="checkbox"/> Beer/Wine/Liquor Wholesaler	<input type="checkbox"/> Passenger Waiting Lounge		
<input type="checkbox"/> Retail Tobacco Products Dealer Permit (must check one or more of the below)			
<input type="checkbox"/> Pipes <input checked="" type="checkbox"/> Over the Counter <input type="checkbox"/> Vending Machine			
SECTION 2 – LICENSE INFORMATION			
If the applicant is a corporation or other legal entity, enter the name and the document number as registered with the Florida Department of State Division of Corporations on the line below.			
FEIN Number 47-5114808	Business Telephone Number 727 560 9168	E-Mail Address (Optional)	
Full Name of Applicant(s): (This is the name the license will be issued in) SUN FLOWER 696 LLC		Department of State Document # L15000159328	
Business Name (D/B/A) KOBE JAPANESE STEAKHOUSE AND SEAFOOD			
Location Address (Street and Number) 696 150TH AVE			
City MADEIRA BEACH	County PINELLAS	State FL	Zip Code 33708
Mailing Address (Street or P.O. Box) 696 150TH AVE			
City MADEIRA BEACH		State FL	Zip Code 33708
Contact Person - This section is optional, see application instructions for details			
Contact Person LONGQIN LU		Telephone Number 727 871 8818 ext.	
E-Mail Address (Optional) ayu@alexvulaw.com			
Mailing Address (Street or P.O. Box) 5750 19TH AVEN			
City ST PETERSBURG		State FL	Zip Code 33710

ABT District Office Received Date Stamp

03-31-15-25128-001-0010

SECTION 3 – RELATED PARTY PERSONAL INFORMATION

This section must be completed for each person directly connected with the business, unless they are a current licensee.

1.	Business Name (D/B/A) KOBE JAPANESE STEAKHOUSE AND SEAFOOD					
2.	Full Name of Individual LONGOIN LU					
	Social Security Number* 058 78 4630			Home Telephone Number 727 871 8818		Date of Birth 09 29 1958
	Race Asian	Sex Male	Height 5-03	Weight 130	Eye Color BLACK	Hair Color BLACK
3.	Are you a U.S. citizen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, immigration card number or passport number: 029-095-883					
4.	Home Address (Street and Number) 5750 19TH AVE N					
	City ST PETERSBURG			State FL	Zip Code 33710	
5.	Do you currently own or have an interest in any business selling alcoholic beverages, wholesale cigarette or tobacco products, or a bottle club? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				License Number	
	Location Address					
6.	Have you had any type of alcoholic beverage , or bottle club license, or cigarette, or tobacco permit refused, revoked or suspended anywhere in the past 15 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				Date	
	Location Address					
7.	Have you been convicted of a felony within the past 15 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					
8.	Have you been convicted of an offense involving alcoholic beverages or tobacco products anywhere within the past 5 years? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date 12/31/2015		Location 5200 58TH ST KENNETH CITY FL			
	Type of Offense DRIVING UNDER THE INFLUENCE					

9. Have you been arrested or issued a notice to appear in any state of the United States or its territories within the past 15 years? Yes No
 If yes, provide the information requested below and a **Copy of the Arrest Disposition**.
Attach additional sheet if necessary.

Date 1/26/2012	Location SEMINOLE POLICE DEPARTMENT
Type of Offense LARCENY-GRAND	

10. Do you meet the standards of the moral character rule?
 Yes No

11. Are you an officer or employee of the Division of Alcoholic Beverages and Tobacco; are you a sheriff or other state, county, or municipal officer, including reserve or auxiliary officers, certified by the state as such, with arrest powers, whose certification is current and active?
 Yes No

NOTARIZATION STATEMENT

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that I have fully disclosed any and all parties financially and or contractually interested in this business and that the parties are disclosed in the Disclosure of Interested Parties of this application. I further swear or affirm that the foregoing information is true and correct."

STATE OF Florida
 COUNTY OF Hillsborough LU LONG QIN
 APPLICANT SIGNATURE

The foregoing was (Sworn to and Subscribed OR () Acknowledged Before me this 2nd Day of March, 2016, By LONGQIN LU, who is (personally (print name of person making statement)

known to me OR () who produced _____ as identification.

[Signature] Notary Public Commission Expires: 11/12/2019



(ATTACH ADDITIONAL COPIES AS NECESSARY)

***Social Security Number**
 Under the Federal Privacy Act, disclosure of Social Security numbers is voluntary unless a Federal statute specifically requires it or allows states to collect the number. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, Sections 653 and 654, and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social Security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations. Social Security numbers must also be recorded on all professional and occupational license applications and are used for licensee identification pursuant to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act), 104 Pub.L.193, Sec. 317. The State of Florida is authorized to collect the social security number of licensees pursuant to the Social Security Act, 42 U.S.C. 405(c)(2)(C)(i). This information is used to identify licensees for tax administration purposes. This information is used to identify licensees for tax administration purposes, and the division will redact the information from any public records request.

SECTION 3 – RELATED PARTY PERSONAL INFORMATION

This section must be completed for each person directly connected with the business, unless they are a current licensee.

1.	Business Name (D/B/A) KOBE JAPANESE STEAKHOUSE AND SEAFOOD					
2.	Full Name of Individual ERIC SON					
	Social Security Number* 596-82-0219		Home Telephone Number 616-350-4701		Date of Birth 02/04/1989	
	Race ASIAN	Sex male	Height 5'11"	Weight 175	Eye Color brown	Hair Color black
3.	Are you a U.S. citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, immigration card number or passport number:					
4.	Home Address (Street and Number) 1517 hidden creek cir ORMONT CT					
	City GRAND RAPIDS			State MI	Zip Code 49505	
5.	Do you currently own or have an interest in any business selling alcoholic beverages, wholesale cigarette or tobacco products, or a bottle club? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				License Number	
	Location Address					
6.	Have you had any type of alcoholic beverage , or bottle club license, or cigarette, or tobacco permit refused, revoked or suspended anywhere in the past 15 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				Date	
	Location Address					
7.	Have you been convicted of a felony within the past 15 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					
8.	Have you been convicted of an offense involving alcoholic beverages or tobacco products anywhere within the past 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					

9. Have you been arrested or issued a notice to appear in any state of the United States or its territories within the past 15 years? Yes No
 If yes, provide the information requested below and a Copy of the Arrest Disposition.
Attach additional sheet if necessary.

Date	Location
Type of Offense	

10. Do you meet the standards of the moral character rule?
 Yes No

11. Are you an officer or employee of the Division of Alcoholic Beverages and Tobacco; are you a sheriff or other state, county, or municipal officer, including reserve or auxiliary officers, certified by the state as such, with arrest powers, whose certification is current and active?
 Yes No

NOTARIZATION STATEMENT

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that I have fully disclosed any and all parties financially and or contractually interested in this business and that the parties are disclosed in the Disclosure of Interested Parties of this application. I further swear or affirm that the foregoing information is true and correct."

STATE OF MICHIGAN

COUNTY OF RENT



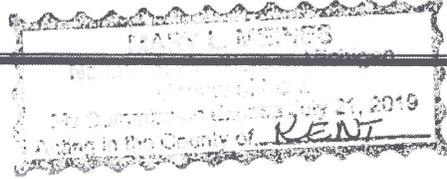
 APPLICANT SIGNATURE

The foregoing was () Sworn to and Subscribed OR (X) Acknowledged before me this 26th Day of February, 2016, By ERIC SOW who is () personally
 (print name of person making statement)

known to me OR (X) who produced MICHIGAN drivers license as identification.

Mary R. Ylmer
 Notary Public

Commission Expires: 7-21-2019



(ATTACH ADDITIONAL COPIES AS NECESSARY)

***Social Security Number**

Under the Federal Privacy Act, disclosure of Social Security numbers is voluntary unless a Federal statute specifically requires it or allows states to collect the number. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, Sections 653 and 654; and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social Security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations. Social Security numbers must also be recorded on all professional and occupational license applications and are used for licensee identification pursuant to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act), 104 Pub.L.193, Sec. 317. The State of Florida is authorized to collect the social security number of licensees pursuant to the Social Security Act, 42 U.S.C. 405(c)(2)(C)(I). This information is used to identify licensees for tax administration purposes. This information is used to identify licensees for tax administration purposes, and the division will redact the information from any public records request.

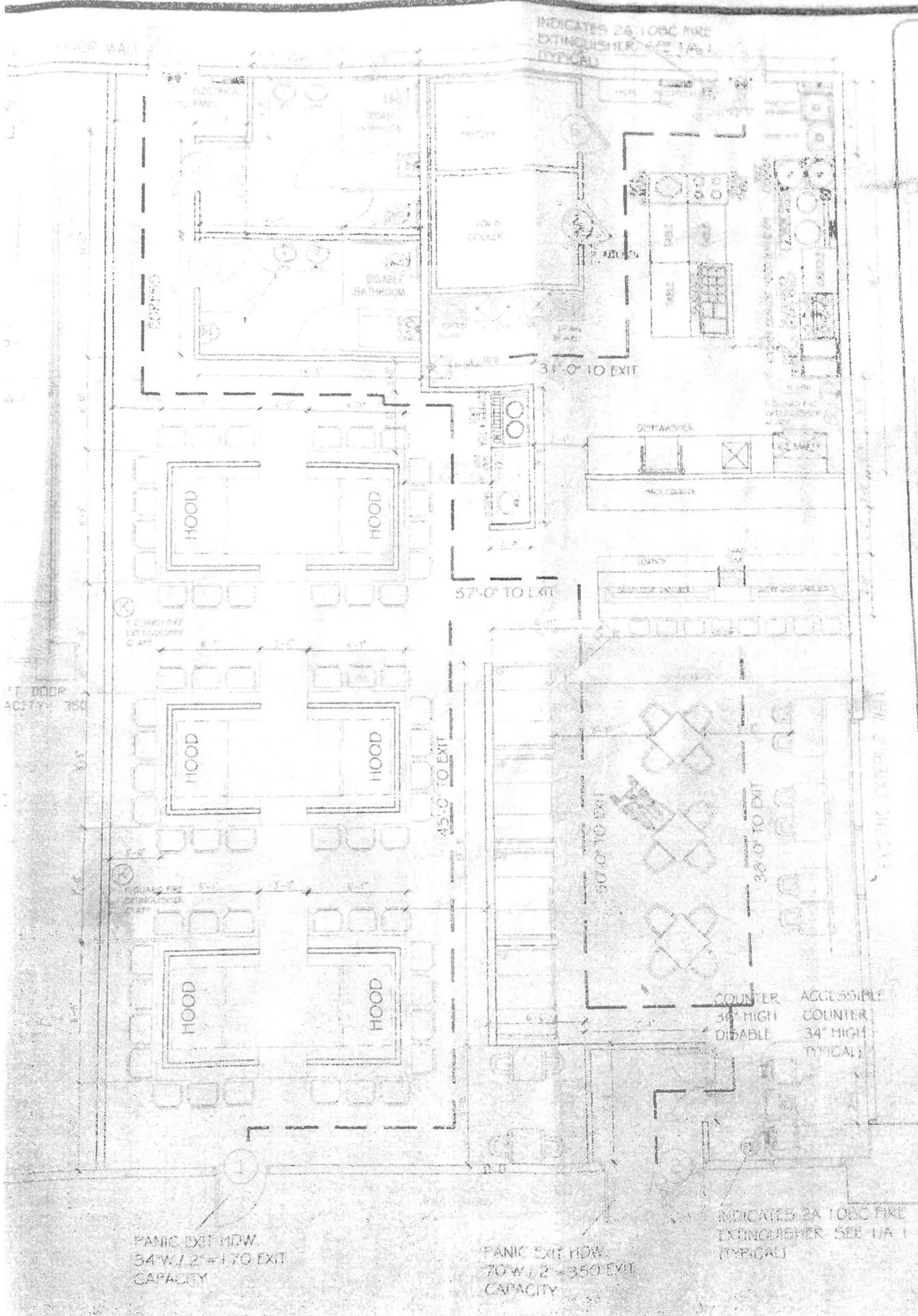
**SECTION 4 – DESCRIPTION OF PREMISES TO BE LICENSED
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

KOBE JAPANESE STEAKHOUSE AND SEAFOOD

1	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the proposed premises movable or able to be moved?
2	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is there any access through the premises to any area over which you do not have dominion and control?
3	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the business located within a Specialty Center? If yes, check the applicable statute: <input type="checkbox"/> 561.20(2)(b)1, F.S. or <input type="checkbox"/> 561.20(2)(b)2, F.S.
4	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there any mobile vehicles used to sell or serve alcoholic beverages?
5	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there more than 3 separate rooms or enclosures with permanent bars or counters?

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show the details of each floor.



KOBE JAPANESE STEAK HOUSE
 710 WELCH CAUSEWAY
 UNIT #696

1046
 Z A R A Z E L
 J A Y Z A R A Z E L
 ARCHITECTS

DATE OF DESIGN
 DATE OF PERMITS
 DATE OF CONSTRUCTION

SCALE
 DATE
 DRAWN

PANIC EXIT HDW.
 54" W./2" = 170 EXIT
 CAPACITY

PANIC EXIT HDW.
 70" W./2" = 350 EXIT
 CAPACITY

INDICATES 2A 10BC FIRE
 EXTINGUISHER SEE I/A.1
 (TYPICAL)

COUNTER 36" HIGH
 ♿ DISABLE
 ACCESSIBLE
 COUNTER 34" HIGH
 (TYPICAL)

SECTION 5 – APPLICATION APPROVALS

Full Name of Applicant (This is the name the license will be issued in)

SUN FLOWER 696 LLC

Business Name (D/B/A)

KOBE JAPANESE STEAKHOUSE AND SEAFOOD

Street Address

696 150TH AVE

City

County

PINELLAS

State

FL

Zip Code

33708

ZONING

TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION

- A The location complies with zoning requirements for the sale of alcoholic beverages or wholesale tobacco products pursuant to this application for a Series: 2COP Type: SRX license.
- B This approval includes outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed and are identified on the sketch?" Yes No

Check either: Please do not skip, this is important for license fee sharing

Location is within the city limits or Location is in the unincorporated county

Signed _____ Date _____

Title _____ This approval is valid for ____ days.

SALES TAX

TO BE COMPLETED BY THE DEPARTMENT OF REVENUE

The named applicant for a license/permit has complied with the Florida Statutes concerning registration for Sales and Use Tax.

- 1. This is to verify that the current owner as named in this application has filed all returns and that all outstanding billings and returns appear to have been paid through the period ending _____ or the liability has been acknowledged and agreed to be paid by the applicant. This verification does not constitute a certificate as contained in Section 213.758 (4), F.S. (Not applicable if no transfer involved)
- 2. Furthermore, the named applicant for an Alcoholic Beverage License has complied with Florida Statutes concerning registration for Sales and Use Tax, and has paid any applicable taxes due.

Signed _____ Date _____

Title _____ Department of Revenue Stamp

This approval is valid for ____ days.

HEALTH

**TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS
OR COUNTY HEALTH AUTHORITY
OR DEPARTMENT OF HEALTH
OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES**

The above establishment complies with the requirements of the Florida Sanitary Code.

Signed _____ Date _____

Title _____ Agency _____

This approval is valid for ____ days.

SECTION 8 – DISCLOSURE OF INTERESTED PARTIES

Note: Failure to disclose an interest, direct or indirect, could result in denial, suspension and/or revocation of your license. You MUST list all persons and entities in the entire ownership structure. **To determine which of those persons must submit fingerprints and a Related Party Personal Information, sheet, see the fingerprint section in the application instructions**

Business Name (D/B/A)
KOBE JAPANESE STEAKHOUSE AND SEAFOOD

1. When applicable, complete the appropriate section below. **Attach extra sheets if necessary.**

Title/Position	Name	Stock %
CORPORATION – List all officers, directors, and stockholders		
GENERAL PARTNERSHIP – List all general partners		
LIMITED LIABILITY COMPANY – List all managers (member & non-member), directors, officers, and members		
Member	LONG-QIN LU	80%
Member	ERIC SON	20%
LIMITED PARTNERSHIP – List all general and limited partners		
LIMITED LIABILITY PARTNERSHIP – List all partners		

Bar Manager (Fraternal Organizations of National Scope only):

OTHER INTERESTS

These questions must be answered about this business for every person or entity listed as the applicant

1. Are there any persons or entities not disclosed who have loaned money to the business?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Are there any persons or entities not disclosed that derive revenue from the license solely through a contractual relationship with the licensee, the substance of which is not related to the control of the sale of alcoholic beverages, or is exempt by statute or rule?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Are there any persons or entities not disclosed that have the right to receive revenue based on a contractual relationship related to the control of the sale of alcoholic beverages?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Are there any persons or entities not disclosed who have a right to a percentage payment from the proceeds of the business pursuant to the lease?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Are there any persons or entities not disclosed who have guaranteed the lease or loan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Are there any persons or entities not disclosed who have co-signed the lease or loan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Is there a management contract, franchise agreement, or concession agreement in connection with this business?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Have you or anyone listed on this application, accepted money, equipment or anything of value in connection with this business from any industry member as described in 61A-1.010, Florida Administrative Code?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If you answered yes to any of the above questions, a copy of the agreement must be submitted with this application. The terms of the agreement may require the interested persons or parties related to an entity to submit fingerprints and a related party personal information sheet.

SECTION 9 - AFFIDAVIT OF APPLICANT
NOTARIZATION REQUIRED

Business Name (D/B/A)

KOBE JAPANESE STEAKHOUSE AND SEAFOOD

"I, the undersigned individually, or on behalf of a legal entity, hereby swear or affirm that I am duly authorized to make the above and foregoing application and, as such, I hereby swear or affirm that the attached sketch is a true and correct representation of the entire area and premises to be licensed and agree that the place of business, if licensed, may be inspected and searched during business hours or at any time business is being conducted on the premises without a search warrant by officers of the Division of Alcoholic Beverages and Tobacco, the Sheriff, his Deputies, and Police Officers for the purposes of determining compliance with the beverage and retail tobacco laws "

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that the foregoing information is true and that no other person or entity except as indicated herein has an interest in the alcoholic beverage license and/or tobacco permit, and all of the above listed persons or entities meet the qualifications necessary to hold an interest in the alcoholic beverage license and/or tobacco permit."

STATE OF Florida

COUNTY OF Millsborough

LONG QIN LU
APPLICANT/AUTHORIZED REPRESENTATIVE NAME

LU LONG QIN
APPLICANT/AUTHORIZED REPRESENTATIVE SIGNATURE

The foregoing was () Sworn to and Subscribed OR () Acknowledged Before me this 2nd Day of March, 2016, By LONG QIN LU who is () personally (print name(s) of person(s) making statement)

known to me OR () who produced _____ as identification.

[Signature]
Notary Public

Commission Expires: 11/12/2019



Xuesong Alex Yu
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF920242
Expires 11/12/2019

SECTION 10 - CURRENT LICENSEE UPDATE DATA SHEET

This section is to be completed for all current alcoholic beverage and/or tobacco license holders listed on the application to ensure the most up to date information is captured.

Business Name (D/B/A)
KOBE JAPANESE STEAKHOUSE AND SEAFOOD

Last Name	First	M.I.
-----------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth	Social Security Number*
---------------	-------------------------

Street Address

City	State	Zip Code
------	-------	----------

Last Name	First	M.I.
-----------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth	Social Security Number*
---------------	-------------------------

Street Address

City	State	Zip Code
------	-------	----------

Last Name	First	M.I.
-----------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth	Social Security Number*
---------------	-------------------------

Street Address

City	State	Zip Code
------	-------	----------

Last Name	First	M.I.
-----------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth	Social Security Number*
---------------	-------------------------

Street Address

City	State	Zip Code
------	-------	----------

Last Name	First	M.I.
-----------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth	Social Security Number*
---------------	-------------------------

Street Address

City	State	Zip Code
------	-------	----------



5. View of subject restaurant from Walgreens



1. View of Publix Shopping Center and Publix Liquors



2. View of 150th Avenue from subject restaurant



3. View of subject restaurant



4. View of Walgreens from subject restaurant



MADEIRA BEACH BOARD OF COMMISSIONERS

May 3, 2016 – Agenda Report

<u>FROM:</u>	Sea S. Marshall-Barley, Administrative Support Specialist
<u>SUBJECT:</u>	RESOLUTION 2016-18: AMENDING THE CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS POLICY HANDBOOK TO AMEND ARTICLE III (RULES OF PROCEDURE FOR BOARD OF COMMISSIONER MEETINGS), SECTION I (POLICY), ITEM D (ORDER OF BUSINESS); AND PROVIDING FOR AN EFFECTIVE DATE.
<u>BACKGROUND:</u>	<p>Each year after the swearing in of recently elected Commission members and the appointment of the new Vice-Mayor, the BOC Policy Handbook is reviewed and updated through a resolution.</p> <p>The biggest update to the Policy Handbook is its formatting. The document has been streamlined and edited in order to read more smoothly than previous editions. It will also be easier to update this document in the future.</p> <p>The only main update is the Order of Business in the agenda. Recently, the City Manager has found it necessary to separate more complex contracts and agreements out of the Consent Agenda for closer consideration. This has created a new business item, Contracts & Agreements to occur after the Consent Agenda but before the New Business. That change has been reflected in this update.</p> <p>The second update is a clarification on the Presentations and establishes a formal procedure for the request of presentations at City meetings. Presentations can be added to the agenda via a Board consensus or request by individual commissioner. The City Manager also has discretion to add and remove presentations as he sees fit.</p> <p>The aforementioned updates can be found in the Article III titled "Rules of Procedure for Board of Commissioner Meetings."</p>
<u>BUDGETARY IMPACT:</u>	N/A

<u>RECOMMENDED BY STAFF:</u>	Staff recommends approval of Resolution 2016-18.
<u>ATTACHMENT(S):</u>	Resolution 2016-18 Exhibit A: Board of Commissioner Policy Handbook

RESOLUTION 2016-18

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS POLICY HANDBOOK TO AMEND ARTICLE III (RULES OF PROCEDURE FOR BOARD OF COMMISSIONER MEETINGS), SECTION I (POLICY), ITEM D (ORDER OF BUSINESS); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City of Madeira beach, Florida to provide a Board of Commissioners Policy Handbook to identify the City’s current rules and procedures; and

WHEREAS, City Administration has recommended amending the Policy Handbook to revise certain portions, as well as restate the remaining portions of the Policy Handbook.

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

Section 1. That the City of Madeira Beach Board of Commissioners Policy Handbook shall be restated and/or amended in accordance with “Exhibit A” attached hereto.

Section 2. That Exhibit “A” of Resolution 2016-18 displays the amended “City of Madeira Beach Board of Commissioners Policy Handbook”.

Section 3. That a copy of Resolution 2016-18 and the Policy Handbook be provided to all of the Board of Commissioner members and administrative employees of the City.

Section 4. That this resolution become effective immediately upon its adoption.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH,
FLORIDA, THIS 10TH DAY OF MAY, 2016.

Travis Palladeno, MAYOR

ATTEST:

Aimee Servedio, CITY CLERK



Exhibit A

Board of Commissioners Policy Handbook

Revised through Resolution 2016-18

Office of the City Clerk
5/10/2016





BOARD OF COMMISSIONERS POLICY HANDBOOK

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ARTICLE I

OFFICIAL COMMUNICATIONS AND REPRESENTATION OF THE CITY PROTOCOL

The City Charter provides information on the roles and responsibilities of the Board of Commissioners, the Mayor and the Vice-Mayor. Until now, what has not been written in the City Charter are Communication Guidelines for the City's elected officials. These guidelines are designed to describe the protocol for various official communications and representations on behalf of the City of Madeira Beach.

I. OVERVIEW OF ROLES & RESPONSIBILITIES

A resource that is helpful in defining the roles and responsibilities of elected officials can be found in the City Charter as well as established past practices.

A. MAYOR (City Charter, Section 4.3)

- Acts as the official head of the City for all ceremonial purposes
- Presides at meetings of the Board of Commissioners
- Recognized as spokesperson for the City
- Selects substitute for City representation when Mayor cannot attend
- Signs documents on behalf of the City
- Serves as official delegate of the City to various agencies and organizations and other events and conferences as designated by the Board of Commissioners
- May issue Proclamations and award the key to the City.

B. VICE-MAYOR (City Charter, Section 4.4)

- Appointed by the Board of Commissioners
- Performs the duties of the Mayor if the Mayor is absent or disabled
- Chairs or attends meetings at the request of the Mayor
- Represents the City at ceremonial functions at the request of the Mayor

C. BOARD OF COMMISSIONERS (City Charter, Article IV)

All members of the Board of Commissioners, including the Mayor and Vice-Mayor, have equal votes. No Commissioner has more authority than any other Commissioner. Each Commissioner shall fully participate in Commission meetings and may represent the City at ceremonial and/or formal functions at the request of the Mayor or Board of Commissioners.

II. GUIDELINES RELATED TO COMMISSION COMMUNICATIONS



A. CEREMONIAL EVENTS (City Charter, Section 4.3, Board of Commissioners)

Requests for City representative(s) at ceremonial events will be handled by the City Clerk. The Mayor generally serves as the designated City representative. If the Mayor is unavailable, the City Clerk will determine if event organizers would like another representative from the Board of Commissioners to attend. If yes, then the Vice-Mayor will be asked. If the Vice-Mayor is unavailable, the Mayor will arrange for another Commissioner to serve as representative.

Invitations received at City Hall are presumed to be for official City representation. Invitations addressed to Commission members at their homes are presumed to be unofficial; personal invitations.

B. OFFICIAL CORRESPONDENCE

Each Commissioner may prepare and send correspondence under their signature on City letterhead. However, before sending correspondence, Commissioners shall check with the City Manager or the City Clerk to see if an official City response has already been sent or is in progress.

No written commitment or position shall be made by any individual member of the Board of Commissioners on behalf of the City without first having obtained a majority direction from the Board of Commissioners. A copy of all correspondence shall be given to the City Clerk to be filed as part of the public record and placed on the Master Board.

All official and legal correspondence of the City, including contracts, agreements and ordinances, shall be signed by the Mayor or as otherwise provided within the correspondence. In the absence of the Mayor, the Vice-Mayor shall sign on behalf of the City. (City Charter, Section 4.3)

Correspondence addressed by title, regardless of the name shall be delivered to the individual currently serving in that capacity on the Board of Commissioners. If a title is not used and the individual is not serving on the Board of Commissioners, the City Clerk shall deliver the mail to the Mayor or to the Commissioner for the district to which it is intended.

C. PUBLIC COMMUNICATIONS

The Board of Commissioners will endeavor to inform and interact with the public in meaningful ways that convey accurate information, consistent with the following guidelines:

Make no promises on behalf of the Board of Commissioners

Commissioners are frequently asked to explain a Board of Commissioners action or to give their opinion about an issue as they meet and talk with constituents in the community.

It is appropriate to give a brief overview of a Board of Commissioners decision or City policy and to refer to City staff for further information.



It is inappropriate to overtly or implicitly promise Commission action, or to promise City staff will do something specific (i.e., fix a pothole, void a parking ticket, plant new flowers in the median, etc.).

Make no personal comments about other Commissioners

It is acceptable to publicly disagree about an issue, but one should refrain from making derogatory comments about other Commissioners, their opinions and actions.

III. COMMISSION CONDUCT WITH CITY STAFF

Governance of a City relies on the cooperative efforts of elected officials, who set policy, and City staff, who implements and administers the Commission's policies. Therefore, every effort shall be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

1. Do not get involved in administrative functions. (City Charter, Section 4.6c)

Commissioners shall not attempt to influence City staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits.

2. Check with City staff on correspondence before taking action.

Oftentimes the City Manager or City Clerk will be aware of a response already provided on behalf of the City that can be useful to the Board of Commissioners in understanding the status of projects, complaints and other inquiries.

3. Do not attend meetings with City staff unless requested by staff.

Even if the Commissioner does not say anything, his/her presence implies support, shows partiality, intimidates staff, and hampers staff's ability to do their job objectively.

4. Limit requests for staff support.

Routine secretarial support will be provided to the Board of Commissioners by the City Clerk's Office. All mail for the Mayor is opened by the City Clerk. Mail for other Commissioners is placed unopened in their mailbox unless other arrangements are requested by a Commissioner. Mail addressed to the Mayor that may need immediate response or action may be reviewed first by the City Manager who notes suggested action and/or follow-up items.

Requests for staff support - even in high priority or emergency situations -- shall be made to the City Manager who is responsible for allocating City resources in order to maintain a professional, well-run City government.

5. Do not solicit political support from staff.



Commissioners shall not solicit any type of political support (financial contributions, display of posters or lawn signs, name on support list, etc.) from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities shall be done away from the workplace. City staff in uniform shall not be asked to pose with candidates for office nor shall City equipment be used in political advertisements.

IV. COMMISSIONER CONDUCT WITH THE PUBLIC

A. IN PUBLIC MEETINGS

Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice or disrespect shall be evident on the part of individual Commissioners toward an individual participating in a public forum. Every effort shall be made to be fair and impartial in listening to public testimony.

B. IN UNOFFICIAL SETTINGS

Commissioners are constantly being observed by the community every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the City. Honesty and respect for the dignity of each individual shall be reflected in every word and action taken by Commissioners, 24 hours a day, seven days a week. It is a serious and continuous responsibility. Commissioners shall keep in mind that to the public they are first and foremost an elected official and that distinction makes the Commissioner different from other residents, electors or citizens. Commissioners shall guard against the impression or reality of misinterpretation or misuse of their position.

C. IN OFFICIAL FORMS OF MEDIA

Communication through media is an integral part of any governmental agency. All forms of media (television, newsletter, web site, etc.) play an important role in getting messages out to our community. The Board of Commissioners recognize a responsibility to make available accurate information to the public in a timely manner; understanding that people form opinions about the City based on what they read, hear and see. The objective of the City's media communications is to ensure public opinions are formed upon the basis of accurate information. To that purpose, the Board of Commissioners has established multiple media for proactively communicating with the community.

1. Newsletter

The City publishes a newsletter, The Wave, four times per year for the benefit and purpose of conveying City news, events and project status reports to the community. The newsletter is direct mailed to residential addresses and delivered to condominiums throughout the City. The information conveyed and published in The Wave is prepared in part upon the basis of the time of year, i.e. fall issue will include budgetary information for the new fiscal year and summer issue will include hurricane preparedness information. Because of the limited number of issues published and the lead time required to prepare



and edit the features, the information is generally presented for accomplishments and upcoming events.

2. Website

The City maintains a website, www.madeirabeachfl.gov, for the benefit of residents and visitors. The website is intended to provide access to City contact information, services, requests for bids and proposals, general announcements and meeting notices, agendas and results as well as maps, among other features. The website also provides a means for the public to access published reports, such as the Certified Annual Financial Report, the Annual Budget and the State of the City Address without coming to City Hall or paying for public records. These reports are generally too lengthy for publication in The Wave or through the government access channel. While the information at the City's website can be accessed in "real time," it is maintained by City staff on a time available basis and updated as frequently as possible to remain current and accurate.

3. Government Access Channel

The City maintains a government access channel – Madeira Beach TV (MB-TV) through the local cable television franchise provider for the benefit of residents and visitors. MB-TV is available within the corporate limits of Madeira Beach and is programmed from City Hall. The MB-TV channel is used to broadcast and re-air Board of Commissioners Meetings, both regular and workshop, Planning Commission, Special Magistrate and other City meetings on a routine and special basis. This service provides residents and interested persons with a first-hand account of the City's conduct of business.

V. COMMISSION CONDUCT WITH OTHER PUBLIC AGENCIES

1. Be clear about representing the city or personal interests.

If a Commissioner appears before another governmental agency or organization to give a statement on an issue, the Commissioner shall clearly state:

- If his or her statement reflects personal opinion or is the official stance of the City;
- Whether this is the majority or minority opinion of the Board of Commissioners.

If the Commissioner is representing the City in an official or liaison capacity, the Commissioner should speak or state the official City position on an issue, not a personal viewpoint. If the Commissioner is representing another organization whose position is different from the City, the Commissioner shall withdraw from voting on the issue if it significantly impacts or is detrimental to the City's interest. Commissioners shall be clear about which organizations they represent and inform the Board of Commissioners of their involvement.

2. Correspondence shall be equally clear about representation.

City letterhead may be used when a Commissioner is representing the City and the City's official position. A copy of official correspondence shall be given to the City Clerk to be filed



in the Clerk's Office as part of the permanent public record and placed on the Master Board. It is best that City letterhead not be used for correspondence of Commissioners representing a personal point of view, or a dissenting point of view from an official Board of Commissioners position. However, shall Commissioners use City letterhead to express a personal opinion, the official City position shall be stated clearly so the reader understands the difference between the official City position and the viewpoint of a Commissioner.

VI. COMMISSION CONDUCT WITH BOARDS AND COMMITTEES

The City has established various Boards and Committees as a means of gathering more community input. Citizens who serve on Boards and Committees become more involved in government and serve as advisors to the Board of Commissioners. They are a valuable resource to the City's leadership and shall be treated with appreciation and respect.

1. If attending a Board or Committee meeting, be careful to avoid influencing the Board or Committee's consideration or prejudicing the Board of Commissioners eventual consideration.

Commissioners may attend any Board or Committee meeting, which are always open to any member of the public. However, they shall be sensitive to the way in which their presence may be viewed as unfairly affecting the process, especially when Commissioners attend as a formal liaison on behalf of the Board of Commissioners. Commissioners shall remember that attendance at a quasi-judicial hearing before a board may place him/her in a position to be asked to recuse him/herself when the matter is brought to the Board of Commissioners.

Any public comments by a Commissioner at a Board or Committee meeting shall be clearly made as individual opinion and not a representation of the Board of Commissioners. Boards and Committees are appointed to provide independent recommendations to the Board of Commissioners. Suggesting a course of action or recommendation the board or a member shall make, circumvents the purpose and intent of the system.

2. Limit contact with Board and Committee members to questions of clarification.

It is inappropriate for a Commissioner to contact a Board or Committee member to lobby on behalf of an individual, business, or developer or to suggest or recommend an action be taken. Boards and Committees members are appointed to develop independent recommendations, not the recommendations that may be desired by an individual Commissioner.

Remember that Boards and Committees are appointed by the Board of Commissioners to serve the community, not individual Commissioners.

The Board of Commissioners appoints individuals to serve on Boards and Committees, and it is the responsibility of Boards and Committees to follow policy established by the Board of Commissioners. Board and Committee members do not report to individual Commissioners, nor shall Commissioners feel they have the power or right to threaten Board and Committee members with removal if they disagree about an issue. Appointment and re-appointment to a Board or Committee shall be based on such criteria as expertise, ability to work with staff



and the public and commitment to fulfilling official duties. A Board or Committee appointment shall not be used as a political "reward."

3. Be respectful of diverse opinions.

A primary role of Boards and Committees is to represent many points of view in the community and to provide the Board of Commissioners with advice based on a full spectrum of concerns and perspectives. Commissioners may have a closer working relationship with some individuals serving on Boards and Committees, but shall be fair and respectful of all citizens serving on Boards and Committees.

4. Keep political support away from public forums.

Board and Committee members may offer political support to a Commissioner, but not in a public forum while conducting official duties. Conversely, Commissioners may support Board and Committee members who are running for office, but not in an official forum in their capacity as a Commissioner.

5. Inappropriate behavior can lead to removal.

Inappropriate behavior by a Board or Committee member shall be governed pursuant to the City Charter and Code of Ordinances.

VII. COMMISSION CONTACT WITH THE MEDIA

Commissioners are frequently contacted by the media for background, quotes and interviews. Whenever possible, Commissioners, as the City's policy makers, shall be the first contact with the media. The City Manager is also a frequent contact and shall manage the staff's contact and communications with the media. Following are the Board of Commissioners general policies for conduct with the media.

1. Legal Issues.

Media inquiries relating to any existing or potential liability or suit against the City shall immediately be referred to the City Attorney. In the absence of the City Attorney, the City Manager may respond or direct the media to special counsel contacts on legal issues.

2. Use a designated spokesperson for the City's position on controversial issues.

When sensitive or controversial issues arise, it is essential that a central focal point for information be established. The City Manager may be designated for such contact. The City can best ensure a clear and consistent message by limiting involvement to a designated or limited number of contacts.

3. In the absence of designation, Commissioners shall be clear for the record.

If an individual Commissioner is contacted by the media, the Commissioner shall be clear about whether their comments represent the official City position or a personal viewpoint. Commissioners are urged to avoid instigative or preemptive contact directly with the media



or through others for purposes espousing a position contrary to that of the majority of the Board of Commissioners or in the absence of an official position by the City.

4. GUIDELINES FOR MEDIA CONTACTS:

What to Say:

Make sure the information released is factual, accurate, timely and consistent. Strive to provide full and honest disclosure within legal limits. Choose words carefully and cautiously to avoid being taken out of context.

VIII. AMENDMENTS

This policy shall be adopted by resolution and reviewed annually following each regular municipal election as part of the City of Madeira Beach Board of Commissioners Policy Handbook. The policy may be amended or new provisions made by a majority vote of all members of the Commission. Each year following the regular election, any modifications previously made by motion will be formalized in the Policy Handbook Resolution.



ARTICLE II

COMMUNITY RECOGNITION AWARDS POLICY

This policy is intended to establish guidelines to direct the Board of Commissioners in the selection and presentation of community recognition awards for individuals, property and business owners whose contributions have enriched the Madeira Beach community.

I. POLICY

The Madeira Beach Board of Commissioners finds that recognition of community and civic contributions will be acknowledged through the following categories:

A. THE JIM BLACK VOLUNTEER OF THE YEAR AWARD

The Jim Black Volunteer of the Year Award is the City of Madeira Beach's primary mechanism for recognizing outstanding community contribution. The Volunteer of the Year Award shall be presented on an annual basis to a City resident who has made significant contributions to the betterment of the City. Nominations are made at-large by the Commissioners. Nominations are typically considered at a workshop meeting with a formal notification and presentation scheduled for a regular Board of Commissioners Meeting.

II. AMENDMENTS

This policy shall be adopted by resolution and reviewed annually following each regular municipal election as part of the City of Madeira Beach Board of Commissioners Policy Handbook. The policy may be amended or new provisions made by a majority vote of all members of the Commission. Each year following the regular election, any modifications previously made by motion will be formalized in the resolution.



ARTICLE III.

RULES OF PROCEDURE FOR BOARD OF COMMISSIONER MEETINGS

Pursuant to the Madeira Beach City Charter, Section 4.5, the Board of Commissioners (Commission) shall determine its own rules and order of business, by resolution, at the Board of Commissioners' first regular meeting following each election. The rules of procedure are provided consistent with the Madeira Beach City Charter and The Florida Municipal Officials' Manual.

I. POLICY

A. GENERAL RULES

- 1. Meetings to be Public.** All meetings of the Commission shall be open to the public, except for such meetings as are exempt by general law.
- 2. Quorum.** A simple majority of the members of the Commission shall, free of voting conflict, constitute a quorum and be necessary to conduct business. If a quorum is not present, those in attendance will be named and they shall adjourn.
- 3. Minutes of Proceedings.** Minutes of the meetings of the Commission shall be kept by the City Clerk, except for such meetings as are exempt by general law.
- 4. Voting.** Ordinances, resolutions and other action requiring a vote of the Commission shall require three (3) affirmative votes for passage and shall be by roll call vote recorded by the City Clerk.

In the event one or more members are absent and any motion for a final decision fails to achieve the affirmative vote of three (3) Commissioners, and no further action by the Board of Commissioners to achieve three (3) affirmative votes can be obtained, then such ordinance, resolution or other action shall be automatically continued to the next regularly scheduled meeting or a special meeting scheduled for that purpose. No ordinance, resolution or other action shall be automatically continued more than once.

- 5. City Manager.** The City Manager is expected to attend the meetings of the Commission and shall have the right to take part in all discussions.
- 6. City Attorney.** The City Attorney or his assistant is expected to attend the meetings of the Commission and provide guidance and opinions on questions of law.
- 7. City Clerk.** The City Clerk or her designee shall attend the meetings of the Commission, record all votes and keep the official minutes of the proceedings.
- 8. Administrative Staff.** The Administrative staff shall attend meetings and workshops when required.
- 9. Rules of Order.** Robert's Rules of Order Newly Revised 11th Edition shall be the rules of order; in addition to the rules of procedure stated in this policy handbook.



B. TYPES OF MEETINGS

1. **Regular Meetings.** The Commission shall meet in the City Hall Auditorium or another designated place within the City boundaries, for regular meetings. Regular Meetings shall commence at 6:00 p.m. or as amended from time to time, on the second Tuesday of each month, or as otherwise determined by the City Manager.

An agenda setting meeting is to begin at 5:45 p.m. for the sole purpose of setting the Workshop Agenda for the Workshop to be held on the fourth Tuesday of the month.

2. **Special Meetings.** Special meetings may be called by the Mayor or by a majority of the Commission with no less than twenty-four (24) hours' notice in writing to each member and the public. Special Meetings may also be called and noticed in a manner similar to regular meetings for special or specific purposes where formal action of the Commission may be necessary or desirable. Special Meeting notices shall encompass a minimum of one non-holiday weekday.
3. **Workshop Meetings.** The Commission may meet in the City Hall Auditorium for Workshop Meetings. Workshop Meetings shall commence at 2:00 p.m. on the fourth Tuesday of each month, or as otherwise determined by the City Manager. Workshop Meetings are not formal legislative sessions, but rather to allow the Commission to informally discuss topics and gain a better understanding of topics prior to formal consideration. In order to allow some understanding of the status of discussion of items, unofficial "straw votes" may be taken or a consensus ascertained to determine an appropriate next step, but such votes or consensus are not binding on the Commission.

C. PRESIDING OFFICER AND DUTIES

1. **Presiding Officer.** The Mayor, if present, shall preside at all meetings of the Commission. In the absence of the Mayor, the Vice Mayor shall preside. In the absence of both the Mayor and the Vice-Mayor, the meeting shall be called to order by the City Clerk for the purpose of electing a temporary presiding officer.
2. **Parliamentarian.** The City Attorney shall act as the Commission's parliamentarian by advising the Mayor regarding matters of procedure.
3. **Preservation of Order.** The Presiding Officer shall preserve order and decorum; prevent attacks on personalities or the impugning of members' or motives, and confine members in debate to the question under discussion.
4. **Points of Order.** The Presiding Officer shall determine all points of order, subject to the right of any Commission member to appeal to the Commission. If any appeal is taken, the question shall be, "Shall the decision of the presiding officer be sustained?" A majority of the Commission sitting and eligible to vote is required to reverse the ruling of the Presiding Officer. Points of order shall not be entertained from the audience.



5. **Recognition of Speakers.** The Presiding Officer shall recognize speakers from the public in keeping with the procedures established herein, but shall do so in a way that remains constructive without being repetitive. In instances where large contingencies are represented, the Presiding Officer may ask for a limited number of representatives to represent the overall sentiments of the group. However, in no instance shall anyone be precluded from addressing the Commission.

The Presiding Officer shall allow an opportunity for Commissioners to comment on items once there is a motion, but shall not solicit comment from each member on every item, but rather shall recognize those Commissioners wishing to speak.

D. ORDER OF BUSINESS

1. **Order of Business.** The general rule as to the order of business in regular meetings, with the exception of the Agenda Setting Meeting, shall be as follows:

- A. Call to Order
- B. Invocation and Pledge of Allegiance
- C. Roll Call
- D. Approval of the Minutes
- E. Approval of the Agenda
 - i. *Presentations/Proclamations*
 - ii. *Dais Log Review*
- F. Public Comment
- G. Consent Agenda
- H. Unfinished Business
- I. Contracts/Agreements
- J. New Business
- K. Reports/Correspondence
 - *City Commission*
 - *City Attorney*
 - *City Manager*
 - *City Clerk*
- L. Adjournment

2. **Agenda.** The order of business of each meeting shall be as contained in the Agenda. The Agenda is a listing by order of business of topics to be considered by the Commission. Additional guidance is provided below as to the purpose of agenda sections.

- a. **Proclamations.** This section is provided for presentation of Proclamations to be read in full and presented by the Mayor. The intent is to list and read only those proclamations that will be formally presented and received by a representative of the requesting agency or organization at the Commission Meeting. Otherwise, proclamations may be issued at the Mayor's discretion and forwarded through the City Clerk's Office.



6. **Contracts/Agreements.** This section is provided to allow more careful consideration of complex contracts and agreements that require individual approval. Citizens' input may be heard once a motion is made by the Commission on items of contract/agreements and shall be limited to 3 minutes.
7. **New Business.** This section contains all remaining agenda items for consideration by the Commission, including public hearings, as may be required by law. Citizen's input may be heard once a motion is made by the Commission on items of new business. Citizen's input shall be limited to 3 minutes.
8. **Reports.** This section is set aside for standing reports from Commission members to provide a status report based upon their attendance or representation of the City at various governmental boards and agencies.

The Reports section also provides for the City Manager, City Attorney and City Clerk to make announcements and report on current topics.

This section will also allow for any updates on Outstanding Lien Settlements for liens over \$5,000.00. If the City Attorney is approached by a property owner to settle an outstanding lien, the Commission must be able to review the details of a case at a Workshop followed by final approval or rejection of the proposed settlement during a Regular BOC Meeting.

E. AGENDA PREPARATION

1. **Packets.** Agenda packets shall be prepared by the Office of the City Clerk and ready for distribution by 12:00 p.m. (noon) on the Friday prior to the regular meeting, whenever possible. For workshop meetings or if regular meetings are held other than on the scheduled meeting dates, a similar lead time schedule for agenda and packet materials shall be followed.
2. **Notice.** The final agenda for regular, special and workshop meetings shall serve as the public notice for each respective meeting. Agendas and public notices shall be posted at City Hall, Gulf Beaches Public Library, and the City's website by close of business Friday, prior to the meeting.

II. SUSPENSION AND AMENDMENT OF THESE RULES

- A. **Suspension of Rules.** Any provision of these rules not governed by the City Charter or City Code may be temporarily suspended by a vote of a majority of the Commission.
- B. **Amendment of Rules.** These rules may be amended or new rules adopted, by a majority vote of all members of the Commission. Each year following the regular election, any modifications previously made by motion will be formalized in the Resolution anticipated by City Charter Section 4.5 (B).



MADEIRA BEACH BOARD OF COMMISSIONERS

May 6, 2016 – Agenda Report

FROM: Vincent M. Tenaglia, Assistant City Manager

SUBJECT: **RESOLUTION 2016-19: AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$15,000 FOR CONTRACTUAL LOBBYING SERVICE; AND PROVIDING FOR AN EFFECTIVE DATE**

BACKGROUND: The Board of Commissioners provided consensus direction to the City Manager at the April workshop to proceed with an expanded scope of services for contractual lobbying. Mr. Alan Suskey has been retained by the City with the intent of securing State appropriation funding for the City of Madeira Beach.

BUDGETARY IMPACT: The requested scope of services will equate to a \$30,000 annual fee for fiscal year 2016, increasing to approximately \$48,000 in the upcoming fiscal year 2017 budget. Finance staff recommends close scrutiny of this arrangement to ensure any additional State appropriations are justified by the ongoing obligation.

<u>Account</u>	<u>Adopted budget</u>	<u>Revised budget</u>	<u>Current request</u>	<u>Total revised</u>
001.1000.3400	\$ 9,000	\$ 17,765	\$ 15,000	\$ 32,765
General Fund	\$ 9,000	\$ 17,765	\$ 15,000	\$ 32,765

RECOMMENDED BY STAFF: The City Manager recommends approval of Resolution 2016-19.

ATTACHMENT(S): Resolution 2016-19

RESOLUTION 2016-19

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

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

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

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

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

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

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

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

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

TRAVIS PALLADENO, Mayor

ATTEST:

AIMEE SERVEDIO, City Clerk

Resolution 2016-19: Exhibit A

<u>Account</u>	<u>Adopted budget</u>	<u>Revised budget</u>	<u>Current request</u>	<u>Total revised</u>
001.1000.3400	\$ 9,000	\$ 17,765	\$ 15,000	\$ 32,765
General Fund	<u>\$ 9,000</u>	<u>\$ 17,765</u>	<u>\$ 15,000</u>	<u>\$ 32,765</u>



MADEIRA BEACH BOARD OF COMMISSIONERS

May 6, 2016 – Agenda Report

<u>FROM:</u>	Sea Marshall-Barley, Administrative Support Specialist
<u>SUBJECT:</u>	WAIVER OF BID REQUIREMENTS AND AUTHORIZATION OF EXPENDITURES IN THE AMOUNT OF \$15,000 FOR MADEIRA BEACH ENGAGEMENT WITH SUSKEY CONSULTING, LLC PURSUANT TO AGREEMENT
<u>BACKGROUND:</u>	<p>The Board of Commissioners provided consensus direction to the City Manager at the April workshop to proceed with an expanded scope of services for contractual lobbying with Alan Suskey of Suskey Consulting, LLC.</p> <p>This item is related to the budget amendment in Resolution 2016-19. In order to approve the authorization of expenditures, the Board must also make a formal motion to waive the bid requirements for these services.</p> <p>A letter dated April 1, 2016 detailing the agreement between the City and Suskey Consulting, LLC is attached with this item.</p>
<u>BUDGETARY IMPACT:</u>	<i>See Resolution 2016-19 Budget Amendment</i>

<u>RECOMMENDED BY STAFF:</u>	The City Manager recommends the authorization of expenditures in the amount of \$15,000 for Alan Suskey lobbying services.
<u>ATTACHMENT(S):</u>	Madeira Beach Engagement with Suskey Consulting, LLC Letter

April 1, 2016

Alan J. Suskey
President
Suskey Consulting, LLC

Shane Crawford
Madeira Beach

Via email

Re: Madeira Beach engagement with Suskey Consulting, LLC

Dear Shane:

Thank you very much for your interest in Suskey Consulting, LLC. We appreciate the opportunity to provide governmental consulting services to the City of Madeira Beach, ("Madeira Beach" or "you"). Suskey Consulting is committed to providing the highest level of service in furtherance of your goals. This agreement will describe the terms under which that representation will occur.

You have asked that we represent Madeira Beach before the State of Florida Legislative and Executive branches, specifically for beach renourishment funding with the Department of Environmental Protection, and contract negotiation and execution with the Department of Economic Opportunity.

Suskey Consulting, LLC's President, Alan Suskey, will be the primary contact for this representation.

In exchange for these services, Madeira Beach has agreed to pay Suskey Consulting, LLC \$2,500 per month for a period of six (6) months, beginning April 2016 and ending September 2016. Suskey Consulting will invoice Madeira Beach monthly. All payments should be remitted to PO Box 102, Tallahassee, FL 32302. Preapproved costs directly attributable to the performance of this work will be billed in addition to the retainer. Also, by signing below, you understand that Suskey Consulting, LLC and any approved subcontractors are required to register as State of Florida lobbyists on your behalf.

It should also be noted that Suskey Consulting, LLC does or may represent other clients regarding the same or similar issues or areas of policy interest as Madeira Beach. Suskey Consulting has a policy of declining representation of clients when that representation would immediately create a direct conflict with other clients. You have retained Suskey Consulting for representation as outlined above, and we know of no conflicts with our current clients.

I believe the above reflects our understanding. If it does, please sign and return this agreement. I appreciate your attention to this matter and look forward to working with you.

Sincerely,

Alan Suskey

For Madeira Beach

Date



MADEIRA BEACH BOARD OF COMMISSIONERS

May 6, 2016 – Agenda Report

-
- FROM:** Vincent M. Tenaglia, Assistant City Manager
- SUBJECT:** **RESOLUTION 2016-20: AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$90,000; INCREASING GENERAL FUND REVENUES IN THE AMOUNT OF \$91,500; AND PROVIDING FOR AN EFFECTIVE DATE**
- BACKGROUND:**
1. City attorney expenditures (\$40,000 original budget): Legal fees are on pace to far exceed budgeted estimates. Non-retainer expenditures as of May 6 total \$39,347.58. Staff is requesting additional appropriations of \$40,000 for the remainder of fiscal year 2016.
 2. Special magistrate expenditures (\$30,000 original budget): Magistrate services have far surpassed budgeted estimates. Expenditures as of May 6 total \$59,060.50. Staff is requesting additional appropriations of \$50,000 for the remainder of fiscal year 2016.
 3. Plan review revenue (\$0 original budget): Effective January 2016, Finance staff began billing developers to offset City-incurred costs relating to development plan review. Unplanned revenue as of May 6 totals \$26,343.90.
 4. Code enforcement revenue (\$5,000 original budget): This revenue source has far exceeded budgeted estimates due to the impact of several large cases. Total revenue as of May 6 totals \$18,752.92.
 5. Donations revenue (\$0 original budget): The City received an unplanned \$5,000 donation for the upcoming July 4 special event.
 6. Refund prior year expenses (\$0 original budget): The Finance Department has pursued several items that resulted in unplanned funding of \$33,844.15 as of May 6. First, an audit of prior year worker's compensation insurance costs resulted in a reimbursement of \$17,272. Second, a request for forfeited employee retirement contributions generated \$16,572.15.
 7. Purchase card rebate revenue (\$0 original budget): Finance staff executed an agreement with Bank of America in fiscal year 2015 to pursue a new method of procurement featuring a rebate for all purchase card transactions. The total rebate collected was \$8,505.40.

**BUDGETARY
IMPACT:**

Resolution 2016-20 provides for \$90,000 in additional General Fund expenditures supported by revenues that are more than sufficient to offset the impact to fund balance. The net result is a \$1,500 gain to budgetary balance.

<u>Account</u>	<u>Adopted budget</u>	<u>Revised budget</u>	<u>Current request</u>	<u>Total revised</u>
Expenditures:				
001.1000.3102	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (80,000)
001.1050.3125	\$ (30,000)	\$ (30,000)	\$ (50,000)	\$ (80,000)
	<u>\$ (70,000)</u>	<u>\$ (70,000)</u>	<u>\$ (90,000)</u>	<u>\$ (160,000)</u>
Revenues:				
001.322.023	\$ -	\$ -	\$ 30,000	\$ 30,000
001.359.091	\$ 5,000	\$ 5,000	\$ 15,000	\$ 20,000
001.366.366	\$ -	\$ -	\$ 5,000	\$ 5,000
001.369.379	\$ -	\$ -	\$ 33,000	\$ 33,000
001.369.392	\$ -	\$ -	\$ 8,500	\$ 8,500
	<u>\$ 5,000</u>	<u>\$ 5,000</u>	<u>\$ 91,500</u>	<u>\$ 96,500</u>
Net:	<u>\$ (65,000)</u>	<u>\$ (65,000)</u>	<u>\$ 1,500</u>	<u>\$ (63,500)</u>

**RECOMMENDED
BY STAFF:**

Finance staff recommends approval of Resolution 2016-20.

ATTACHMENT(S):

Resolution 2016-20

RESOLUTION 2016-20

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$90,000; INCREASING GENERAL FUND REVENUES IN THE AMOUNT OF \$91,500; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

Section 1. The Board of Commissioners authorizes an increase to General Fund expenditures, in the amount of \$90,000.

Section 2. The Board of Commissioners authorizes an increase to General Fund revenues, in the amount of \$91,500.

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

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

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

TRAVIS PALLADENO, Mayor

ATTEST:

AIMEE SERVEDIO, City Clerk

Resolution 2016-20: Exhibit A

<u>Account</u>	<u>Adopted budget</u>	<u>Revised budget</u>	<u>Current request</u>	<u>Total revised</u>
Expenditures:				
001.1000.3102	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (80,000)
001.1050.3125	\$ (30,000)	\$ (30,000)	\$ (50,000)	\$ (80,000)
	<u>\$ (70,000)</u>	<u>\$ (70,000)</u>	<u>\$ (90,000)</u>	<u>\$ (160,000)</u>
Revenues:				
001.322.023	\$ -	\$ -	\$ 30,000	\$ 30,000
001.359.091	\$ 5,000	\$ 5,000	\$ 15,000	\$ 20,000
001.366.366	\$ -	\$ -	\$ 5,000	\$ 5,000
001.369.379	\$ -	\$ -	\$ 33,000	\$ 33,000
001.369.392	\$ -	\$ -	\$ 8,500	\$ 8,500
	<u>\$ 5,000</u>	<u>\$ 5,000</u>	<u>\$ 91,500</u>	<u>\$ 96,500</u>
Net:	<u>\$ (65,000)</u>	<u>\$ (65,000)</u>	<u>\$ 1,500</u>	<u>\$ (63,500)</u>



Project Status Report
City of Madeira Beach / Underground north
Week Ending May 06, 2016

I. Items Completed This Period

- a. Boring and installing 2” and 4” conduits for Duke on the West side of Gulf Blvd from 153rd to 154th
- b. Boring and installing 4” conduit from Gulf Blvd. west (towards the beach between 153rd and 154th).
- c. Make the tie-ins of the 2” and 4” pipe coming into the Duke between 153rd and 154th.

II. Anticipated Activity Next Period

- a. Meet with Duke onsite and make plans on how we can route the conduits without having to use pull boxes as it looks like we will not be able to use any pull boxes on the west side of Gulf Blvd. due to the existing site conditions.
- b. Boring and installing additional conduits requested by Duke from 1st Street to an existing underground Duke vault at the seawall.
- c. Boring and installing 2” and 4” conduits for Duke on the west side of Gulf Blvd from 154th to 155th.
- d. Boring and installing 4” conduit from Gulf Blvd. west (towards the beach between 154th to 155th).
- e. Prepare the last area near 155th where Duke will be setting a pole on Gulf Blvd. to anchor the first pole at Redington.

III. Project Issues

- a. In lieu of modifying the Duke pull boxes we are working on solutions to eliminate the need for any pull boxes on the west side of Gulf Blvd.
- b. We have requested and would like to get from TECO the as-built drawing for the gas line location down Gulf Blvd.

IV. Needed From Client

- a. Nothing at this time.

V. Project Schedule Milestones Completed and Anticipated

- a. Continuing work on the west side of Gulf Blvd.



VI. Internal Resource Concerns / Project Problems

- a. Availability of Duke's material
 - i. Deliver the remaining flush pedestal boxes for the LED light poles
 - ii. LED light poles
 - iii. Concrete boxes, vaults, pads