

A Regular Meeting of the City of Madeira Beach Board of Commissioners was held at 6:00 p.m. on March 7, 2017 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida. Mayor Palladeno called the meeting to order.

MEMBERS PRESENT: Travis Palladeno, Mayor
Terry Lister, Commissioner
Nancy Hodges, Commissioner
Ingrid Ferro-Splide, Commissioner

MEMBERS ABSENT: Housh Ghovaei, Vice-Mayor

CITY STAFF PRESENT: Shane Crawford, City Manager
Vicent M. Tenaglia, Assistant City Manager
Cheryl Crawford, Interim City Clerk
Thomas Trask, City Attorney
Dave Marsicano, Public Works/Marina Director
Michelle Orton, Planning and Zoning Director
Doug Andrews, Recreation Director

A. CALL TO ORDER

Mayor Palladeno called the meeting to order at 6:00 pm.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Lister gave the invocation.

Mayor Palladeno invited Daryl with the little league and women's softball team up to recite the Pledge of Allegiance.

Following the Pledge of Allegiance, Mayor Palladeno invited the Little League to speak.

Daryl commented that the opening ceremony will be on Saturday at 10:00 AM.

Mayor Palladeno thanked the little league for having him out on opening day.

C. ROLL CALL

The City Clerk called the roll.

D. APPROVAL OF THE MINUTES

1. BOC Regular Meeting, February 14, 2017

Commissioner Lister motioned to approve the minutes. Commissioner Ferro-Splide seconded the motion.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

E. APPROVAL OF THE AGENDA

Mayor Palladeno asked Mr. Crawford to provide his presentation.

Mr. Crawford said item number two regarding the tabulation of the Planning Commission ballots will need to be deferred to the May meeting. He commented that Mr. Tenaglia has decided to leave the City as of February 27th. He congratulated him and said he is relocating to St. Pete Beach. He commented that Mr. Tenaglia has been hoping to become a city manager and this is an opportunity that will provide him more challenges. He commented that yesterday the challenger to the mayor offered Vince the manager job. Vince handled this very professionally. The rumor was that Vince was terminated and this is not true. He wanted to be transparent with everyone.

Mayor Palladeno said Vince has a great reputation and he is known for his work.

Commissioner Lister said he is excited for Vince and his future. His policies will be extended into the future.

Commissioner Hodges commented that she has always been able to understand Vince's budget and he will be missed.

Commissioner Ferro-Splide commented that she agrees with her colleagues. She wished him the best of luck.

Mr. Tenaglia thanked the Board for their kind words and said that he won't be far.

Mayor Palladeno requested a motion for the amended agenda. Commissioner Ferro-Splide made the motion. Commissioner Hodges seconded the motion.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

PRESENTATIONS/PROCLAMATIONS

1. Presentation by Forward Pinellas

Whit Blanton, Executive Director of Forward Pinellas, introduced himself to the board. He said that formerly they were known as the Pinellas Planning Council. He said he is making the rounds to talk about transportation planning. The Tampa Bay Times has had a number of editorials on the topic. The legislature is looking at ways to streamline regional processes. They are the designated agency for working with communities to set priorities to make funding decisions. There is a move to merge the two MPOs into one organization to speak with one voice and in dealing with cross bay issues. There are several transit agencies and the legislature are looking at developing an umbrella organization. They are considering new changes to align with industry best practices. They are starting on May 12th at St. Pete College in mid-county to have a workshop with all elected officials to set objectives and guiding principles at how they look at making regional transportation decisions. Over the next six months, the FDOT has provided funding for them to look at places like the Seattle, Phoenix and St. Paul regarding their transportation networks. There are a lot of good lessons to learn from these organizations. In 2018, they will take recommendations to the governor. They provide technical and grant assistance for creating a county wide plan. However,

they decide to move forward, his plan is to have an organization that helps provide consistency with planning ordinances and policies among the jurisdictions. He invited the commission to be involved with the process. A lot of work will go into Gulf Boulevard. He stated that he was recently in a bike accident and knows there is a lot that needs to be improved.

Mayor Palladeno asked Mr. Blanton what the things are they can do to insure they do not turn into Hillsborough County.

Mr. Blanton stated that they have to resolve how to set up the governing structure. Right now, based on population, there would be eight Hillsborough County board members, three from Pinellas and two from St. Pete. They need to work on creating a vision and then build consensus. They will need to get local public input. When smaller organizations, like Madeira Beach team up with other communities through organizations like the Big Sea, they will have a larger voice.

Commissioner Lister asked about unfunded mandates and if they are going to support these.

Mr. Blanton said that there many bills that have been filed. HB17 restricts local government regulations on businesses. Some of the folks in the house feel that regulations are job killers. They plan to watch this bill closely. He is paying attention to bills regarding transportation funding and government organizations. The state needs to move forward with regional transportation funding.

2. Proclaiming Pace Month – Vice Mayor Ghovae

3. Boca Ciega update from staff

Mr. Crawford said there are rumors that the City broke the budget and the roads will not be paved in the Boca Ciega area. This is not true as the contingency has only been accessed up to 50%. The project has moved forward rather well and that he looks at the numbers every day. They will meet the budget and are looking at adding more amenities to the project. He then turned the time to Al Carrier.

Mr. Carrier said that he is with Deuel and Associates. He mentioned that Keystone won the bid for the Boca Ciega roadway improvements project. They started the project on August 16th with one year to complete it. They project being finished in August of 2017. To date, they are about 41% complete. There have been a few bumps in the road. Typical contracts have a 10% contingency. They have added another outfall for a total cost of \$80,000. Pinellas County has some responsibility for things like portable water distribution and sewers. They are also at about 41% completion. Pinellas County has a 20% contingency in their contract. They are currently at 66% of their contingency. They have had pipes burst during the replacement of a two-inch main. The county is looking for the funding to assist with replacements.

Mayor Palladeno commented that he knows there is still some penny money for infrastructure projects that the county may use in this project.

Commissioner Lister asked if the county does not come up with the money will they extend the project.

Mr. Carrier said they will have to find the money because this is their utility.

Commissioner Lister stated that he does not trust the county will find the money.

Mr. Carrier stated that the county has stepped up to the plate to pay for fire hydrants and intersections.

Mr. Crawford stated Dave does a great a job at managing these projects. He indicated that Vince can provide details regarding the financials.

Mr. Tenaglia commented that they are currently 1.2 million dollars into the contract and the total contract is for 4.3 million dollars. They are about 28% into the project from a financial stand point. They have received over \$442,000 in grant receipts from Swift Mud to date. They have a part of this project as well.

Mayor Palladeno asked if the grant is being updated as the project is being built,

Mr. Tenaglia indicated that they have paid six pay applications from the contractor. He has submitted reimbursement requests for five others and has received \$442,000.

Mr. Crawford stated that this money was not provided in the past.

Mr. Tenaglia indicated that the city has spent 1.2 million dollars at this point.

Mr. Crawford stated that if they get questions they can send these to Dave or himself.

F. DISTRIBUTION OF BALLOTS FOR APPOINTMENTS TO CITY BOARDS

1. Tabulation of Library Board Ballots

Mr. Crawford said they have two applications tonight. One of these came in late and this gives the board options. He advised the commission to not consider the last application. They can accept the application for competition purposes. They can just appoint the person that got their application in on time or they can advertise for the position again. He stated that he spoke with the lady that submitted her application late and she understands.

Commissioner Ferro-Splide said they have the same issue with the planning and zoning board and they did not have a date when the application was submitted.

Mr. Crawford responded that it was submitted by email and they have the date of the email. All the other applications were submitted on time.

Mayor Palladeno asked the commission if they want to move forward at this time or advertise again.

Commissioner Lister responded that he is in favor of moving forward at this time.

Generally, there was a consensus to move forward.

Mayor Palladeno said he will entertain a motion to appoint Marilyn Hafling to the library board.

Commissioner Lister made the motion. Commissioner Hodges seconded the motion.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

2. Tabulation of Planning Commission Ballots

Mr. Crawford said the clerk will hand out a revised tabulation. He stated that they should put an X next to the person they are voting for.

Mayor Palladeno invited the two candidates to introduce themselves to the commission.

Angela Carr said she is a licensed Florida Realtor. She indicated that she is proud of being a citizen of the city and is excited about the growth.

Mayor Palladeno invited David Weeder to speak.

Mr. Weeder stated that he is a city business owner and has a shop in John's Pass. He commented that this is the best place he has lived in Florida.

Mayor Palladeno asked Mr. Weeder to plug his business.

Mr. Weeder stated that his company is off to a great start this year. It is called the Tarp and Bay Trading Company and they sell high end t-shirts. It is located on the boardwalk.

City Attorney Trask directed the Commission to put their name on the ballot, so they know how each commissioner voted.

City Clerk Servedio announced that Angela Carr won with a vote of 3 to 1.

Mayor Palladeno thanked David for applying and asked him to stay connected because there would be future openings. He thanked Angela for applying as well.

G. PUBLIC COMMENT

Mr. Crawford stated that they are doing things a little different regarding how they handle public comment. People have been confused by the public comment cards. Instead they will call on people by a show of hands and then have them state their name and address into the record.

Mr. Ghovae, at 423 115th Avenue, indicated that he wants to explain to citizens why he is not sitting on the dais. He was appointed in July of last year to his seat. He found out his appointment was not done appropriately under the sunshine laws. Due to this technicality he is not on the commission. He is running to get back onto the commission. He would be honored to continue on the board. He indicated that city staff is very wonderful to work with. The city has a surplus of 4.7 million dollars. This is enough to run the city for three years. The city is doing great right now. He recommended that people not listen to naysayers.

Mr. Crawford indicated that he wanted to clarify Mr. Ghovae's remarks. In the past the commission would send the application home with the commissioners and then provide it to staff to calculate. They wanted to appoint commissioners in a way that would allow those not being picked to save face. However, it was proven in court that this method was in violation of the sunshine laws.

Mayor Palladeno stated that he would take his three minutes for public comment. He invited Ginger Tolliver and Mark Hubbard to join him at the podium. At the podium, Mayor Palladeno turned his back to the microphone and his comments were largely not audible. He appeared to thank Mark for everything he does for the community. He then gave Ms. Tolliver \$2,000 for Big Brothers and Big Sisters.

Ms. Tolliver comments were not audible.

Mr. Shaw stated that he wants to remind the community to vote for people that will represent their interests. This is a noble experience.

Ms. Tolliver, 814 Bay Point Drive, asked citizens to not be credulous during this election. She indicated that Shane and Cheryl were subject to a witch hunt. She asked people to listen and question. She believes that

people should become informed. In the past she was against the proposed developments and now she is in favor of them. She commented that she will move if the mayor is not reelected.

Dominic Bianky, commented that he would like to speak regarding issue three of unfinished business.

Mayor Palladeno asked Dominic to hold his comment until they get to that item.

Steve Paige, 20001 Gulf Boulevard Suite 5 Indian Shores, stated that the election is soon, and development is a big deal in the city. He stated that development has a positive impact to the city. The Marriott Hotel, used as an example, employees 35-40 people. In 2015 the real estate taxes in 2015 were \$29,000. This year they are paying almost \$200,000. The bed tax is approximately \$260,000. Other sales tax is almost \$300,000 a year. Therefore, growth is so important. He hopes that citizens realize this.

Mayor Palladeno asked if the \$200,000 includes the millage rate.

Mr. Paige stated that he ran the numbers on a 6% tax.

Mr. Tenaglia indicated that with the millage it equals 2.26 million.

Bob Lions, 20001 Gulf Boulevard Suite 6, commented that he does not live in the town but has ownership in four town businesses. When he first came to this town they were in disarray. No one understood what was going on. When this commission was elected they hired Shane as the manager. Staff has made sure that they went through the correct process.

Jim Everett, 15458 First Street East, acknowledged Mr. Tenaglia and stated that he is very organized and has all the answers. He congratulated him on his service. He expressed concern regarding the meeting that was held with Vince and the two candidates running for office.

Gay Prince, 14045 Marguerite Drive, mentioned that her neighbor, Denny Vanderwall, a veteran was concerned by the monolithic development occurring. She had voiced his concerns in the past. Denny passed away yesterday. She was proud to call him her friend. She stated that when he spoke to the commission he was forced to sit down. She indicated that he fought for their freedom. The commission squashed his voice. She asked all that can hear her voice to call write or contact the VA. Denny loved his family and home in Madeira Beach. He asked people to stand up and support veterans. People in the audience stood out of respect.

Sonny Flynn, 160 145 Avenue East, stated that she is there with good news. It was announced this week that the Sea Food Festival received best festival for 2016. John's Pass Village came in number two for best shopping. Mad Beach Craft Brewing won as well. Out of 15 categories, Madeira Beach won in three. She recognized Troy Haste and Jan Dunn for all their assistance. She asked them to stand. She presented gifts to the mayor for going after grant money for the festival.

Mayor Palladeno stated that when he was on the Tourism Council he knew that there was money available for festivals. Over \$140,000 bed tax dollars were brought in for that one event.

Ms. Flynn then recognized Shane for his work with John's Pass and provided him a gift. She handed out one to Dave Marsicano and thanked him. She then provided Doug Andrews a recognition gift for his effort.

Bill Kearns, Madeira Beach Town Center, indicated that he is not speaking on behalf of the Town Center today but in behalf of Rock Park. It's been about four years since he met with the commission in the old building and commended them for their work in getting the building completed. He informed the commission that the first pilings have gone in the ground for the observation deck behind city center. He stated that next Monday the second annual kite day will be held. They will give away 800 sunglasses and kites to all the kids. He encouraged everyone to bring their kids out to the event. On April 1st, Big Brother Big Sister will

fish along the seawall in Madeira Beach. This is the second year they are doing this. On the same day they are having the second annual Phil Fest which is a music festival to raise funds for Melanoma.

Mayor Palladeno thanked Congressman Jolly for helping the city get funds for the fishing deck. The Speeler Family made it happen. Fishing can change a kid's life. He thanked them for their help.

Mr. Speeler, 3030 Patrick Place, Clearwater Florida, commented that he feels like a resident of Madeira Beach. He indicated that he has been coming to commission meetings for 40 years. There have been some crazy meetings and the town was backwards. In the last five years he has seen a transformation thanks to the manager, mayor and commissioners. He indicated that he has only seen three marinas that are profitable, and Madeira Beach has one of the best. He indicated that Dave does a fantastic job.

Mayor Palladeno stated that the Speeler Family and Dave have done an outstanding job.

Missy Hahn of the Treasure Island Madeira Beach Chamber of Commerce stated she represents the businesses in the area. She took the position about 1-1/2 years ago. The board has been very supportive of the chamber.

Mayor Palladeno thanked her and the chamber.

Nick New Berry, 311 Boca Ciega Drive, stated that as a 31-year-old he feels that development is great. He stated that everyone is doing an amazing job.

Jeff Brown commented that he owns a jewelry store at 201 150th Stewart Causeway. He stated that he loves Madeira Beach. He is proud of the city. He informed the commission that his political signs in front of his shop were vandalized again. The names of his friends were trampled. He stated that he has high definition video cameras at his store and evidence of those who committed the crime. He contacted the sheriff's office. He asked that whomever did this to identify themselves and apologize and all will be forgiven. If not, he will be forced to press charges. He commented that those with ethical complaints need to stop it.

Tabitha Brown, 201 150th, indicated that there are employees that have been drug through the mud regarding their personal lives. It astonishes her that there are individuals that have made it their mission to slander city employees and then run for public office. She stated that they are fortunate to have the current staff working for the city.

A man spoke but did not give his name. (The mayor called him commander). He stated that he is an engineer and a veteran. He commented that he loves Madeira Beach and they decided to move here from Indiana. He hates the back biting and misinformation. Traffic is going to increase in the future as it did in the past. The advantage of development is that they bring their own parking. This city is a model for democracy.

Larry Butterfield commented that he has a fudge shop at John's Pass. He said that the city should needs to keep up all they are doing.

Mayor Palladeno thanked him.

Jay Brudy, former mayor of Redington Shores, commented that he worked in the leadership of the league of cities and has lots of municipal experience. All the beach communities are a jewel and are linked at the hip. For years he has felt that all the beach communities are moving forward except for Madeira Beach. Finally, they have the right people to push things forward. He encouraged the commission to keep the momentum going.

Mayor Palladeno thanked Jay for opening doors to the city with the governor and other elected officials.

H. CONSENT AGENDA

- 1. Authorization to execute an amendment to grant agreement between the State of Florida Department of Economic Opportunity and the City of Madeira Beach**

Mr. Crawford asked Vince to give the commission a quick synopsis.

Mr. Tenaglia stated that the city has previously offered expenditures for lighting in John's Pass.

To authorize expenditures for additional lighting fixtures that were not included in the first proposal of \$106,000. This falls within the limits of State appropriation funding.

Ms. Hodges made the motion to execute an amendment to grant agreement between the State of Florida Department of Economic Opportunity and the City of Madeira Beach.

Mr. Lister seconded the motion.

The motion passed 4 to 0: Splide, yes; Lister, yes; Hodges, yes, and Palladeno, yes.

- 2. Authorization of Expenditures to USA Voltage, LLC in the amount of \$106,000 for bollard lighting fixtures.**

Mayor Palladeno asked the manager to provide an update.

Mr. Crawford stated that this will light all the palm trees along John's Pass. There is a prototype being used now. Electricity has been provided to John's Pass for events. This will increase pedestrian safety in John's Pass.

Commissioner Lister made the motion. Commissioner Hodges seconded the motion.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

I. UNFINISHED BUSINESS

- 1. ORDINANCE 2017-03**

A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE V (DISTRICTS) AS TO SECTIONS 110-154, 110-179, 110-204, 110-229 AND 110-259, AND ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS) AS TO SECTIONS 110-596, 110-859, 110-881, 110-882, 110- 884, 110-885 and 110-886, TO SUBSTITUTE THE WORDS "SPECIAL MAGISTRATE" FOR "BOARD OF ADJUSTMENT" AS CONTAINED THEREIN; BY PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; BY PROVIDING FOR SEVERABILITY; AND BY PROVIDING FOR AN EFFECTIVE DATE.

Mayor Palladeno asked Mr. Trask to read the ordinance by title only.

Mr. Trask read the ordinance by title. Commissioner Ferro-Splide motioned to approve Ordinance 2017-03. Commissioner Lister seconded the motion.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

2. ORDINANCE 2017-04

A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 0 150TH AVENUE, 555 – 150TH AVENUE AND 565 – 150TH AVENUE FROM PLANNED DEVELOPMENT (PD) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

Mayor Palladeno asked Mr. Trask to read the ordinance by title only.

Mr. Trask read the ordinance by title. Following the reading of the ordinance, Mr. Trask commented that he is obligated by code to provide a summary of the application. The proposal is a major change to an existing approved mixed-use project, known as Holiday Owls Marina. This include 150 temporary lodging units, 31 condominium units and a marina. A hotel building is proposed as well. There is visitor parking and parking under each building provided. The marina will be expanded. The proposed building heights allow up to 75 feet with a maximum of five stories. Standards will be applied and the criteria for the burden of proof is within the code. The applicant, MHH Enterprises and CNT Enterprises will present first, then the city and then affected parties including John Lepa, William Gay, Sam Baker, Larry Rolough and Mr. Miller. Then persons that are not a part of the aforementioned parties will speak with a rebuttal by the applicant, city and summary by the applicant. He asked if any of the affected parties that filed notices are in attendance. He then had all that desired to testify recite the swearing in oath. Mr. Trask recommended that the reading of Ordinance 2017-04 and the development agreement be heard concurrently so not everyone would have to speak twice.

Mayor Palladeno agreed that they will combine items 2 and 3 together.

Katie Cole with Hill, Ward & Henderson at 600 Cleveland Street, Suite 800, Clearwater Florida. She is representing the applicant and is here for the second reading of the ordinance and inclusion of a concept plan as well as the adoption of a development agreement. She indicated that she would like to go through some housekeeping items. She asked if they can incorporate the record from the planning and zoning board and the first reading held on February 14th as to not have to present all that evidence tonight.

Mayor Palladeno confirmed that she could.

Ms. Cole stated that last week they provided the city a duplicate set of plans. Inadvertently she included the wrong traffic study. The application in December had the correct traffic study. Staff has reviewed this study. She provided the clear copies of the study for each of the commissioners.

Mr. Trask asked that this be received into evidence.

Mayor Palladeno confirmed that it was received and noted.

Ms. Cole commented that the study that the wrong study shows an analysis of a larger development and those numbers are higher. She pointed out that there were three typos in the ordinance that was included in the packet. The first two are in the title of the ordinance. The words "providing" and "thereof" are miss spelled.

Mr. Trask stated that the last draft ordinance had an effective immediately provision but there is some language in the new rendition that addressees this. It will not go into effect 31 days after the approval. If someone challenges this, then the prior approvals will take precedent. This is similar with what was done with the Karns project.

Ms. Cole indicated that the development agreement that was heard by the planning and zoning board is essentially the same as what the BOC has. There are two minor changes from the planning board's version. There is an addition of recital eight which clarifies that the city did receive that application and reviewed all relevant information as provided by the code as well as the inclusion of the effected date language of section three of page five. If the concept plan is approved, it will be included as exhibit B of the development agreement. She provided copies of exhibit be to the commission. Section 86-145 of the code provides the requirements for development agreements. She overviewed each of the elements of the development agreements sections. She commented that the biggest issue with the development agreement is about the offsite improvements which are included as an exhibit to the agreement. Improvements will be developed in conjunction with phase one of the project. These include a pedestrian walkway under the bridge to connect to the other side of 150th, the extension of the turning lane and the relocation of the marina entry to the east. This is required by DOT and will be constructed in city and DOT right-of-way. The city will be the applicant for all required permits. There is the potential for a stop light to be construction on 150th that is not directly approximate to this project. This project will not trigger the requirements for a stop light. Mr. Holton has obligated himself in section nine to cooperate with the city and Mr. Karns to work with staff and the DOT to seek approval of a traffic light if warranted.

David Healey with Calvin Giordano Associates stated that he has reviewed the project with city staff. He confirmed the corrections to the staff materials that Ms. Cole cited. They did review the correct traffic study and a correction to the turn lane on page four. These changes have been noted. He stated that the application for the rezoning and development agreement was complete and sufficient. The review criteria were consistent with the comprehensive plan and furthers the town center area plan. The development agreement is consistent with State law. Staff is recommending approval of the ordinance subject to the development agreement.

Mr. Trask asked if the commission accepts the staff report into evidence.

Mayor Palladeno confirmed that they do.

Mr. Trask indicated that it is now time for the public to speak.

Helen Palladeno, 1319 Boca Ciega Avenue and indicated that she supports the proposed development. This is a great project in the gateway of the city. The concessions made by the applicant so good faith and is in line with the city.

Jim Everett at 15458 1st Street East thanked Mr. Holton for hanging in there. He has been waiting for work to begin for over a year. The development is a smaller scale that originally approved. The applicant has the option of going back to the original approval if challenged. This is a way to put the town on the map. They need hotel rooms to support all the city events.

Mr. Crawford stated that this was introduced to the planning commission back in 2015. The project has been discussed for a long time and was not pushed through the process.

Doug Izzo with the chamber of commerce stated that they are in support of this project. This will increase the tax base and help beautify the entrance into the city.

Mark Hubbard with Hubbard Marina at 170 John's Pass Boardwalk stated that this project will be good for the city. It will be good for the economy and is the first thing people will see when they enter the city.

Dominic Bianky at 15400 Gulf Boulevard commented that he is a new citizen to the city and plans on staying here. He feels that this is a fantastic project and will help move the city forward. He hopes the commission will vote yes.

Ginger Tolliver at 814 Bay Point Drive encouraged the board to vote yes.

Jim Baggins at 15366 Gulf Boulevard stated that he is a real estate broker. He indicated that in the past Madeira Beach was considered the slum of the beach towns. He is seeing this turn around. He indicated his support for the development.

Missy Hahn Treasure Island Madeira Beach Chamber of Commerce stated that they are the ones that take calls on where visitors should stay when they come to town. The chamber is behind this development.

David (could not hear last name) at 423 150th Avenue suggested that he'll live in the middle of the construction. He would like to see something developed on the property. He has lived there since 1979.

Mayor Palladeno thanked both Mr. Karns and Holton for working on the traffic light. He is working on the State level on this project. They need these rooms. They had the highest property value increase in the Pinellas County.

Mr. Crawford indicated that they had the NCAA tournament in the city recently and they needed 960 hotel rooms. Not one room was purchased in Madeira Beach.

Mr. Trask stated that now is time for rebuttal by the applicant.

Ms. Cole thanked the commission for their time and commented that this process began two years ago.

Mr. Trask stated that Mr. Healy does not have any more comments.

Mayor Palladeno requested a motion to adopt Ordinance 2017-04.

Commissioner Lister made the motion. Commissioner Hodges seconded the motion.

Mr. Crawford stated that staff is recommending approval.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

3. DEVELOPMENT AGREEMENT (HOLIDAY ISLES)

CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH, C&T ENTERPRISES INC., AND MHH ENTERPRISES INC. AS REZONED IN ORDINANCE 2017-04.

Mayor Palladeno requested a motion to approve the Holiday Isles development agreement.

Commissioner Hodges made the motion. Ms. Splide seconded the motion.

Mr. Crawford stated that staff is recommending approval.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

4. ORDINANCE 2017-05

A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 2 (ADMINISTRATION), ARTICLE III (BOARDS, COMMITTEES, COMMISSIONS), DIVISION 2 (PLANNING COMMISSION), SECTION 2-77 (ORGANIZATION) TO CHANGE THE MEETING DATE OF THE PLANNING COMMISSION FROM THE SECOND MONDAY OF EACH MONTH TO THE FIRST MONDAY OF EACH MONTH, AS NEEDED; AND BY PROVIDING FOR AN EFFECTIVE DATE.

Mayor Palladeno asked Mr. Trask to read the ordinance by title only.

Mr. Trask read the ordinance by title.

Mayor Palladeno requested a motion.

Commissioner Lister made the motion to approve Ordinance 2017-05. Commissioner Hodges seconded the motion.

Mr. Crawford stated that this ordinance will allow for easier flow between the planning commission and the BOC. Staff is recommending approval.

ROLL CALL VOTE:

Commissioner Ferro-Splide	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"
Mayor Palladeno	"YES"

The motion carried 4-0.

J. NEW BUSINESS

K. REPORTS/CORRESPONDENCE

- CITY COMMISSION**

Commissioner Hodges said the carnival is coming on the 16th – 19th.

Mayor Palladeno stated that regardless of what happens on Tuesday it has been his honor to be the mayor of Madeira Beach.

- CITY ATTORNEY

No comment.

- CITY MANAGER

Mr. Crawford wished everyone luck on Tuesday.

- CITY CLERK

City Clerk Servedio stated that it has been an honor to serve as the city clerk.

L. ADJOURNMENT

Mayor Palladeno adjourned the meeting at 8:27 pm.

The March 7, 2017 BOC Regular Meeting Minutes were approved on _____

Maggi Black, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk