

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. () 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.

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 Resort Facilities Medium (RFM), 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, 09-31-15-00000-130-1600, 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, 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 -3, Medium Density Multifamily Residential, to PD, Planned Development through an approved Development Agreement to be in the best interest of the City.

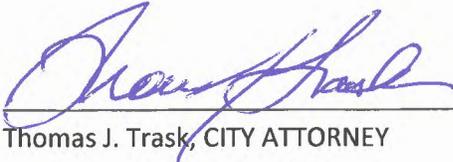
NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

- 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 14TH DAY OF JUNE, 2016.

APPROVED AS TO FORM:



Thomas J. Trask, CITY ATTORNEY



Travis Palladeno, MAYOR

ATTEST:



Airnee 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>
THIRD LEGAL ADVERTISEMENT PUBLISHED:	<u>05/27/2016</u>
BOARD OF COMMISSIONERS FIRST READING, QUASI-JUDICIAL HEARING:	<u>05/10/2016</u>
BOARD OF COMMISSIONERS SECOND READING AND ADOPTION:	<u>06/14/2016</u>

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 **Madreia 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 NWLY 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 (CIVIN DINER LEASE 1396/293) DESC AS BEG AT INTERSEC OF S LN OF GOVT LOT 1 & N LN OF 150TH AVE TH W 49FT(S) TH N 120FT TO S R/W OF MADEIRA WAY TH E 112.6FT TH SE'LY ALG CUR TO RT 53.69FT TH S46DE 5FT TH SW'LY 100.07FT TO POB

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

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

09-31-15-54180-000-0013 MADEIRA BEACH COMMERCIAL CENTER (SERVICE HARDWARE CO LEASE) W 75.01FT OF TRACT A

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

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

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

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

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

09-31-15-00000-130-1900 (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

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

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

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

FLOOD STATEMENT:

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 11), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0191G, EFFECTIVE DATE SEPTEMBER 3, 2003.

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

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

Aimee Servedio, City Clerk
City of Madeira Beach

**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.

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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.

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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

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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

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

NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct a public hearing for the second and final reading of, and proposes to adopt **Ordinance 2016-01**; and will conduct a public hearing to consider the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, June 14, 2016 at 6:00 p.m.** Notice of such hearings will be provided as prescribed by Florida Statutory requirements and the Madeira Beach Code of Ordinances.

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, 15021 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.

The proposed **DEVELOPMENT AGREEMENT** between the **City of Madeira Beach** and **Madiera Beach Development Co., L.L.C.**, for property located at 15026 Madeira Way, 0 Gulf Blvd, 0 150th Avenue, 15023 Gulf Blvd, 15021 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, provides for the following:

	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

The Board of Commissioners, in approving a Development Agreement, is authorized, without limitation, to grant relief from any provision of the Land Development Regulations that is otherwise authorized to be waived, varied or granted by the Land Development Regulations.

The properties that are subject to the Rezoning and Development Agreement are:

- 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 RW 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 RW 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 RW 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 RW 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 177FT(S) TH S44DW 60 FT TH N46DW 28FT TH W 69.62FT TH N 25FT TO POB
- 09-31-15-00000-130-1200 PT OF GOVT LOT 1 & PT OF TRACT A OF MADEIRA BEACH COMMERCIAL CENTER (CAVIN DINER LEASE 1396/293) DESC AS BEG AT INTERSEC OF S LN OF GOVT LOT 1 & N LN OF 150TH AVE TH W 49FT(S) TH N 120FT TO S R/W OF MADEIRA WAY TH E 112.6FT TH SE'LY ALG CUR TO RT 53.69FT TH S46DE 5FT TH SW'LY 100.07FT TO POB
- 09-31-15-54180-000-0010 MADEIRA BEACH COMMERCIAL CENTER (WM B HARVARD LEASE 1451/614) W 135FT OF E 149.99FT OF TRACT A
- 09-31-15-54180-000-0020 MADEIRA BEACH COMMERCIAL CENTER (A & B MARINE INC LEASE) E 192FT OF TRACT B
- 09-31-15-54180-000-0013 MADEIRA BEACH COMMERCIAL CENTER (SERVICE HARDWARE CO LEASE) W 75.01FT OF TRACT A
- 09-31-15-130-1100 (MITCHELL LEASE) DESC AS BEG NW COR OF TRACT A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 40FT TH S21DW 47.87FT TH S46DE 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 RW 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 561.34FT FOR POB TH N44DE 250FT TH N46DW 140FT TH SW'LY 275FT ALG SEAWALL TH S46DE 152FT(S) TO POB
- 09-31-15-00000-140-0900 FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55FT(S) TH N44DE 831.34FT FOR POB TH N44DE 44FT(S) TH N46DW 140FT TH S44DW 44FT(S) TH S46DE 140 FT TO POB
- 09-31-15-00000-140-0700 (ALVIN C. TAYLOR LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.96FT TH N44DE 875.24FT FOR POB TH N44DE 96.1FT TH N46DW 140 FT(S) TH S44DW 96FT TH S46DE 140FT(S) TO POB
- 09-31-15-00000-140-0600 (DR KIRK LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N88DW 55.93FT TH N44DE 971.34FT FOR POB TH N46DW 140FT(S) TH NE'LY 110.74FT TH S46DE 121FT(S) TH S44DW 100FT(S) TH S46DE 3FT TH S44DW 10FT(S) TO POB
- 09-31-15-00000-140-0500 (PENINSULAR CABLE LEASE) FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 1062.01FT 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 Rezoning Ordinance 2016-01 and the Development Agreement 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 Board of Commissioners will be encouraged to be as concise as possible and the 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 Board of Commissioners with respect to any matter considered at this hearing 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