



## 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 4<sup>th</sup> 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 555 150<sup>th</sup> AVENUE AND 565 150<sup>th</sup> 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 150<sup>th</sup> 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 150<sup>th</sup> 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 Luckett 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  
Commissioner Hodges.....YES  
Commissioner Shontz.....YES

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

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

Vice-Mayor Poe.....YES  
Mayor Palladeno.....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



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Travis Palladeno, MAYOR

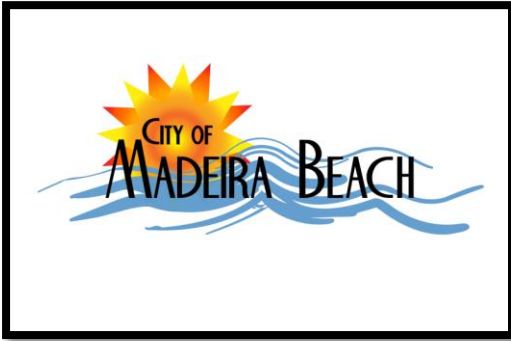


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Submitted by Sea Marshall-Barley, Support Specialist

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



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

**LOCAL PLANNING AGENCY  
PLANNING COMMISSION  
AMENDED AGENDA**

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

**7:00 P.M.**

**MONDAY, JANUARY 11, 2016**

**COMMISSION CHAMBERS**

- A. CALL TO ORDER**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF THE MINUTES** – November 19, 2015
- E. NEW BUSINESS**
  - 1. TO CONSIDER THE APPLICATION FOR THE REZONING OF 555 150<sup>TH</sup> AVENUE AND 565 150<sup>TH</sup> AVENUE FROM C-4 MARINE COMMERCIAL TO PD PLANNED DEVELOPMENT.
  - 2. TO CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND HOLIDAY ISLE MARINA.
- F. PLANNING COMMISSION DISCUSSION**
- G. OLD BUSINESS**
- H. REPORTS**
  - CITY ATTORNEY
  - PLANNING AND ZONING DIRECTOR
- I. NEXT MEETING**
- J. ADJOURNMENT**

# CITY OF MADEIRA BEACH PLANNING DETAIL

## Planning Information

|                                    |                                    |                                       |
|------------------------------------|------------------------------------|---------------------------------------|
| <b>Planning No:</b> 2015636        | <b>Property No:</b> 1417           | <b>Address:</b> M H H ENTERPRISES INC |
| <b>Type:</b> Plan Review           | <b>Review Type:</b> Parallel       | 14501 GULF BLVD                       |
| <b>Date Granted:</b> 00/00/0000    | <b>Expiration Date:</b> 00/00/0000 | MADEIRA BEACH, FL 337082147           |
| <b>SetBack 1:</b>                  | <b>SetBack 2:</b>                  |                                       |
| <b>SetBack 3:</b>                  | <b>SetBack 4:</b>                  |                                       |
| <b>Property Use:</b>               | <b>Date Denied:</b> 00/00/0000     |                                       |
| <b>Status:</b> In Progress         |                                    |                                       |
| <b>Description:</b> Project review |                                    |                                       |

**Comments:**

## REVIEWS

| Order | Reviewer        | Received   | Due        | Completed  | Status      | Comments |
|-------|-----------------|------------|------------|------------|-------------|----------|
| 1     | Rosetti, Lynn   | 09/11/2015 | 09/18/2015 | 09/11/2015 | In Progress |          |
| 2     | Carrier, AL     | 09/11/2015 | 09/18/2015 | 09/11/2015 | In Progress |          |
| 3     | DeSantis, Frank | 09/11/2015 | 09/18/2015 | 09/11/2015 | In Progress |          |

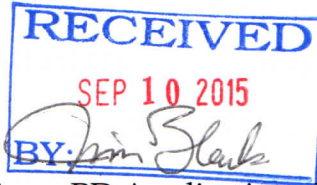
## FEES

| Fee Date      | Type                      | Fee               | Amount Paid       | Date Paid  |
|---------------|---------------------------|-------------------|-------------------|------------|
| 09/11/2015    | Site Plan Review-Commerci | \$4,000.00        | \$4,000.00        | 09/11/2015 |
| <b>Total:</b> |                           | <b>\$4,000.00</b> | <b>\$4,000.00</b> |            |

3 sets to file 9-11-15 PK

## TRANSMITTAL:

10 September 2015



Project Name: Holiday Isle Marina – PD Application Project #: 15.25

To: Planning and Zoning Department – City of Madeira Beach

We Transmit:

| Date        | Copies                   | Description                                                                                         |
|-------------|--------------------------|-----------------------------------------------------------------------------------------------------|
| 10 Sep 2015 | 8 sets                   | Architectural Proposal Package                                                                      |
| 10 Sep 2015 | 8 sets                   | Survey                                                                                              |
| 10 Sep 2015 | 8 each<br>1 set original | Project Review Application<br>Site Plan Application<br>Rezoning Application for Planned Development |
| 10 Sep 2015 | 1                        | Check for Application Fee                                                                           |

## Notes:

Per discussions with City and Planning Staff, Completed Civil Engineering drawings, Landscape Designs, and Stormwater designs are not required for this submission, Stormwater will be handled using vaults within the garage.



CITY OF MADEIRA  
BEACH

PROJECT REVIEW  
APPLICATION

COMMUNITY DEVELOPMENT USE ONLY:

CASE NO. \_\_\_\_\_ MAP SHEET#: \_\_\_\_\_

APPLICATION FEE: \_\_\_\_\_

FILING DATE: \_\_\_\_\_

PROJECT

- I. A. Project Name: Holiday Isle Marina
- B. Project Description: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.
- C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708
- D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200
- E. Legal Description: See Attached Exhibit - Sheet A100

Full legal description attached: YES ☒ NO ☐

- F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

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(title holder) ☒ Agent ☐
- B. Name of Applicant(s)/Contact Person(s): James Holton Title: \_\_\_\_\_
- Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,
- Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702, wMHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708
- City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- Telephone \_\_\_\_\_ Fax \_\_\_\_\_ e-mail: \_\_\_\_\_
- C. If applicant is agent for property owner: Attach Proof of Agent authorization
- Name of owner (title holder): \_\_\_\_\_
- 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: \_\_\_\_\_

Is the contract/option contingent or absolute? \_\_\_\_\_

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

Signature of Applicant

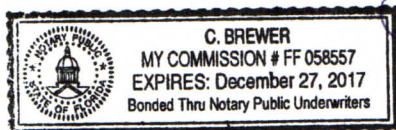
Typed or Print Name & Title

STATE OF Florida

COUNTY OF Pine Hls

The foregoing application as acknowledged before me this 4th day of September, 2015 by James Holton who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

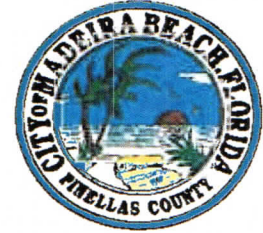
(Seal)



Signature of Notary Public, State of Florida



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: Holiday Isle Marina
- B. Project Description: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.
- C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708
- D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200
- E. Legal Description: See Attached Exhibit - Sheet A100
- Full legal description attached: YES ☒ NO ☐
- F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

INFORMATION IN SECTIONS I, II IS REQUIRED TO ENSURE THAT PUBLIC OFFICIALS DO NOT VIOLATE CONFLICT - OF - INTEREST LAWS.

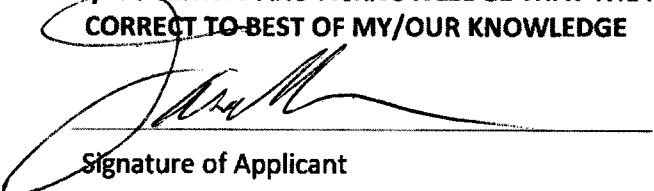
### APPLICANT

- II. A. Applicant Status: *Attach proof of ownership (Deed)* Owner ☐ Agent ☐  
Name of Applicant(s)/
- B. Contact Person(s): James Holton Title: \_\_\_\_\_  
Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,  
Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702, wMHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone : \_\_\_\_\_ Fax : \_\_\_\_\_  
Email: \_\_\_\_\_
- C. If applicant is agent for property owner: *Attach Proof of Agent authorization*  
Name of owner (title holder): \_\_\_\_\_  
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: \_\_\_\_\_
- Is the contract/option contingent or absolute? \_\_\_\_\_

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

  
Signature of Applicant

\_\_\_\_\_  
Printed Name & Title

STATE OF Florida

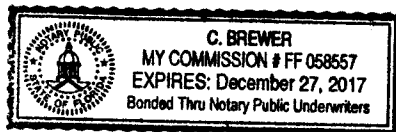
COUNTY OF Pine Hls

The foregoing application as acknowledged before me this 4<sup>th</sup> day of September, 2015

by James Holton who is/~~are~~ personally known to me, or has/have

produced \_\_\_\_\_ as identification.

(Seal)



  
\_\_\_\_\_  
Signature of Notary Public, State of Florida



CITY OF MADEIRA BEACH  
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## 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

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,

C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702.  
MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

Telephone: 727-399-0040

\*Property Owner: Name and Address

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,

C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702.  
MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

Telephone: 727-399-0040

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

555 & 556 150th Street, Madeira Beach, Florida 33708

Legal Description: See Attached Exhibit - Sheet A100

Approximate Lot Area: 4.59 AC Width: 609 ft. Depth: 331 ft.

Present Use: Marina, Wet and Dry slips, Vacant Commercial Land,

Proposed Use: Planned Development of a 175 key Hotel, 150 key Condo Hotel,  
66 condominium units, 25,000 square feet of Commercial, Marina slips,  
and associated parking.

\*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.

The Pinellas Countywide FLUP and Madeira Beach Special Area Plan, require the PD category to be used for proposed large scale, mixed use developments in this district. Among the goals of this plan are to :

- 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.
- Sets a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.
- 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.
- Improve pedestrian and bicycling access to all major destinations within the Town Center, including the parks, the beach, retail properties and civic destinations.

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

The redevelopment of this property will set a standard and promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center. The adjacent parcels are also in the PD category per the FLUP.

As a mixed use project, this proposal includes marina components, waterfront retail/ restaurant, in addition to the residential and tourist accomodation uses, thus maintaining the local waterfront / tourist focused character while adding additional uses desired by the Madeira Beach Special Area Plan.

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.

Per the Madeira Beach Special Area Plan and the FLUP, a higher intensity of use is anticipated for this area and improvements and increases in the capacity of the public facilities is planned. The City planning and management staff indicated that there is adequate sewer and water capacity to handle this scope of a project.

**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.

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

This plan addresses the goals and requirements of the Madeira Beach Special Area Plan with special regard to promoting public welfare and safety. The design of this plan takes special care to create a pedestrian friendly streetscape and for providing an open and vibrant environment. The plan provides for good land planning design in the pedestrian access to the water's edge, adequate and clear and safe wayfinding, and a good separation between, pedestrians, guest and resident vehicular travel and parking, and service and loading access.

The facility will also meet all required building and zoning codes.

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

The proposed plan has been designed under the current LDRs, to the extent that the extant requirements apply. Because this is a PD application in a PD zone, this plan will be reviewed by the required local and state authorities for compliance with current LDR requirements and any requests or variances not in the current requirements will be adequately vetted and codified.

### 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.*

Date: 9/4/15 Property owner's signature: \_\_\_\_\_

Before me, this 4th day of September, 2015, appeared in person

James Holton  
(name of property owner)

who, being sworn, deposes and says that the forgoing

is true and correct certification.

STATE OF FLORIDA  
COUNTY OF PINELLAS – NOTARY SIGNATURE

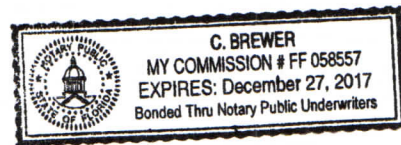
\_\_\_\_\_

Personally Known to me: \_\_\_\_\_

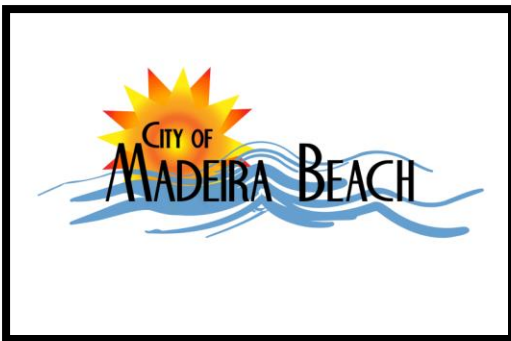


Commission Expires: December 27, 2017  
Stamp

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.



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

**LOCAL PLANNING AGENCY  
PLANNING COMMISSION**

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

**7:00 P.M.**

**MONDAY, FEBRUARY 8, 2016**

**COMMISSION CHAMBERS**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES – JANUARY 11, 2016**

**D. NEW BUSINESS**

1. TO CONSIDER HAVING THE PLANNING COMMISSION MEET TWICE A MONTH

**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.
2. CONSIDER THE APPLICATION FOR THE REZONING OF 555 150<sup>th</sup> AVENUE AND 565 150<sup>th</sup> AVENUE FOR C-4 MARINE COMMERCIAL TO PD PLANNED DEVELOPMENT.
3. CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND HOLIDAY ISLE MARINA

**F. PLANNING COMMISSION DISCUSSION**

**G. REPORTS**

- CITY ATTORNEY
- PLANNING AND ZONING DIRECTOR

**H. NEXT MEETING**

**I. ADJOURNMENT**



CITY OF MADEIRA  
BEACH

PROJECT REVIEW  
APPLICATION

COMMUNITY DEVELOPMENT USE ONLY:

CASE NO. \_\_\_\_\_ MAP SHEET#: \_\_\_\_\_

APPLICATION FEE: \_\_\_\_\_

FILING DATE: \_\_\_\_\_

PROJECT

- I. A. Project Name: Holiday Isle Marina
- B. Project Description: Planned Development of a 150 key Hotel, 122 Key Condo Hotel, 68 Condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.
- C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708
- D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200
- E. Legal Description: See Attached Exhibit - Sheet A100
- Full legal description attached: YES ☒ NO ☐
- F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

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(title holder) ☒ Agent ☐
- B. Name of Applicant(s)/Contact Person(s): James Holton Title: \_\_\_\_\_
- Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,
- Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702, wMHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708
- City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- Telephone \_\_\_\_\_ Fax \_\_\_\_\_ e-mail: \_\_\_\_\_
- C. If applicant is agent for property owner: Attach Proof of Agent authorization
- Name of owner (title holder): \_\_\_\_\_
- 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: \_\_\_\_\_

Is the contract/option contingent or absolute? \_\_\_\_\_

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

Signature of Applicant

Typed or Print Name & Title

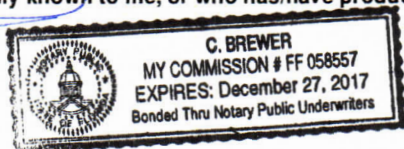
STATE OF Florida

COUNTY OF Pinellas

The foregoing application as acknowledged before me this 19 day of January, 2016 by Istvan Pekaneec

who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

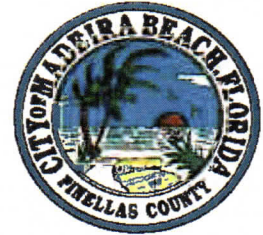
(Seal)



Signature of Notary Public, State of Florida



CITY OF MADEIRA BEACH  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
PHONE (727) 391-9951 • FAX (727) 395-9361  
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## SITE PLAN APPLICATION

### PROJECT

- I. A. Project Name: Holiday Isle Marina
- B. Project Description: Planned Development of a 150 key Hotel, 122 key Condo Hotel, 68 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.
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- E. Legal Description: See Attached Exhibit - Sheet A100

Full legal description attached:

YES ☒ NO ☐

- F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

INFORMATION IN SECTIONS I, II IS REQUIRED TO ENSURE THAT PUBLIC OFFICIALS DO NOT VIOLATE CONFLICT - OF - INTEREST LAWS.

### APPLICANT

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- B. Name of Applicant(s)/  
Contact Person(s): James Holton Title: \_\_\_\_\_
- Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,
- Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702,  
wMHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708
- City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- Telephone : \_\_\_\_\_ Fax : \_\_\_\_\_
- Email: \_\_\_\_\_
- C. If applicant is agent for property owner: *Attach Proof of Agent authorization*
- Name of owner (title holder): \_\_\_\_\_
- 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: \_\_\_\_\_
- Is the contract/option contingent or absolute? \_\_\_\_\_

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

[Signature]  
Signature of Applicant

Istvan Peteranecz - Agent.  
Printed Name & Title

STATE OF Florida

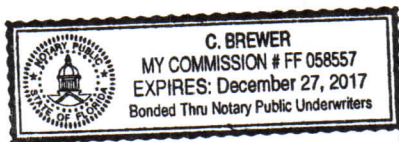
COUNTY OF Pinnellas

The foregoing application as acknowledged before me this 19<sup>th</sup> day of January, 2016

by Istvan Peteranecz who is/are personally known to me, or has/have

produced \_\_\_\_\_ as identification.

(Seal)



[Signature]

Signature of Notary Public, State of Florida



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

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,

C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702,  
MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

\*Property Owner: Name and Address

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,

C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702,  
MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

Telephone: 727-399-0040

Telephone: 727-399-0040

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

555 & 556 150th Street, Madeira Beach, Florida 33708

Legal Description: See Attached Exhibit - Sheet A100

Approximate Lot Area: 4.59 AC Width: 609 ft. Depth: 331 ft.

Present Use: Marina, Wet and Dry slips, Vacant Commercial Land,

Proposed Use: Planned Development of a 150 key Hotel, 122 Key Condo Hotel,  
68 condominium units, 25,000 square feet of Commercial, Marina slips,  
and associated parking.

\*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.

The Pinellas Countywide FLUP and Madeira Beach Special Area Plan, require the PD category to be used for proposed large scale, mixed use developments in this district. Among the goals of this plan are to :

- 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.
- Sets a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.
- 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.
- Improve pedestrian and bicycling access to all major destinations within the Town Center, including the parks, the beach, retail properties and civic destinations.

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

The redevelopment of this property will set a standard and promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center. The adjacent parcels are also in the PD category per the FLUP.

As a mixed use project, this proposal includes marina components, waterfront retail/ restaurant, in addition to the residential and tourist accomodation uses, thus maintaining the local waterfront / tourist focused character while adding additional uses desired by the Madeira Beach Special Area Plan.

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.

Per the Madeira Beach Special Area Plan and the FLUP, a higher intensity of use is anticipated for this area and improvements and increases in the capacity of the public facilities is planned. The City planning and management staff indicated that there is adequate sewer and water capacity to handle this scope of a project.

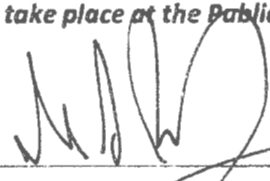
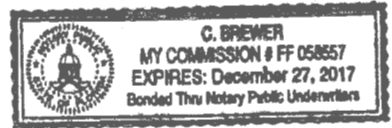
4. **Public interest.** Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

This plan addresses the goals and requirements of the Madeira Beach Special Area Plan with special regard to promoting public welfare and safety. The design of this plan takes special care to create a pedestrian friendly streetscape and for providing an open and vibrant environment. The plan provides for good land planning design in the pedestrian access to the water's edge, adequate and clear and safe wayfinding, and a good separation between, pedestrians, guest and resident vehicular travel and parking, and service and loading access.

The facility will also meet all required building and zoning codes.

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

The proposed plan has been designed under the current LDRs, to the extent that the extant requirements apply. Because this is a PD application in a PD zone, this plan will be reviewed by the required local and state authorities for compliance with current LDR requirements and any requests or variances not in the current requirements will be adequately vetted and codified.

| <b>CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p> <p>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.</p> <p><i>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.</i></p> |                                                                                                                                         |
| Date: <u>1.19.2016</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Property owner's signature:  (Agent For James Holman) |
| Before me, this <u>19th</u> day of <u>January, 2016</u> appeared in person <u>H. VAN PETERSEN (Fa. JH.)</u> who, being sworn, deposes and says that the forgoing<br>(name of property owner)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                         |
| is true and correct certification.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                         |
| STATE OF FLORIDA<br>COUNTY OF PINELLAS – NOTARY SIGNATURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |
| Personally Known to me: <u>X</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Commission Expires: <u>December 27, 2017</u>                                                                                            |
| Identification Taken: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Stamp<br>                                           |
| <p><b>NOTICE:</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                         |

**Luis N. Serna, AICP, LEED AP BD+C**

2717 Seville Boulevard, Apt. 9108

Clearwater, Florida 33764

850-556-5357

[www.linkedin.com/in/LuisNSerna](http://www.linkedin.com/in/LuisNSerna)

E-mail: [LNSerna@gmail.com](mailto:LNSerna@gmail.com)

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**SUMMARY OF QUALIFICATIONS:**

Over 25 years of experience in land planning consultation for public and private sector clients. Extensive experience in all aspects of local government Comprehensive Planning and permitting. LEED Accredited Professional in Green Building Design and Construction.

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**PROFESSIONAL EXPERIENCE:**

**Calvin, Giordano & Associates, Inc.**

**Clearwater, Florida, September 2015 to Present:**

**Planning Director, Tampa Bay Region**, responsible for the planning operations of the Tampa Bay office. Providing planning services to local governments including site plan and permit reviews; land development code and comprehensive plan updates; preparing neighborhood and special area plans; reviewing and preparing staff recommendations on applications for rezoning, plan amendments, site plans, development agreements, special exceptions, and variances. Providing planning consultant services to private clients including site feasibility and entitlement studies; preparation of land use amendments and rezoning applications; and consultation on special exceptions, variances, and other development applications.

**Wakulla County Department of Planning & Community Development,  
Crawfordville, Florida, January 2012 to August 2015:**

**Director** responsible for the daily operation of the Planning and Community Development Department. Represent the department at Planning Commission and County Commission meetings. Hold pre-application review meetings. Review planning and zoning applications including site plans, subdivisions, rezonings, and Comprehensive Plan amendments. Coordinate the department's budget. Manage and direct department staff. Administer policy provisions adopted by the Board of County Commissioners. Assist in strategic planning. Serve as liaison with State and Federal agencies on issues related to various housing programs. Work with the Chief Building Official as needed regarding code enforcement and building code requirements. Oversee administration of the Comprehensive Plan and Land Development Code by providing technical planning information to the public, the Planning Commission, and the Board of County Commissioners. Developed overlay zoning district for Crawfordville, and began implementation of a tax increment financing district for this community.

**GPI Southeast, Inc. (Formerly Varnum & Associates, Inc.), Tallahassee, Florida,  
October 2001 to July 2011:**

**Land Planner** responsible for project management, planning consultation, and zoning and environmental permitting approvals. Conduct development feasibility and site analyses for zoning and comprehensive plan compliance. Develop neighborhood, subdivision, and site development plans for public and private sector clients. Serve as expert witness in matters pertaining to Land Development Code and Comprehensive Plan implementation. Prepare planning analyses for eminent domain right-of-way takings. Assist small communities secure grant funds for planning and infrastructure projects.

**Vertical Solutions, LLC/Big Bend Towers, Tallahassee, Florida, July 2000 to October 2001:**

**Land Planner** responsible for project management and zoning and permitting approvals for telecommunications towers. Managed local government review and approval process for wireless services providers, and prepared application packages for local zoning and site and development plan reviews. Presented applications at public hearings and conducted neighborhood meetings for proposed tower sites when necessary.

**Leon County Department of Community Development, Tallahassee, Florida, October 1997 to July 2000:**

**Development Review Administrator** responsible for the county's land use administrative functions. Supervised a staff of professional planners and served as lead staff person on matters pertaining to current planning. Evaluated and prepared amendments to land development regulations as needed.

**Leon County Department of Community Development, Tallahassee, Florida, June 1996 to October 1997:**

**Development Review Coordinator** responsible for the county's technical review, processing and management of subdivision and site development plan applications. Developed a permitting manual on the county's development review process and managed review of the county's permitted use verification certificates.

**St. Lucie County Department of Community Development, Fort Pierce, Florida, May 1990 to June 1996:**

**Economic Development and Land Use Planner** responsible for the completion of an economic base study and economic plan to promote economic development in St. Lucie County. Responsible for coordination of reviews and served as support staff for 13-member project steering committee. Developed budget and completed quarterly financial reports for grant

funding. Reviewed site plans. Prepared and evaluated amendments to the Comprehensive Plan and Land Development Code.

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**EDUCATION:**

- 1990 Graduate Studies in Urban and Regional Planning, **University of Miami**, Coral Gables, Florida  
1987 B.S. in Economics with an emphasis in Economics of Industry, **Florida State University**, Tallahassee, Florida  
1987 Certificate of Planning Studies, **Florida State University**, Tallahassee, Florida

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**QUALIFICATIONS, REGISTRATIONS, AND CERTIFICATIONS:**

American Institute of Certified Planners (AICP) Certification #0132371997  
LEED Accredited Professional – Building Design and Construction  
Qualified Expert Witness in Florida  
Registered Consultant/Lobbyist in Leon County, Florida

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**PROFESSIONAL AFFILIATIONS/COMMUNITY ORGANIZATIONS:**

American Institute of Certified Planners  
American Planning Association  
Sustainable Tallahassee  
South Walton Community Council  
Capital Regional Transportation Planning Agency Technical Advisory Committee  
U.S. Green Building Council, Florida Capital Area Chapter



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

## David P. Healey, FAICP

*Director, Tampa Bay Region*

### SUMMARY OF QUALIFICATIONS

David Healey brings over 40 years of experience as a practicing city planner and administrator in both the public and private sectors. He provides a unique combination of skill sets that contribute to positive outcomes based on an effective working relationship with elected officials, the public, and private investment interests. His particular skill-sets include:

- Proven ability to prepare and implement comprehensive municipal, countywide and redevelopment plans, including innovative land use regulations and related implementation strategies that conform to and achieve plan policies;
- Recognized experience with the integration of land use, transportation, and economic development objectives in a coherent, coordinated manner; and
- Strong track record of developing the public, private, and elected official consensus necessary to achieve positive, definitive results.

### RELEVANT EXPERIENCE

Mr. Healey serves as our Director for the Tampa Bay Region, based out of our Clearwater office, and is responsible for the preparation, coordination, management, and performance of Calvin, Giordano & Associates' (CGA) projects in the Tampa Bay area.

Relevant experience and accomplishments that Healey brings to his work with CGA clients include the following principal areas of expertise and examples of projects in which he has been a key participant:

- Comprehensive and Strategic Planning – Pinellas County Countywide Plan; Hillsborough County Strategic Plan (subconsultant); City of Clearwater Comprehensive Plan
- Redevelopment Planning – Pinellas By Design-An Economic Development and Redevelopment Plan; City of South Pasadena Corridor Concept Plan; City of Clearwater Downtown CRA Plan
- Land Development Regulations – Belleair Town Plan and Code; Pinellas County Countywide Rules; Madeira Beach Development Agreements; South Pasadena Redevelopment Plan and Zoning Regulations
- Intergovernmental Coordination – Pinellas County Countywide Blueprint for Consistency; Pinellas County Annexation Legislation and Charter Provisions; Planning Council/MPO Merger
- Private Land Development Projects – Annexation, Site Plan, Plan Amendment Rezoning, Variance, Special Exception and Right of Way Vacation Initiatives.
- Continuing Planning Assistance – Parson Springs, St. Pete Beach, South Pasadena, Pinellas Planning Council, Madeira Beach, Belleair
- Expert Land Use Analysis and Testimony – Clearwater Christian College, Paradise Lakes

Mr. Healey's combination of planning skills and experience complement the integrated, multi-discipline suite of professional services offered by Calvin, Giordano & Associates.

### EMPLOYMENT CHRONOLOGY

Prior to joining CGA, David served a combined 27 years in the public sector – 21 years as Executive Director of the Pinellas Planning Council and 6 years as Planning Director for the City of Clearwater. Complementing his public service career and contributing to a special understanding and appreciation of the private sector perspective, David served in a consultant capacity, as principal with Healey Consultant Group, and partner with The Bailey Association, for a combined 14 years.

### EDUCATION

Bachelors Degree  
Political Science,  
Colgate University,  
Hamilton, New York, 1965

Masters Degree  
City Planning  
Ohio State University  
Columbus, Ohio, 1971

### PROFESSIONAL CERTIFICATION

Fellow, American Institute  
of Certified Planners  
No. 002946

### PROFESSIONAL RECOGNITION/AWARDS

APA Suncoast Section,  
2010 – Distinguished  
Service Award

APA Suncoast Section,  
2006 – Distinguished  
Project Award – Award of  
Excellence – Pinellas By  
Design

FRA, Roy F. Kenzie Award,  
2006 – Pinellas By Design

TBRPC, 2006 – Charles A.  
McIntosh Jr. Regional Award  
for Future of the Region –  
Pinellas By Design

FRA, 2003 – Best Florida  
Redevelopment Planning  
Studies/Marketing and  
Communications

NAPA, Intergovernmental  
Affairs Division, Outstanding  
Achievement Award, 1992  
– Pinellas Planning Council  
Countywide Consistency  
Program

Florida Chapter, American  
Planning Association Award  
of Excellence, 1992 –  
Pinellas Planning Council  
Countywide Consistency  
Program

**ROBERT C. PERGOLIZZI, AICP, PTP  
PRINCIPAL**

**SUMMARY OF EXPERIENCE**

Mr. Pergolizzi has conducted numerous transportation studies and land development feasibility studies in the Tampa Bay area. These studies include site impact analyses, traffic engineering and traffic operations studies, travel time studies, parking studies, transportation analyses for DRI's, roadway capacity analyses and alternative corridor/alignment studies and impact fee studies. He also prepares signal warrant studies in accordance with MUTCD procedures and access permits in accordance with FDOT and local government regulations. Mr. Pergolizzi has also prepared reports to assess traffic impacts of amendments to the Long-Range Transportation Plan. He is familiar with the latest transportation software including Highway Capacity Software (HCS), and, SYNCHRO,

He has also served as land use consultant and expert witness for various land use plan amendments, rezonings, conditional use, special exceptions, Development Agreements and variance hearings for Clients in the Tampa Bay area.

**SPECIFIC EXPERIENCE**

**Land Use/Zoning/Conditional Use/Special Exception/Development Agreements**

- Lowe's/Publix – Pinellas Park
- Waterchase – Hillsborough County
- Cypress Cove Townhomes – Hillsborough County
- Oak Valley Townhomes – Hillsborough County
- Walgreens – Pinellas County
- Park Place Townhomes – Pinellas Park
- St. Petersburg College EPICENTER – Largo
- St. Petersburg College Health Education Center Expansion - Pinellas Park
- Cumberland Trace Townhomes – Largo
- Bay Isle Landings Townhomes – Pinellas County
- Hidden Bayou Townhomes - Pinellas County/Largo
- Skylark Plaza - Pinellas County
- Palmbrooke Townhomes - Pinellas Park
- Roosevelt Boulevard/ 62<sup>nd</sup> Street Commercial Site - Largo
- St. Jerome Church – Pinellas County
- Boulevard Apartments – Largo
- Broadway on 66<sup>th</sup> Apartments – Largo
- Pine Grove Community Church PUD – Pinellas Park
- 60<sup>th</sup> Street PUD – Pinellas Park
- Comprehensive Spine Institute – Clearwater
- Brookside Villas – City of Largo

### **DRI Traffic Studies**

- Northwood DRI Traffic Analysis
- Park Place DRI Traffic Analysis – Clearwater
- River Ridge DRI Traffic Analysis - Pasco County
- Heritage Pines DRI Traffic Analysis - Pasco County
- Timber Pines DRI Expansion - Hernando County
- ICOT Center DRI Traffic Analysis - Pinellas County
- Mitchell Ranch Plaza DRI - Pasco County
- Crossroads Mall DRI – Largo
- CORPOREX Business Park – Hillsborough County
- Beacon Woods East – Pasco County
- The Grove at Wesley Chapel DRI - Pasco County

### **Roadway Corridor Planning/Alternative Systems Studies**

- Lynn Turner Road - Hillsborough County
- Drew Street – Clearwater
- Belcher Road Extension - Pinellas County
- Keene Road (CR 1) Extension - Pinellas County
- City of Tarpon Springs Traffic Circulation Element Update - Tarpon Springs
- Gateway to Clearwater Beach/Causeway Boulevard/Roundabout – Clearwater
- DeCubellis Road – Pasco County
- Gulf Trace Boulevard - Pasco County

### **Traffic Operations Studies/Design Improvements**

- Baywalk/Mid-Core Traffic Analysis – St. Petersburg
- Venetian Residential Development - Sarasota County
- St. Anthony’s Hospital Medical Office Building Traffic Study – St. Petersburg, FL
- Perrine Ranch Road Analysis – Pasco County
- Clearwater Community Sports Complex – Clearwater
- Thurston Groves 102<sup>nd</sup> Avenue and Ridge Road Improvements – Seminole
- RiverWalk at Manatee River Plantation – Manatee County
- Morton Plant Hospital Master Plan - Clearwater Campus
- Madison Avenue/Gould Street Improvements – Clearwater
- Clearwater Mall Transportation Analysis – Clearwater
- Trinity Town Center - Pasco County
- Rooms to Go Distribution Center Expansion Traffic Analysis - Lakeland
- SR 580/Summerdale Drive Signalization Plans - Pinellas County
- The Lakes at Laurel Highlands – Lakeland
- Morton Plant Hospital – Axelrod Pavilion
- Clearwater Aquarium – Island Estates Clearwater
- Valrico Station Apartments – Hillsborough County

### **Access Permits**

- Numerous access permits for commercial and residential projects throughout Florida.

### **Parking Studies**

- Mandalay Grill – Clearwater Beach
- Morton Plant Hospital – Clearwater
- Surf Style / Britts – Clearwater Beach
- 1808 Drew Street Retail Plaza, Clearwater
- Tropicana Hotels, Clearwater Beach
- Shepards Beach Resort, Clearwater Beach
- Mease Countryside Hospital – Safety Harbor
- Comprehensive Spine Institute – Clearwater
- Hooters on Clearwater Beach

### **Travel Time Studies**

- St. Anthony's Carillon Outpatient Center – Pinellas County
- Community Hospital of New Port Richey – Pasco County
- St. Joseph's Hospital North– Hillsborough County
- Lakeland Regional Medical Center – Polk County
- Bayonet Point Hospital - Pasco County
- Martin Memorial Medical Center - Martin County/St. Lucie County
- Morton Plant Hospital - Pinellas County
- St. Joseph's Hospital South – Hillsborough County
- Baycare SE Pasco Hospital – Pasco County
- Poinciana Hospital Medical Center – Osceola County/Polk County
- LifePath Hospice – Hillsborough County

### **EDUCATION**

Master of City and Regional Planning, Rutgers University, 1987

Bachelor of Arts, Environmental and Urban Studies, Montclair State College, 1985

Successful completion of 128 hours of training conducted by the Federal Highway Administration and the Florida Department of Transportation on Urban Systems Modeling, Transportation Planning and Site Impact Analysis

Graduate course work in Traffic Engineering, University of South Florida

### **PROFESSIONAL REGISTRATION**

American Institute of Certified Planners #9023, 1991

Professional Transportation Planner #133, 2008

## **AWARDS**

1990 Florida Institute of Transportation Engineers Past Presidents Award for Technical Paper submittal Unsignalized Intersection Analysis on Florida's Divided Arterials

## **MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS**

American Institute of Certified Planners

Institute of Transportation Engineers

American Planning Association

Central Pinellas Chamber of Commerce – Economic & Small Business Development Committee

# Istvan Laszlo Peteranecz

## **Professional Experience**

### **Principal – Behar +Peteranecz: Architecture**

2007 - Present 103 Rogers Street, Clearwater, Florida 33756

#### **Responsibilities:**

- Design Principal
- LEED BD+C certified Professional

### **Residential and Hospitality Specialist – Bullock Tice & Associates**

2004-2007 909 East Cervantes Street, Pensacola, Florida 32501

#### **Responsibilities:**

- Residential and Commercial Specialist for resort and private sector projects.
- Principal designer and lead of a cadre of junior designers on projects from planning through design development.
- Led coordination with production team during construction documentation and construction administration phases.
- Site Planning and Feasibility Design for yield and pro-forma work.
- LEED certified Professional

### **Associate Design Principal - The Lessard Architectural Group, Inc.** (www.lessardgroup.com)

1996 - 2004 8603 Westwood Center Drive, Vienna, Virginia Suite 400 22182

#### **Responsibilities:**

- Design Associate Principal for Multi-Family / High-rise, Urban Division & Lead Designer for Single Family / Townhouse Group..
- Principal designer and lead of a cadre of junior designers on projects from planning through design development.
- Led coordination with production team during construction documentation and construction administration phases.
- Site Planning and Design for yield and pro-forma work.
- Extensive zoning approval experience with Maryland, Virginia, New Jersey, and New York jurisdictions.
- LEED certified Professional

### **Project Manager / Staff Architect - Roy, O'Brien & Creaser P.C.**

1994 - 1996 9210 Wightman Road, Gaithersburg, Maryland 20879

#### **Responsibilities:**

- Design & production team leader for single and multi-family community projects from schematic design and presentation to design development through client & principal architect=s input
- Coordinating production team during working drawing phase including consultant coordination and coordination and problem solving during construction phase
- Site planning

### **Project Designer, Ausherman Homes**

1988 - 1994 8031 Reichs Ford Road, Frederick, Maryland 21701

### **Project Designer, Baker and Associates, Architects**

1986 - 1988 3 West Church Street, Frederick, MD 21701

### **Staff Designer / Draftsman, Rounds Van Duzer Associates**

1982 - 1985 467 A. North Washington Street, Falls Church, VA

### **Draftsman, Design Engineers, Inc. w/ Nathan Hale**

1981 - 1982 Merrifield, Virginia

## **Other Experience and Certifications**

**USGBC, LEED BD+C Certified Professional**  
2004

**Vice-Chairman: Frederick City Historic District Commission. Quasi-Judicial Board.**  
2<sup>nd</sup> Oldest preservation board in US.

1991 – 2004      Mayoral Appointment for 4<sup>th</sup> 3-year term, (took a two year hiatus)  
Similar to Pensacola ARB.

**Member & Vice-Chairman: North Hill Architectural Preservation Board**  
2004- 2008      North Hill Architectural Preservation Board, Pensacola Florida

**Licensure:**      Maryland  
Florida  
Alabama  
North Carolina  
Colorado  
Georgia (Dormant)  
New York

## **Education**

**Florida A&M University**  
Bachelor of Architecture, Suma cum Laude (4.0)      May 2007

**University of Maryland School of Architecture**  
50 post graduate credits toward the required 62 credits toward a Masters of Architecture Degree  
1983-1986

**University of Maryland School of Architecture**  
Bachelors of Science in Architecture      May, 1983

**U.S. Army Medical Corps**  
Clinical Specialist / Advanced EMT      M.O.S. 1974 – 1977  
Honorable Discharge

## **Timothy Clemmons, AIA LEED AP Principal**

With 30 years of architectural experience, Tim Clemmons has established expertise in multi-family residential, arts facilities and urban mixed-use projects. Tim is recognized throughout Tampa Bay for his modern designs that promote urban, sustainable lifestyles.

With his partners at Mesh, Tim is committed to an architecture that works at all levels – from the elegant detail to the community vision. As senior principal he is the leader for all larger architectural projects undertaken by the firm. The firm is organized to ensure that he is deeply involved in all phases of each project from conceptual design to construction administration.

Tim's strong interest in contemporary urban issues is evidenced by his extensive involvement in various civic organizations and initiatives. For ten years he taught master's level architecture and urban design classes as an adjunct professor at the University of South Florida. In addition he has been the developer for several multi-family residential projects located in downtown St. Petersburg and is acknowledged as one of the key players in downtown's recent renaissance.

### **Professional Qualifications**

- Registered Florida Architect – 1985, Registration Number AR 11076
- Masters of Architecture – University of Florida, 1983
- LEED Accredited Professional, 2007
- Member – American Institute of Architects
- Member – U.S. Green Building Council
- Member – Urban Land Institute

### **Academic and Civic Experience**

- Adjunct Assistant Professor – University of South Florida, Tampa, FL 1995 to 2005
- Steering Committee Member – Downtown St. Petersburg Transit System Study
- Steering Committee Member – St. Petersburg 2020Vision
- Founding President – Downtown Neighborhood Association

### **Awards**

- Z Grille Restaurant – 2009 Tampa Bay AIA Merit Award
- Seybold Lofts – 2008 Tampa Bay AIA Honor Award
- 475 Condominiums – 2008 Tampa Bay Honor Award
- President's Award – 2004 Tampa Bay AIA
- St. Petersburg Arts Center – 2001 Tampa Bay AIA Merit Award

## Servedio, Aimee

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**From:** snug2406@gmail.com  
**Sent:** Thursday, December 10, 2015 3:54 PM  
**To:** Palladeno, Travis; Crawford, Shane  
**Cc:** jeffthejewelerflorida@gmail.com; mike@doradosi.com; Carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com; Jim.Everett@yahoo.com; Shontz, Pat; Lister, Terry; Hodges, Nancy; Poe, Elaine  
**Subject:** Holiday Isle development

snug2406@gmail.com wrote:

Dear Mr Mayor Travis Palladeno and City Manager Shane Crawford.

As concerned 19yr residents of Madeira Beach I was really surprised to see the development package for Holiday Isle Marina come through so quickly without any input from your City residents.

Although I am not opposed to development in the city as I beleive that the current administration has been doing a fantastic job in promoting and developing the city. However, it appears that this project seems to be being pushed along especially at a time when a lot of the residents will be off visiting family and friends for the holidays and will not be able to attend the meetings or information night.

Also of concern is that the city has decided to deviate from its original plan of its height restrictions by allowing 10 story buildings to be constructed.

This is surely going to change Madeira Beach to the point that we will start looking just like the other cities up and down the beach. We have a very unique city in Madeira Beach.

Another point that I would like addressed is how the city and county are going to handle the additional traffic loads. As you are all aware of the huge backups we endure now during season. This will sure complicate things even more than they are now and we have not seen any plans for congestion relief that I am aware of or any traffic studies.

I think that what I am asking, and I am sure many other residents will alsoask, is that the City hold its meetings with the residents after the holidays when we are all able to participate and convey our concerns.

Thank you Mr Mayor andMr Crawford  
Planning Commision

Ron and Liz Brazeau  
425 150th Ave 2406  
Madeira Beach Florida  
33708

Sent from my T-Mobile 4G LTE device

Sent from my T-Mobile 4G LTE device

Servedio, Aimee

---

**From:** Crawford, Shane  
**Sent:** Thursday, December 10, 2015 5:39 PM  
**To:** snug2406@gmail.com; Palladeno, Travis; Elaine Poe; Lister, Terry; Hodges, Nancy; Shontz, Pat  
**Cc:** Jim.Everett@yahoo.com; mike@doradosi.com; 'Jeffthejewelerflorida@gmail.com'; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@goipsnow.com; annras1@gmail.com  
**Subject:** FW: Development Agreement

Ron and Liz,

(2) Please see an email I sent to the Plan Commission and Board of Commissioners.

There are simply a lot of misconceptions out there.

This will be anything put a "quick process".

These types of negotiations take months and plenty of public meetings.

Rest assured that everything here has a process and won't be pushed through. 80 million dollar deals have a ridiculous amount of details and the devil is always in those details so we spend an extraordinary amount of time on them.

Please contact me with any questions or concerns and please attend the plan commission meeting on Monday the 21<sup>st</sup>.

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

101  
a  
rept:  
(1)  
**From:** Crawford, Shane  
**Sent:** Thursday, December 10, 2015 5:33 PM  
**To:** Jim.Everett@yahoo.com; mike@doradosi.com; 'Jeffthejewelerflorida@gmail.com'; <Jeffthejewelerflorida@gmail.com>; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@goipsnow.com; annras1@gmail.com  
**Cc:** Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; 'Elaine Poe' <yachtbrk1@yahoo.com>; Shontz, Pat <pshontz@madeirabeachfl.gov>; 'Marci Forbes' <Marci@deuelengineering.com>; Rodde, Cheryl <crodde@madeirabeachfl.gov>; 'Al Carrier' <al@deuelengineering.com>; 'David Healey' <DHealey@cgsolutions.com>  
**Subject:** RE: Development Agreement

Plan Commission Members and BOC Members,

There are a lot of rumors and misconceptions about the beginning (NOTE THIS WORD) process for the old Leverocks site and potential development.

First of all, there is a misconception that this is being "railroaded" through.

This is not true. Everything is process oriented and this is no different.

On Monday night, the Plan Commission will consider the rezone of the property AND the first reading of the first version of the development agreement.

On Tuesday night, the BOC will ONLY take into consideration the rezone.

The reason for the need of the rezone is because the developer will not spend any money on architecture or engineering or work with FDOT or SWFWMD without knowing the rezone will occur. This would be like anyone of us paying an architect to design a very specific house on a very specific lot of land that you haven't closed on yet.

So the rezone gives the developer AND the city the ultimate flexibility in developing a piece of property that is sure to bring significant revenue/tax base to the city. The rezone doesn't give the green light for the development. The green light is when the development agreement is finalized and voted upon by the BOC.

The rumors that the roads and the city itself is not adequate to handle this development are simply not true. The developer will be charged to work with FDOT and local land owners to create frontage roads to address traffic issues.

I will be speaking with the Chairman of Plan Commission tomorrow about the entire issue but rest assured, this issue will involve several lengthy meetings that the public may and is encouraged to attend. This won't be complete in January. This will be a several month process but we want to move it on as expeditiously but as responsibly as we can. Heck, the Barefoot Beach expansion took months and months.

The Leverocks development is a potential 80 million dollar development.

I spoke to a BOC member about this issue and suggested BOC workshops. I would advise that the BOC members attend the plan commission (listen and not participate) as you see how I will recommend we proceed. Both commissions can go along with my recommendation or you both can go whichever route you'd like.

That being said, the "agreement" won't be finalized for several several meetings. What is being taken up by the Plan Commission on Monday is an "apples and oranges" comparison to what the BOC is taking up on Tuesday.

If you get a concerned citizen, forward them this email OR please have them contact my office.

This is a classy and quality development. This is going to involve a ton of work and lots of concentration. I've been personally working on this for 4 years and staff and I have really ramped it up in the last 6 months. What they're applying for is "do-able" and allowed by code. However, you are the policy decision making body. You are in charge. I'm infamous for analogies and I won't spare you on this issue so here goes. It was a ball of clay. Staff and I molded it into something that's allowable, and now you can put the finishing touches on it or step on it and tell me to start over.

I will be meeting with the developers agent tomorrow to get 3D models and imaging ready for you all.

The development agreement went on the website when we posted it in the newspaper. In error, it wasn't sent to you all but since it has been posted, edits have been made by both sides and so I can't really say it was in error because we knew there would be edits.

Call me with any questions or concerns.

Remember, development isn't a four letter word. However, it has to fit, it has to make sense, and it needs to fit Madeira Beach. Don't let the numbers or the pictures scare you until you've seen the entire package and understand the entire

process. Also, remember the alternatives. Instead of a quality hotel and a nice restaurant and condo-tels, this could be a Super Target or a Sams Club. Also, remember that if you're concerned a view corridors, more often than not, tall and skinny is better than short and wide. Just look to our neighbors to the south and that development down there. So the alternatives are usually scarier than what is being applied for.

My final thought is this:

The plan commission does a very diligent job in making a recommendation to the BOC. They do their homework. As for the BOC, this is an opportunity that you've been waiting almost two decades for. But you are steering the ship. You get to say yes or no or change it up...and I can assist in any of those options.

So keep your chin up, refer excited or upset constituents to me, and have fun with this. This is the most exciting time to be part of something in Madeira Beach in a long time. Cities across the state and county yearn for development options like this. You have the tools to mold this ball of clay into something that fits your city perfectly. So rest assured that nothing will happen too quickly or without careful consideration.

Shane B. Crawford  
City Manager  
Madeira Beach  
727-391-9951 ext 228  
[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)

*Not a  
Repeat:*  
**From:** Rodde, Cheryl  
**Sent:** Thursday, December 10, 2015 4:54 PM  
**To:** [Jim.Everett@yahoo.com](mailto:Jim.Everett@yahoo.com); [mike@doradosi.com](mailto:mike@doradosi.com); [jeffthejewelerflorida@gmail.com](mailto:jeffthejewelerflorida@gmail.com); [carnden23@gmail.com](mailto:carnden23@gmail.com); [jdomingue1@tampabay.rr.com](mailto:jdomingue1@tampabay.rr.com); [dlaw@goipsnow.com](mailto:dlaw@goipsnow.com); [annras1@gmail.com](mailto:annras1@gmail.com)  
**Cc:** Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)>  
**Subject:** Development Agreement

Good evening Planning Commission members, the 1<sup>st</sup> draft of the Development Agreement for the Holiday Isle Marina project is currently online, along with the Public Notice. You will be receiving your packets on Monday the 14<sup>th</sup>, included in the packets will be the Development Agreement.

If you have any additional questions or concerns please don't hesitate to contact me.

Thank you

**Cheryl Rodde**  
Executive Assistant to the City Manager  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-9951 x228  
[cradde@madeirabeachfl.gov](mailto:cradde@madeirabeachfl.gov)

Servedio, Aimee

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**From:** David <frog3@tampabay.rr.com>  
**Sent:** Friday, December 11, 2015 5:50 AM  
**To:** Palladeno, Travis  
**Subject:** snug harbor

Travis my concern is that with another 573 parking spots we at snug harbor to go west must do a u-turn around in the marina and with all that extra traffic the median in front has to go or a stop light at the main entrance with a left turn lane would be an idea thanks David Hitterman

## Servedio, Aimee

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**From:** Crawford, Shane  
**Sent:** Friday, December 11, 2015 10:50 AM  
**To:** Joe's I Pad; Palladeno, Travis; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; annras1@gmail.com  
**Subject:** RE: Holiday Isle Marina

② Barb and Joe,

I'm going to forward an email I sent out to the Board of Commissioners and the Planning Commission.

Nothing is being rushed...this will take months and months to achieve if the board even wants to move forward.

There are a lot of rumors floating around out there and they're simply not true.

See follow up email

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

-----Original Message-----

① From: Joe's I Pad [mailto:barjo@sympatico.ca]  
Sent: Friday, December 11, 2015 9:15 AM  
To: Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; annras1@gmail.com; Crawford, Shane <scrawford@madeirabeachfl.gov>  
Subject: Holiday Isle Marina

Approximately 2 years ago the Mayor and City Manager attended a social function at our condominium association. At that time the mayor commented on the hopeful plans for the development of the property adjoining the City of Madeira Beach Marina and assured us that nothing would be done without involvement of the residents of Madeira Beach.

My wife and I are most amazed at the sudden RUSH to get rezoning legislation passed so that this project can move forward. Oh yes there are meetings planned and notification has been published BUT public meetings seem conveniently planned in the week before Christmas when many property owners are either busy with Christmas plans, travelling or if snowbirds have not even arrived as yet. Was the selection of dates an oversight by the responsible parties?

It is our request that the public meetings be delayed to more suitable dates in January so that we and many, many others will have an opportunity to voice our concerns.

Respectfully,  
Barb & Joe Martin  
Unit 1406,  
423 150th Ave.



Servedio, Aimee

---

**From:** TonyLant@aol.com  
**Sent:** Friday, December 11, 2015 12:47 PM  
**To:** Palladeno, Travis; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; annras1@gmail.com; Crawford, Shane  
**Subject:** Re: Holiday Isle Marina

Approximately 2 years ago the Mayor and City Manager attended a social function at our Condominium Association. At that time the mayor commented on the hopeful plans for the development of the property adjoining the City of Madeira Beach Marina and assured us that nothing would be done without involvement of the residents of Madeira Beach.

I am most amazed at the sudden RUSH to get rezoning legislation passed so that this project can move forward. Oh yes there are meetings planned and notification has been published BUT public meetings seem conveniently planned in the week before Christmas when many property owners are either busy with Christmas plans, travelling or if snowbirds have not even arrived as yet. Was the selection of dates an oversight by the responsible parties?

It is my request that the public meetings be delayed to more suitable dates in January so that I and many, many others will have an opportunity to voice our concerns.

Respectfully,  
Tony Lant  
Unit 2402,  
425 150th Ave.  
Madeira Beach

*form letter -  
same as  
Barb + Joe Martin  
dated 12/11/15 9/15 am*

Servedio, Aimee

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**From:** Crawford, Shane  
**Sent:** Friday, December 11, 2015 3:48 PM  
**To:** Larry Roelofs; 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  
**Cc:** Beth & Charlie Donovan; Bob Cusack; Ed and Bonnie Ayres; John & Bonnie Lipa; Crawford, Shane  
**Subject:** RE: Madeira Beach development

Everyone—

 Its time to take a breath and relax.

NOTHING is being fast tracked. There's no way to get this out in the public eye other than getting it introduced.

On Monday, the Planning Commission will consider the rezone and the first reading of the development agreement. They will more than likely support the rezone that gives the ultimate flexibility to the developer but ALSO the City. The development agreement they will NOT take action on and the development agreement is what makes this project "tick".

On Tuesday, the Board of Commissioners will ONLY take up the rezone...NOT the development agreement. This will be the first reading. The second reading of the REZONE will be the second Tuesday in January.

I spoke with Jim Everett and Vice Mayor Poe today and they have a good understanding of the process.

NOTHING is on the fast track. We will have several plan commission meetings to work out the details. The Barefoot Beach project took nearly 6 months of meetings to work out the details. We're hoping it doesn't take that long of course but nothing will be done in December. If it goes off perfectly meaning that a majority of those involved are happy, I'm projecting the development agreement to be approved in March.

Change and the unknown are scary things...

Trust me, trust your elected officials, and trust the process. Both boards of very detail oriented and won't do anything to hurt our city.

Let me leave you with some things to think about:

- 1) Existing zoning could probably get you a Super Target or a Sams Club there...and I say that not to be sarcastic but you have to remember the alternative could be way worse than what's being pitched.
- 2) Don't let height be a "four letter word". Do you want to look down on a 3 story structure and see mechanical air handlers and that type of machinery or would you like to look at the façade of a nice taller building with water views on each side. I implore you to consider that "tall and skinny" is better than "short and wide" when it comes to development on the water.
- 3) FDOT won't allow for traffic gridlock. If the developer can't get an agreement with FDOT (the most meticulous of state agencies) the project won't get off the ground.

If anyone has concerns, please contact me. If anyone would like to hold a condo association meeting or a "meet and greet" type meeting next week, I'd be happy to come and explain this in further detail.

Long story short, nothing will be approved within the next 30-60 days. If the process goes flawlessly, we're looking at a quarter of a year before the city would strike a deal (the approval of a development agreement) with the owner/developer.

That's the story from the horse's mouth. There are a lot of rumors floating around out there...please squash them when appropriate ☺

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

**From:** Larry Roelofs [mailto:lbroelofs@msn.com]

**Sent:** Friday, December 11, 2015 1:17 PM

**To:** Crawford, Shane <scrawford@madeirabeachfl.gov>; Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Poe, Elaine <epoe@madeirabeachfl.gov>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; Shontz, Pat <pshontz@madeirabeachfl.gov>; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com

**Cc:** Beth & Charlie Donovan <charlie3775@yahoo.com>; Bob Cusack <cusackr@comcast.net>; Ed and Bonnie Ayres <edbonniea@gmail.com>; John & Bonnie Lipa <lipa171@gmail.com>; Larry Roelofs <lbroelofs@msn.com>

**Subject:** FW: Madeira Beach development

5 Dear Mayor, City Manager, Commissioners and Planning Commission,

I think its appropriate for you to read the attached emails below so you can understand feelings from many of the citizens of your city. As a whole, we have been very supportive of your outstanding efforts to improve our city, however, we do not have a good feeling regarding the proposed plan for the old Leverock's property.

You will most likely see a ground swell regarding the proposed massive over-development of the Leverock's property and will most likely see this first hand at future city meetings. The immediate schedule of city meetings set for this month are also a concern to many of us; wondering why so many meetings are scheduled in such a short period of time during the holiday season. It can lead one to think that the Holiday Isle project is being fast tracked in order to get it passed, even though some of us understand that the approval process may take many months.

We urge the city officials to keep to their previous commitments regarding the height of new buildings, of keeping them to a reasonable four to five stories. Ten story structures are strongly opposed by many of us; we have witnessed the explosion in Sand Key and other areas of Clearwater Beach. This is not in keeping with our city of Madeira Beach. We want to

keep our city 2 miles long and a smile wide. Please don't lose the smile wide.

Regards,  
Larry Roelofs  
President,  
Madeira Cove Condominium Association

Date: Fri, 11 Dec 2015 12:47:12 -0500

From: kmillermagic@aol.com

To: lipa171@gmail.com; lbroelofs@msn.com

CC: bmcghee74@gmail.com; charlie3775@yahoo.com; rtrope@magpac.com; brianjohnson712.bj@gmail.com; cdlpal@comcast.net; ddumbreck@sympatico.ca; domkim2001@aol.com; shock.y1@hotmail.com; eannis@me.com; eawalker0729@gmail.com; garymakuch@gmail.com; gasmic@videotron.ca; margenem@msn.com; automecone@yahoo.com; ggspsey@hotmail.com; mgmakuch@gmail.com; hfbdogleg@msn.com; hbirge@tampabay.rr.com; jhoge@tampabay.rr.com; jmbbeach@live.com; gesoley@gmail.com; ford46@msn.com; ek.jordanova@gmail.com; kathhanratty@aol.com; lkaiser1@me.com; monica.macey@yahoo.com; stanleyborny@gmail.com; thomashanratty@aol.com; taidtj@gmail.com; mewhitma@aol.com; rosco@verizon.net; djmayer@tampabay.rr.com; eberhard.werle@arcor.de; edbonniea@gmail.com; madbeach@aol.com; mtaylo10@yahoo.com; mfrahm@verizon.net; r-r-ramos@ins-center.de; bobbybarnes@hotmail.com; rod@margarson.co.uk; vbeckon@live.com; wendyinfl1@yahoo.com; elainecrouter@gmail.com; cusackr@comcast.net; legs2walk@aol.com; tomcarvelli@yahoo.ca; jimheck311@gmail.com; jenheck311@gmail.com; juanitaw94@aol.com; kbrunner@kbsystemsinc.com; ndaniels9@tampabay.rr.com; pfluege24@gmail.com; rleblanc@nf.sympatico.ca; snug2406@gmail.com

Subject: Re: Madeira Beach development

Dear John and Larry,

Thank you for your emails. I was somewhat saddened this morning upon reading the paper regarding this vision for the city of Madeira Beach.

As a life-long resident of Pinellas County, I have seen many changes over the years to our beaches and beach towns, and sadly, they were not all for the better. In fact, Gordon and I remember the natural beauty of Sand Key and Clearwater Beach before they were developed into endless rows of high-rise condominiums and hotels.

You are correct in that this recent set of plans for Madeira Beach will add more congestion and take away from the small beach town atmosphere we now enjoy.

Karen Miller

-----Original Message-----

From: John Lipa <lipa171@gmail.com>

To: Larry Roelofs <lbroelofs@msn.com>

Cc: Bart McGhee <bmcghee74@gmail.com>; Beth & Charlie Donovan <charlie3775@yahoo.com>; Bob Trope <rtrope@magpac.com>; Brian Johnson <brianjohnson712.bj@gmail.com>; cdlpal <cdlpal@comcast.net>; Diana Dumbreck <ddumbreck@sympatico.ca>; 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 <jimbbeach@live.com>; Jerry Soley <gesoley@gmail.com>; Karen and Bill Ford <ford46@msn.com>; Katerina Jordanova <ek.jordanova@gmail.com>; Kathleen Hanratty <kathhanratty@aol.com>; Lynn Kaiser <lkaiser1@me.com>; Monica & John Macey <monica.macey@yahoo.com>; Stan and Bev Borny <stanleyborny@gmail.com>; Thomas Hanratty <thomashanratty@aol.com>; Tim and Dianne Jacques <taidti@gmail.com>; Bill & Mary Whitman <mewhitma@aol.com>; Dale Rosko <rosko@verizon.net>; Dave Mayer <djmayer@tampabay.rr.com>; Eberhard & Marlene Werle <eberhard.werle@arcor.de>; Ed and Bonnie Ayres <edbonniea@gmail.com>; Gordon Miller <madbeach@aol.com>; Karen Miller <kmillermagic@aol.com>; Marge Taylor <mtaylor10@yahoo.com>; Merle Frahm <mfracm@verizon.net>; Ricardo & Renate Ramos <r-r-ramos@ins-center.de>; Robert Barnes <bobbybarnes@hotmail.com>; Rod and Denise Margaron <rod@margaron.co.uk>; Vonette Beckon <vbeckon@live.com>; Wendy Mitchell <wendyinf1@yahoo.com>; Bill & Elaine Crouter <elainecrouter@gmail.com>; Bob & Judy Cusack <cusackr@comcast.net>; Dante & Janine Molino <legs2walk@aol.com>; Francesco & Anastasia Carvelli <tomcarvelli@yahoo.ca>; Jen & Jim Heck <jimheck311@gmail.com>; Jennifer Heck <jenheck311@gmail.com>; Juanita Worham <juanitaw94@aol.com>; Karl & Susan Brunner <kbrunner@kbsystemsinc.com>; Nelson & Pat Daniels <ndaniels9@tampabay.rr.com>; Peter Fluegeman <pfluege24@gmail.com>; Richard & Barbara LaBlanc <rleblanc@nf.sympatico.ca>; snug2406 <snug2406@gmail.com>

Sent: Fri, Dec 11, 2015 8:39 am

Subject: Re: Madeira Beach development

3

Today's Tampa Bay Times has a big story on the front page about the planned development in MB. Besides the Leverock property development, with two hotels (117 feet tall with 325 room, 68 residential units condos, and a 200 seat restaurant and a condo hotel and 154 boats slips worth 80 million. There is a major development 80-100 million planned development for Madeira Way with at least 2 hotels, retail space and restaurants.

Plus the Winn Dixie is considering rebuilding to face Gulf Blvd and may include garage parking.

A the developers planning a hotel in John's Pass are closer to getting financing and the Barefoot Beach Hotel on Gulf Blvd will add 43 rooms.

Last week Paul Skipper the owner of the strip mall where Maderia Beach Printing is located and the vacant lot behind it, which abuts are property had all the tree trimmed. He has not done this for at least 5 years. The strip mall is also for sale.

The City manager is saying development needs to be embraced in order to keep taxes down. A developers are saying zoning changes are enabling development.

A good news are taxes should stay low bad news lots more congestion and the sky scape will drastically change

Access and egress to our homes from 150th Ave have to be made a major issue. Traffic on 150th Ave will be very heavy almost all the timer and exceptionally heavy during peak tourist season.

Please make your voices know. A please attend the planned meeting especially the one on Dec 14 at City Hall.

John Lipa  
VP, MCCA

Sent from my iPad

On Dec 11, 2015, at 8:13 AM, Larry Roelofs <lbroelofs@msn.com> wrote:

let a repeat from

2

Hi All Owners,

The old Leverock's restaurant property is being proposed for new development. The development being proposed is an overkill and will result in way too much traffic and congestion. Please take the time to review the attachments to learn of this development. Our neighbors at Snug Harbor provided these attachments from City Hall. Our city commissioners and planning commission are evaluating this proposal and have put it on a fast track.

It is the opinion of your board that we must let our city officials know that we strongly object to this overkill proposal(see forth attachment for artist view). As you will read, this plan calls for buildings over 10 stories in height, buildings that will contain a 175 unit hotel, 150 unit condo-hotel, three condo association buildings containing 68 units each, a 200 seat restaurant, a marina and parking for 573 vehicles. This amount of density will surely overcrowd 150th Ave and have a serious impact on our sewer and water systems. One of the attachments has our city official's contact information. We urge you to take the time and send an email to those officials letting them know how strongly we object to this proposal. We are not opposed to development of the old Leverock's property, because it currently is an eye sore, but this particular proposal is an overkill and needs to be scaled down. Building heights should not exceed the height of Snug Harbor buildings.

As you know we often invite our mayor and city manager to Madeira Cove so they can update us on city developments. We have a great relationship with our city officials, and in fact one commissioner is strongly opposed to this development project. Our VP, John Lipa, has already called our mayor and expressed our strong objections to this project. We need to follow John's call with lots of emails, so take the time before it's too late and we find ourselves not being able to get out onto 150th Ave due to the congestion.

Regards,  
Larry Roelofs

President,  
Madeira Cove Condominium Association

Date: Thu, 10 Dec 2015 09:26:01 -0800  
From: [snug2406@gmail.com](mailto:snug2406@gmail.com)  
To: [lbroelofs@msn.com](mailto:lbroelofs@msn.com)  
Subject: Madeira Beach development

Hi Larry. Let me know what Mad Coves thoughts are on this. I will send you whatever more information I get. We are all going to draft our own letters to the city powers on this and may have our lawyer send one also.

Thanks  
Ron Brazeau  
BOD President  
Snug Harbour Condominiums

Sent from my T-Mobile 4G LTE device

<IMPORTANT NOTICE REGARDING MEETING TO DEVELOP THE HOLTON PROPERTY ON TOM  
STUART CAUSWAY\_1.docx>

<Development\_Agreement\_-\_Holten\_Property.pdf>

<Zoning Map of Madeira Beach.pdf>

<Holiday Isle Drawings.pdf>

**Servedio, Aimee**

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**From:** Chelsea Nelson <chels\_lynn@msn.com>  
**Sent:** Friday, December 11, 2015 5:18 PM  
**To:** Shontz, Pat  
**Subject:** Leverocks Property

This email is in response to an email I received this morning about the development on the former Leverocks property. From my understanding, the developers are looking to build a significantly sized condo/hotel property with a marina and restaurants and are seeking approval for a change in zoning rules as of this month.

I definitely feel like this decision is being rushed. This is the first I've heard of it, and I know many of my neighbors have not heard about it at all. From what I know so far, it seems like this particular development will have a profound impact on our community as well as set a precedent for the kind of development Madeira Beach will condone for future projects.

I don't want to turn into a Sand Key or Clearwater Beach, where you can barely see the sun because the condos are so high or get across the bridge because traffic is backed up for miles. No thank you.

I am definitely excited to see the site developed and to see Madeira Beach progress into the best city it can be, but I also don't want to lose our character and charm that make us who we are. The residents need more information and to have our concerns and opinions heard on this matter, especially if these developers are looking to build outside of our current codes.

From the way this project is being presented (or rather not being presented) to the public worries me. It has a feeling of not being on the up-and-up when we find out approval is set to be discussed so quickly and during a busy holiday season. Why can't this wait and have more public notice about the hearings? Why is the December 17th meeting only for property owners within 200ft, when no one even lives within 200ft of this area (that doesn't sit right).

Please let me know what meetings we are eligible to attend, because you can bet we want to be there and have our voices heard.

Thank you,  
Chelsea Nelson

Sent from my iPhone

## Servedio, Aimee

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**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 150<sup>th</sup>? 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**

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**From:** josephine pugliese <madbchjosie@hotmail.com>  
**Sent:** Sunday, December 13, 2015 12:05 PM  
**To:** Crawford, Shane; Palladeno, Travis  
**Cc:** John Petro; Dianne Ray; Mary & Mario Pavone (Home)  
**Subject:** New contruction

Dear Gentlemen:

I would like to Voice my objection and opinion on the new leverrocks property the Horton project.

This seems a little over the top. I feel it is going to harm the community not help, we may need the tax revenue but building this amount of residential housing which will house 393 people on this amount of acreage is going to cause more traffic difficulties, especially on the Tom Stuart bridge. We do not need another condo/hotel, I think this is obvious? Do we need another hotel when one is scheduled for John's pass? We are bursting at the seams now. Look at the corner of Gulf Blvd and Boca Ciega Ave, seven homes?

Why not build the restaurant on the beach at 141st as planned.

I also highly object to the thought and approval of over 5 stories high. Don't turn our paradise into another Clearwater. I am all for tax revenue but lets not forget why people come to Madeira Beach. PARADISE

Thank you for your time

Josephine Pugliese.

## Servedio, Aimee

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**From:** lrappa@juno.com  
**Sent:** Sunday, December 13, 2015 10:10 PM  
**Cc:** Lister, Terry; Shontz, Pat; jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorid@gmail.com; carrden23@gmail.com; jdomingue1@tampbay.rr.com; dlaw@giopsnow.com; annras1@gmail.com  
**Subject:** Holton Property on Tom Stuart Causway

As a resident of Madeira Beach for over 30 years, I am disappointed in the city officials to fast tract the Holton Property development on Tom Stuart Causeway. This development is far too dense for this small piece of property. We, the people of Madeira Beach had decided many years ago that we wanted to limit the height of buildings in our community to 5 stories. These buildings are overkill.

The city officials should be taking into consideration the traffic that this will cause on the causeway and how difficult it will be for the condo owners who live on 150th Ave to enter and leave their property. This will be a very dangerous situation for not only the condo owners but all the cars that use the causeway.

Holton Properties well knew the zoning when they purchased the property and they should be advised to develop the property under the current zoning.

Madeira Beach residents do not wish our community to turn into a Clearwater Beach or a Miami Beach, please reconsider the dates of your meetings in order for all of our out of town owners to be able to attend the meetings.

Lynn Rappa  
Madeira Beach Resident

Servedio, Aimee

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**From:** RT Wolff <rtwolffpi@gmail.com>  
**Sent:** Monday, December 14, 2015 7:07 AM  
**To:** Crawford, Shane; Palladeno, Travis; aservideo@madeirabeachfl.gov; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.EvereJ@yayoo.com; mike@doradosi.com; jeQhejewlerflorid@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com  
**Cc:** bocavistacondo@gmail.com; Janet Cell  
**Subject:** Holton Property Re-Development and Rezoning

Re: Ordinance 2015-18, Proposed Rezoning 555-565 150th Ave, Madeira Beach, Fl 33708  
and Development of Holton Property, aka: Holiday Isle Marina

Dear Sir/Madam,

My wife and I are in the process of purchasing a property, located at 401 150th Ave, Apt #274, Madeira Beach, Fl. One of the reasons we were interested in this property was due to the small 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 read that the owner of the Holton Property, Holiday Isle Marina, is seeking a variance for the property in order to build a major development as the current zoning does not allow this extreme density for the property. We oppose the granting of this variance and feel that it is an over reach by the Developer. We are not opposed to development and believe that the developer should conform to the existing zoning regulations. The proposal is too much too fast and the infrastructure of the surrounding community would not be able to handle the extreme density of the current plan or proposal. Perhaps a scaled down version might be beneficial to the City of Madeira Beach and its residents.

If this Rezoning and Development goes through as planned any affects will be irreversible.

We understand that as of the writing of this message, we may not have standing, but any decision made, will affect us in the future.

Thank you,

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

## Servedio, Aimee

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**From:** Dianne Ray <dianne.dcr@gmail.com>  
**Sent:** Monday, December 14, 2015 8:33 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:** Holton Development

Madeira Beach Team,

I strongly oppose the proposed development of the 'Holton' property as it stands. The population density is too high... We certainly don't need another condo-hotel or a 10 story hotel.

I don't object to a low rise hotel or condo's with a lower occupancy. Let's keep more 'green' space and limit traffic! What a traffic nightmare the proposed building would create on the causeway. Plus, losing the waterfront views and the 'hometown' feeling of Madeira Beach. We'll look like another Clearwater Beach.....way too commercial!

Respectfully,

Dianne Ray  
135 143 Ave

## Servedio, Aimee

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**From:** John Petro <john@villeswiss.com>  
**Sent:** Monday, December 14, 2015 9:33 AM  
**To:** Crawford, Shane; Palladeno, Travis  
**Cc:** Stella Mansfield; josephine pugliese; Mary Pavone Home  
**Subject:** Leverock

We would like to voice my objections and opinion on the Leverock, Holiday Isle Marina project.

The project is too large. Why would we want to be looking at a 10 story hotel/condo building? Why would we want to put more traffic directly onto the Tom Stuart Causeway? Entering/exiting the town over the bridge can be hard enough now, especially when school is in session or the bridge is up. Why would we want to allow a project of over 600000 SF in the midst of a small, beautiful town? Is the quest for tax revenue going to allow the ruination of the little paradise we all enjoy as residents?

We are not against developing the property. We are not against a hotel, condo/ restaurant being placed on the property. We are not against extra tax revenue being generated for the town.

We are against the size and scope of the project. Please scale it back. Please generate a plan to control the traffic on the Tom Stuart Causeway and a plan to maintain the beauty of the area. Thank you. John and Miriam Petro, 14605 No. Bayshore Drive.

Servedio, Aimee

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**From:** Suzanne Poole <pooles333@icloud.com>  
**Sent:** Monday, December 14, 2015 11:39 AM  
**To:** Palladeno, Travis  
**Cc:** Ipad  
**Subject:** Fwd: Letter re proposed Holiday Isle development

>> We are reaching out to you to comment on the proposed Holiday Isle development.

>>

>> When we were looking for a home on the golf coast of Florida a number of years ago, we considered many communities. We had rented for years in Indian Shores and Indian Rocks but, when it came time to buy, we purchased in Madeira Beach. We found this to be a unique and lovely area. We were particularly impressed by the easy access to both the lovely beach and to more inland destinations by way of the Tom Stuart Causeway. We were and are willing to put up with the occasional delay caused by the raising of the bridge because traffic was never too overwhelming.

>>

>> Now we see that your proposal is going to transform our special community, and not in a good way. We fully understand that this location is ripe for some kind of development and would not be reaching out to you if that development was both reasonable and in keeping with the rest of Madeira Beach. But now we see that the project is overkill, both in terms of the number of buildings and the proposed height. In particular, the proposed ten story buildings (above parking) are in no way aligned with the rest of the development in Madeira Beach.

>>

>> When the bridge is up, traffic already backs up to Gulf on one side, at times making it impossible for us to turn into our Snug Harbor driveway when returning home from the east. Traffic also backs up into the egress for the Madeira Beach school right to Duhmie Rd and beyond. With your proposal, traffic is going to be forced at times right onto Gulf Blvd, inconveniencing those trying to just go north and south on Gulf, as well as right onto and past Duhmie. It seems obvious to even the most casual observer that this amount of development is not sustained or supported by our current infrastructure.

>

>> For those of us who live at Snug Harbor, we already cannot go west on 150th without turning east from our entrance, then turning right into the marina only to do a U turn in their parking lot so that we can legally make a left turn through the gap in the median and head west at last. Coming from the east, we need to make a U turn through the median gap just west of our entrance the immediately turn right into our building. Both of these maneuvers already take skill, depth perception and timing. Doubling the amount of traffic on 150th will add both inconvenience and danger.

>>

>> We also wonder at the speed with which this transformational project is being handled. It seems that you do not want to allow time to hear from your current citizens.

>>

>> We have always felt that those running Madeira Beach had our best interests at heart. Now we are disillusioned and discouraged by this proposal and the speed with which it is being handled.

>>

>> We hope that you will take our feedback into consideration. We know that we are not the only ones shocked and concerned by this proposed project and the speed with which it being rushed through. We also wonder how many affected citizens don't even know as yet what is happening, given this busy holiday time of year.

>>

>> Yours truly,

>>

>> George Barjak and Suzanne Poole,  
>> 425 150th Ave, Unit 2306,

>> Madeira Beach, Florida.

>>

>>

## Servedio, Aimee

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**From:** Tim Jacques <timajacques@gmail.com>  
**Sent:** Monday, December 14, 2015 3:57 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:** Concerned new resident!

Folks, as new owners in Madeira Beach we are very concerned with the development proposal for the Holton Property on Tom Stuart Causeway. When we began our search for our home we looked from St. Pete to Clearwater and specifically chose Madeira Beach because of the over development of the other adjacent communities. I ask that when you consider the proposed development of this property you limit it to match the community we live in. I believe if this is about protecting the tax base your current residents would rather have a tax increase then to see us start to move in the direction of Clearwater and St. Peter. Once you open the door for one development you open it for all there is no going back. We used to visit Clearwater on an annual basis before it was overdeveloped and now I would have zero interest in going there as it looks like vegas!!!

### **I ASK DOES THIS REALLY FIT THE UNIQUE CHARACTER OF MADEIRA BEACH?**

I do not see how this development fits into this!

Thank You,

Tim & Dianne Jacques

399 150th Ave. #204  
Madeira Beach

## Servedio, Aimee

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**From:** Judy Tagert <judy@judytagert.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

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**From:** Tim Paddock <tpaddock2@yahoo.com>  
**Sent:** Wednesday, December 16, 2015 10:03 AM  
**To:** Shontz, Pat  
**Subject:** Holiday Isle Marina

Dear Commissioner Shontz:

We are 3-year residents of Madeira Beach having been drawn to the nature, beauty and activities of the area and the friendly people that enjoy the same. Although the city expenditures to improve the government offices and services have been well received and appreciated by many, the overreaching proposal on the so-called Holiday Isle Marina property leaves us troubled. We think this development will be detrimental to the best qualities of Madeira Beach and we wonder how this benefits the residents of the city.

The recent Beach Beacon article quoted a city official with a favorable view of the project that it "has a lot of money riding on it" and while we don't fault the official for seeking opportunities for the city we would prefer the project instead be viewed as having our community's quality of life riding on it. Has a traffic study been provided? Snug Harbor residents now resort to making a u-turn inside the marina entrance when heading west; bad enough now but what a mess when several hundred more cars are added. How will we avoid the congestion that will undoubtedly occur both in and out of the Tom Stewart Causeway? We doubt Madeira Beach residents are looking for a Clearwater experience to their daily commute or grocery store visit.

Finally, we're disappointed at the timing of the discussion and decisions surrounding re-zoning. The "neighborhood meeting" has been set for a time that will exclude working residents and the re-zoning meetings have been set for times in the midst of the Holidays when many of our neighbors will be celebrating out of town. Is this a fair way to allow discussion in our community? We trust that you will seriously consider re-zoning decisions since they're intended to keep overreaching development in check.

Please consider this project with the knowledge of the permanency of your decisions on the quality of life in our city. Please ask yourselves, as we have, how this project will improve the enjoyment and life of Madeira Beach residents, not just the funds that might be generated. It seems development of this property can have some value, but please do not allow its overdevelopment.

Thank you for your consideration.

Sincerely,

Timothy and Bonnie Paddock  
Snug Harbour Residents

## Servedio, Aimee

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**From:** Crawford, Shane  
**Sent:** Wednesday, December 16, 2015 11:11 AM  
**To:** Kathleen Hanratty; Palladeno, Travis; yachtbrk1@yahoo.com  
**Cc:** Hodges, Nancy; Lister, Terry; Shontz, Pat  
**Subject:** RE: Bolton property on Tom Stuart Causeway

There are a lot of false notions out there first of which is that this is a "done deal" and it'll be approved in December.

②

December is the "kickoff" to a very long football game.

FDOT has to approve such a project. If they don't, it doesn't get built.

The BOC and staff certainly don't want to deal with the drama associated with congestion and gridlock every day. Heck, I get enough grief over a farmers market once a week on Wednesdays :)

We're all on the same sheet of music. The problem is the rumors and the false pretenses that this is a done deal. If you asked me, the mayor, the vice mayor, any commissioner, or Mr. Holton himself, none of us could tell you what this thing will look like. Its conceptual at this point. He won't hire an architect until he gets the zoning he needs. It would be like you designing a house for a lot you don't know the size of.

Please attend the plan commission meeting on Monday night and your fears will be laid to rest. That being said, this is a major piece of property and it will be developed so be careful of the alternatives. Those could be a Bass Pro Shop or a Super Target. Those would be things we don't want at the entrance to the city and would cause congestion and gridlock as well.

Every time one of these developments happens, the opposing sides are on the opposite end of the spectrum and they almost always meet in the middle.

So, please participate in the upcoming meetings but Monday night's meeting is the most important.

Please call me as always with any questions or concerns.

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

not a repeat  
①

-----Original Message-----

**From:** Kathleen Hanratty [mailto:Kathhanratty@aol.com]  
**Sent:** Wednesday, December 16, 2015 9:23 AM  
**To:** Crawford, Shane <scrawford@madeirabeachfl.gov>; Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; yachtbrk1@yahoo.com  
**Cc:** Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; Shontz, Pat <pshontz@madeirabeachfl.gov>  
**Subject:** Bolton property on Tom Stuart Causeway

As Florida and Madeira Beach residents we are concerned with the size and scope of the proposed project.

150th Ave is the main artery East and West thru Madeira Beach it already has plenty of traffic non-season and soon seasonal will be here. It cannot sustain additional traffic with the new venture.

This place will be like Clearwater clogged up.

Please do not ruin Madeira Beach.

Thomas and Kathleen Hanratty  
Sent from my iPad. Kathleen Hanratty

## Servedio, Aimee

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**From:** Art Meneian <artmeneian@bell.net>  
**Sent:** Wednesday, December 16, 2015 2:59 PM  
**To:** Palladeno, Travis  
**Subject:** FW: Proposed redevelopment of Holton property

Dear Mr. Mayor;

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., Madeira Beach 33708

Servedio, Aimee

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**From:** Stella <stellaphotos@verizon.net>  
**Sent:** Wednesday, December 16, 2015 3:57 PM  
**To:** Shontz, Pat  
**Subject:** Holiday Isle Marina project

We would like to voice our objections and opinion about the Development on the property located to the east of the Madeira Beach Marina on Tom Stuart Causeway - Holiday Isle Marina project.

While we are very excited about the proposed development, we feel that it needs to be scaled back. We are not against developing the property with a hotel, condos and a restaurant. We certainly are not against extra tax revenue being generated for the town.

Some of the things we are concerned about is that it will result in way too much traffic and congestion. Why would you want to put more traffic directly onto the Tom Stuart Causeway? When entering/exiting Madeira Beach over the bridge is hard enough now, especially during tourist season, school is in session or the bridge is up. This amount of density will also have a serious impact on our sewer and water systems.

The immediate scheduling of city meetings set for this month are a big concern and we are wondering why so many meetings are scheduled in such a short period of time during the holiday season. It can lead one to think that the Holiday Isle project is being fast tracked in order to get it passed, even though we understand that the approval process may take many months.

Stella & Bill Mansfield – 14607 N. Bayshore Dr.

**Servedio, Aimee**

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**From:** RICHARD MCKENNA <rpm3773@msn.com>  
**Sent:** Wednesday, December 16, 2015 8:37 PM  
**To:** Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everrete@yahoo.com; mike@doradosi.com  
**Subject:** RE: Scale back on Holton Property

jim.everette@yahoo.com

**From:** rpm3773@msn.com  
**To:** epoe@madeirabeachfl.gov; nhodges@madeirabeachfl.gov; tlister@madeirabeachfl.gov; pshontz@madeirabeachfl.gov; jim.everrete@yahoo.com; mike@doradosi.com  
**Subject:** FW: Scale back on Holton Property  
**Date:** Thu, 17 Dec 2015 01:34:19 +0000

**From:** rpm3773@msn.com  
**To:** scrawford@madeirabeachfl.gov  
**Subject:** Scale back on Holton Property  
**Date:** Thu, 17 Dec 2015 01:17:49 +0000

Doesn't appear this has been well discerned or a better decision to scale back on the project would have been discussed. Also the timing of these meetings is quite unusual in late December. Why wasn't this brought to awareness much earlier this year. Poor job of communicating has been exhibited.

Richard McKenna  
425 150th Ave. #2206  
Madeira Beach, FL 33708

## Servedio, Aimee

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**From:** Ed and Bonnie Ayres <edbonniea@gmail.com>  
**Sent:** Wednesday, December 16, 2015 9:48 PM  
**To:** Palladeno, Travis; Crawford, Shane; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com  
**Subject:** Holton Property

① Travis and Shane, you are two of the most dynamic governmental leaders I know of, at any level. You have certainly made improvements in Madeira Beach, but now I feel you have overdone it. I'm sure you consider it quite a coup to have brought in an \$80,000,000 project and stuffed it into about four and a half acres that seriously needed improvement. Many cities would be overjoyed to accomplish that feat. But you are ignoring several negative results that will spring from the completion of this project.

One of the most flagrant negatives is the effect the project will have on traffic flow (or lack of flow) along 150th Avenue. Jamming a 175 room hotel, a hotel of 150 condo units, a residential condo of 68 units, and a 200 seat restaurant onto property that in the near past has supported only a decent size restaurant, means adding a traffic load to 150th Avenue roughly equal to the load it carries now. And keep in mind local traffic is complicated by an active drawbridge that interrupts traffic frequently and a nearby school where hundreds of parents drive their kids to and from school, and we are looking at regular bouts with gridlock.

A second negative is the huge increase in transients who will stay in the two hotels and probably rent in the residential condo, which will completely change the tenor of the neighborhood, which is now made up of three medium sized condos which are overwhelmingly owner-occupied.

And my third negative is that this project, in its over-the-top filling of a small piece of land with short-term renters who will be more interested in partying than in enjoying the peace and beauty of Madeira Beach, destroys earlier policies and statements concerning the objectives of development in Madeira Beach. I point you to the Comprehensive Plan of 2008 which stated our "goals and objectives as ensuring that the residential/family and beach community character of Madeira Beach must be maintained and protected" and that we "must minimize hazards, nuisances, incompatible land uses, and environmental degradation," and further that we must "allow new development and redevelopment that will enhance and protect the City's existing character."

In Shane Crawford's own words, "Development needs to fit Madeira Beach."

Edward Ayres  
Treasurer, Madeira Cove Condominium Assn.

Servedio, Aimee

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**From:** RICHARD MCKENNA <rpm3773@msn.com>  
**Sent:** Wednesday, December 16, 2015 8:37 PM  
**To:** Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everrete@yahoo.com; mike@doradosi.com  
**Subject:** RE: Scale back on Holton Property

jim.everette@yahoo.com

**From:** rpm3773@msn.com  
**To:** epoe@madeirabeachfl.gov; nhodges@madeirabeachfl.gov; tlistner@madeirabeachfl.gov; pshontz@madeirabeachfl.gov; jim.everrete@yahoo.com; mike@doradosi.com  
**Subject:** FW: Scale back on Holton Property  
**Date:** Thu, 17 Dec 2015 01:34:19 +0000

**From:** rpm3773@msn.com  
**To:** scrawford@madeirabeachfl.gov  
**Subject:** Scale back on Holton Property  
**Date:** Thu, 17 Dec 2015 01:17:49 +0000

Doesn't appear this has been well discerned or a better decision to scale back on the project would have been discussed. Also the timing of these meetings is quite unusual in late December. Why wasn't this brought to awareness much earlier this year. Poor job of communicating has been exhibited.

Richard McKenna  
425 150th Ave. #2206  
Madeira Beach, FL 33708

## Servedio, Aimee

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**From:** Crawford, Shane  
**Sent:** Thursday, December 17, 2015 8:15 AM  
**To:** Ed and Bonnie Ayres; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com  
**Subject:** RE: Holton Property

2 Please come to the neighborhood meeting today at 10am at the city auditorium or the planning commission meeting Monday night.

There is so much rhetoric and false pretense and flat out misunderstandings about this project, everyone comprehending the project correctly.

You will be educated and understand that without addressing every single issue that the city may have with this project, it will never see the light of day.

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

repeat  
↓  
**From:** Ed and Bonnie Ayres [mailto:edbonniea@gmail.com]  
**Sent:** Wednesday, December 16, 2015 9:48 PM  
**To:** Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Crawford, Shane <scrawford@madeirabeachfl.gov>; Poe, Elaine <epoe@madeirabeachfl.gov>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; Shontz, Pat <pshontz@madeirabeachfl.gov>; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com  
**Subject:** Holton Property

Travis and Shane, you are two of the most dynamic governmental leaders I know of, at any level. You have certainly made improvements in Madeira Beach, but now I feel you have overdone it. I'm sure you consider it quite a coup to have brought in an \$80,000,000 project and stuffed it into about four and a half acres that seriously needed improvement. Many cities would be overjoyed to accomplish that feat. But you are ignoring several negative results that will spring from the completion of this project.

One of the most flagrant negatives is the effect the project will have on traffic flow (or lack of flow) along 150th Avenue. Jamming a 175 room hotel, a hotel of 150 condo units, a residential condo of 68 units, and a 200 seat restaurant onto property that in the near past has supported only a decent size restaurant, means adding a traffic load to 150th Avenue roughly equal to the load it carries now. And keep in mind local traffic is complicated by an active drawbridge that interrupts traffic frequently and a nearby school where hundreds of parents drive their kids to and from school, and we are looking at regular bouts with gridlock.

A second negative is the huge increase in transients who will stay in the two hotels and probably rent in the residential condo, which will completely change the tenor of the neighborhood, which is now made up of three medium sized condos which are overwhelmingly owner-occupied.

And my third negative is that this project, in its over-the-top filling of a small piece of land with short-term renters who will be more interested in partying than in enjoying the peace and beauty of Madeira Beach, destroys earlier policies and statements concerning the objectives of development in Madeira Beach. I point you to the Comprehensive Plan of 2008 which stated our "goals and objectives as ensuring that the residential/family and beach community character of Madeira Beach must be maintained and protected" and that we "must minimize hazards, nuisances, incompatible land uses, and environmental degradation," and further that we must "allow new development and redevelopment that will enhance and protect the City's existing character."

In Shane Crawford's own words, "Development needs to fit Madeira Beach."

Edward Ayres  
Treasurer, Madeira Cove Condominium Assn.

**Servedio, Aimee**

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**From:** Dantemolino <legs2walk@aol.com>  
**Sent:** Sunday, December 20, 2015 6:02 PM  
**To:** Palladeno, Travis  
**Subject:** Holton property development

I am against development of the Holton property to the extent proposed. It is not in keeping with the spirit of Madeira Beach as a unique beach town without major commercialism. Please don't ruin our town. Dante Molino  
Madeira Cove 115c

Sent from my iPad

## Servedio, Aimee

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**From:** Donna Abbott <dabborn@gmail.com>  
**Sent:** Monday, December 21, 2015 2:04 AM  
**To:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; pahontz@madeirabeachfl.gov; Jim.Everett@yahoo.com; Mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdominguel@tampabay.rr.com; dlaw@giopsnow.com; Annrasl@gmail.com  
**Subject:** Development of Holton Property on Tom Stuart Causway

① I was surprised when I read the article in the Beach Beacon stating the lack of attendance at aa recent meeting regarding the development of above property. I was surprised that I had not heard of the meeting at all until that moment and after looking into this matter further I am very concerned.

A development of this size concerns all of the citizens of this town. Holding meetings about such an important issue during the month of December, right before Christmas automatically limits attendance as many folks are either so busy preparing for the holiday or traveling to be with family in other states. I sincerely hope that the reason for the odd timing was not to limit opposition.

I have valid concerns about this proposed development and feel that a 10 story building should be out of the question. Zoning laws should be upheld. Traffic in that area during the months of January through March is already so congested and a building of that height has no place in our town. Must we fill every inch of space with a high-rise?

I know a traffic study was done in September but our busy season does not even begin until November and at its worst from January through March. We moved here for a reason. Please, rethink this project. It is wrong for our town and can easily cause a multitude of problems for our citizens.

Thank You,

Donna Abbott

## Servedio, Aimee

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**From:** Crawford, Shane  
**Sent:** Monday, December 21, 2015 8:41 AM  
**To:** Donna Abbott; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; pahontz@madeirabeachfl.gov; Jim.Everett@yahoo.com; Mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdominguel@tampabay.rr.com; dlaw@giopsnow.com; Annrasl@gmail.com  
**Subject:** RE: Development of Holton Property on Tom Stuart Causway

② This project is in its preliminary stages and there will be a multitude of meetings for you to attend and voice your concerns.

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

repeat  
↓  
**From:** Donna Abbott [mailto:dabborn@gmail.com]  
**Sent:** Monday, December 21, 2015 2:04 AM  
**To:** Crawford, Shane <scrawford@madeirabeachfl.gov>; Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Poe, Elaine <epoe@madeirabeachfl.gov>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; pahontz@madeirabeachfl.gov; Jim.Everett@yahoo.com; Mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdominguel@tampabay.rr.com; dlaw@giopsnow.com; Annrasl@gmail.com  
**Subject:** Development of Holton Property on Tom Stuart Causway

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Thank You,

Donna Abbott

Servedio, Aimee

**From:** Crawford, Shane  
**Sent:** Monday, December 21, 2015 8:39 AM  
**To:** Palladeno, Travis  
**Subject:** FW: IMPORTANT MEETING NOTICE #3 REGARDING THE HOLTON PROPERTY ON TOM STUART CAUSWAY

(3) Time to have a phone call with Sam.

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

not repeat  
From: Joseph Meyer [mailto:jbmeyer@tampabay.rr.com]  
Sent: Sunday, December 20, 2015 7:12 PM  
To: Crawford, Shane <scrawford@madeirabeachfl.gov>  
Subject: FW: IMPORTANT MEETING NOTICE #3 REGARDING THE HOLTON PROPERTY ON TOM STUART CAUSWAY

(2) FYI

Joseph B. Meyer, CCM, CCE  
General Manager, COO  
Pasadena Yacht & Country Club  
727-381-7922  
[www.pyccgolf.com](http://www.pyccgolf.com)

not a repeat  
From: Concerned Citizen [mailto:madbeachinfo@gmail.com]  
Sent: Sunday, December 20, 2015 4:17 PM  
To: undisclosed-recipients:  
Subject: IMPORTANT MEETING NOTICE #3 REGARDING THE HOLTON PROPERTY ON TOM STUART CAUSWAY

(1) 12/20/15 IMPORTANT NOTICE #3 REGARDING  
MEETING TO DEVELOP THE HOLTON PROPERTY ON TOM STUART CAUSWAY

Here are the basics of the Development Agreement

The proposal is to build the following 10 story above parking buildings:

|                   |                 |
|-------------------|-----------------|
| 3 Condo Buildings | 68 total condos |
| 1 Condo Hotel     | 150 condos      |
| 1 Hotel           | 175 rooms       |
|                   | 393 residences  |

|               |          |
|---------------|----------|
| Restaurant    | 200 seat |
| Total Parking | 573 cars |

Plus marina slips will be added on the east of the property in addition to the existing covered marina slips

IT IS VERY IMPORTANT FOR EVERYONE TO ATTEND THE NEXT MEETINGS AT CITY HALL AND SHARE YOUR CONCERNS

If you can't attend, PLEASE share this information with everyone you can and stop in, call, write, and/or email City Hall with your concerns.

- December 21 at 7pm: The legal notice in the newspaper said: Notice is hereby given that the local Planning Commission will hold a public hearing for the first reading on the Development Agreement for

Holiday Isle Marina. However, the agenda also shows consideration for the rezoning of the property from C-4 to PD (Planned Development).

- **December 22 at 6pm:** The legal notice for the meeting said: Notice is hereby given the Board of Commissioners will conduct the first reading of Ordinance 2015-18.
- **January 11 at 7pm:** Regularly scheduled meeting of the Planning Board. (Not Scheduled)
- **January 12 at 6pm:** Upon passage of the ordinance, the Board of Commissioners will conduct the second and final reading of the Development Agreement for Holiday Isle Marina and Ordinance 2015-18. Upon passage of the ordinance, the zoning will change from C-4 to PD. Then, unless changes are made to the Development Agreement, it's a done deal and we will have five **10 STORY BUILDINGS** on **4.59 acres!**

The Neighborhood meeting last week was well attended and a lot of people voiced their opinions. ***It is even more important to attend the meeting Monday and Tuesday and on the 1/12!***

#### **December 17<sup>th</sup> Meeting Discussions:**

- The City Manager said it may be a waste of our time to attend Monday's meeting because it's a Planning Commission meeting and we may not be allowed to talk. He discouraged attendance, but please don't let that stop you from attending.
- He also explained that they had to build 10 stories because otherwise the project wouldn't be profitable. They could put in another hotel like the Marriot by McDonalds. That's certainly smaller and as he said, they are 70% full year round...so they're making money. And there are currently various hotel and condo projects being built, or have been built, that didn't need to go to 10 stories to make money.
- The City Manager also stated that the traffic study was done in September during the busy season when the children are back in school. September is the one of the slowest month of the year for tourists. So the best time of year to do the study would be in February or March when tourists are here and the kids are still in school.
- **Misleading Information:**
  - The City Manager said when the school lets out and said that 1,000 cars go there at the same time to pick up their kids. However, very few of those cars are going or coming into Madeira Beach. The bulk of the traffic from the school is on the east side. What we should be worried about is the Traffic Study that shows the project will generate an additional 3,690 cars per day.
  - He also talked about the tall buildings that already exist in Madeira Beach. The tallest buildings are 30 years old. They are history and have nothing to do with this project. Besides, isn't that why we have our current zoning in place?
  - The City Manager also said we could have a Target or Bass Pro Shop instead of this project. This sounds like scare tactics. Besides these stores don't have windows, so why would they want to be surrounded by water? Box stores would not find that desirable property!
  - He was asked why you have to have these meetings during the holiday season. His answer was "look at the calendar, that's when we normally have these meetings". Not true...the Planning Commission meets on the 2<sup>nd</sup> Monday! And the Also, the fact is, earlier, the Commissions originally decided not to meet in December.

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. This past week's Tampa Bay Times St. Pete section had an article that was titled "Building Boom in Beach City". It said more than 5 major new hotels are either planned or contemplated. It talked about planned development for the Barry Loft property on Madeira Way and 150<sup>th</sup> and said it would become a **massive tourist complex** including at least 2 hotels, retail space, restaurants and a renovated

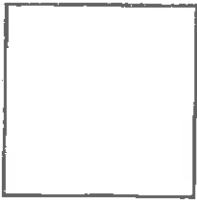
marina. The City Manager was quoted as saying it would be \$80-\$100 million project – larger than this project. **And how many more cars will that add to 150<sup>th</sup>!** There will be gridlock and congestion on our major streets.

Many people spoke about what a unique beach town we have and how we don't want to change the character of our unique city. And yes, things change and change is good. But we, the citizens, need to stand up and let our fair City know that we want to keep it unique and not turn it into another Ft. Lauderdale of Clearwater Beach.

**Develop, but be reasonable so we retain our unique character!**

**Remember YOU can make a difference!!!**

| Name             | Title                                           | Email                                                                                |
|------------------|-------------------------------------------------|--------------------------------------------------------------------------------------|
| Shane Crawford   | City Manager                                    | <a href="mailto:scrawford@madeirabeachfl.gov">scrawford@madeirabeachfl.gov</a>       |
| Travis Palladeno | Mayor                                           | <a href="mailto:tpalladeno@madeirabeachfl.gov">tpalladeno@madeirabeachfl.gov</a>     |
| Elaine Poe       | Vice Mayor                                      | <a href="mailto:epoe@madeirabeachfl.gov">epoe@madeirabeachfl.gov</a>                 |
| Nancy Hodges     | Commissioner                                    | <a href="mailto:nhodges@madeirabeachfl.gov">nhodges@madeirabeachfl.gov</a>           |
| Terry Lister     | Commissioner                                    | <a href="mailto:tlister@madeirabeachfl.gov">tlister@madeirabeachfl.gov</a>           |
| Pat Shontz       | Commissioner                                    | <a href="mailto:pshontz@madeirabeachfl.gov">pshontz@madeirabeachfl.gov</a>           |
| Jim Everett      | Planning Commission Chair                       | <a href="mailto:Jim.Everett@yahoo.com">Jim.Everett@yahoo.com</a>                     |
| Michael Noble    | Planning Commission 2 <sup>nd</sup> Vice-Chair  | <a href="mailto:mike@doradosi.com">mike@doradosi.com</a>                             |
| Jeff Brown       | Planning Commission 1 <sup>st</sup> Vice -Chair | <a href="mailto:jeffthejewelerflorida@gmail.com">jeffthejewelerflorida@gmail.com</a> |
| Dennis Carr      | Planning Commissioner                           | <a href="mailto:Carrden23@gmail.com">Carrden23@gmail.com</a>                         |
| Jeanne Domingue  | Planning Commissioner                           | <a href="mailto:jdomingue1@tampabay.rr.com">jdomingue1@tampabay.rr.com</a>           |
| David Lawrence   | Planning Commissioner                           | <a href="mailto:dlaw@giopsnow.com">dlaw@giopsnow.com</a>                             |
| Ann Rasmussen    | Planning Commissioner                           | <a href="mailto:Annras1@gmail.com">Annras1@gmail.com</a>                             |



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[www.avast.com](http://www.avast.com)

**Servedio, Aimee**

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**From:** Tom Boyer <tboyer5003@aol.com>  
**Sent:** Monday, December 21, 2015 9:33 AM  
**To:** Palladeno, Travis  
**Subject:** Fwd: New Project Tom Steward Causeway

Sent from AOL Mobile Mail



On Sunday, December 20, 2015, Tom Boyer <tboyer5003@aol.com> wrote:

I am a Madeira Beach voter. Slow this down, and make sure it makes sense. Your job will on the line if it is a disaster. Just slow down and go about it like normal business. Rushing projects usually end up being a disaster.

Also when will a new bridge be built. This should be involved in the decision making, and approvals of large projects.

Thank You Tom Boyer, 14900 Gulf Blvd

Sent from AOL Mobile Mail

**Servedio, Aimee**

---

**From:** Tom Boyer <tboyer5003@aol.com>  
**Sent:** Monday, December 21, 2015 9:34 AM  
**To:** Palladeno, Travis  
**Subject:** Fwd: RE: New Project Tom Steward Causeway

Sent from AOL Mobile Mail

On Monday, December 21, 2015, Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)> wrote:

Tom,



This project will go slowly.

The liars of the town are just trying to stir up trouble.

This will be an attractive quality project. It will go on like normal business.

As for threatening me with my employment, it's not appreciated and the sheriff's deputies that work for Madeira Beach are being cc'd on the email.

As for the bridge, as you are aware, Gulf Blvd and 150<sup>th</sup> are state roads along with the bridge. We have not been informed that the bridge on 150<sup>th</sup> is on the FDOT 10 year plan.

Shane B. Crawford

City Manager

Madeira Beach

727-391-9951 ext 228

[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)

repeat  
↓

**From:** Tom Boyer [mailto:tboyer5003@aol.com]  
**Sent:** Sunday, December 20, 2015 4:40 PM  
**To:** Crawford, Shane <scrawford@madeirabeachfl.gov>  
**Subject:** New Project Tom Steward Causeway

I am a Madeira Beach voter. Slow this down, and make sure it makes sense. Your job will on the line if it is a disaster. Just slow down and go about it like normal business. Rushing projects usually end up being a disaster.

Also when will a new bridge be built. This should be involved in the decision making, and approvals of large projects.

Thank You Tom Boyer, 14900 Gulf Blvd

Sent from AOL Mobile Mail

Servedio, Aimee

---

**From:** Tom Boyer <tboyer5003@aol.com>  
**Sent:** Monday, December 21, 2015 9:33 AM  
**To:** Palladeno, Travis  
**Subject:** Fwd: New Construction

Sent from AOL Mobile Mail

On Monday, December 21, 2015, Tom Boyer <tboyer5003@aol.com> wrote:

3 You are out of line. I made no threat in my email at all. I was trying to point out repercussions. Now you have me wondering what is really going on. I am a resident who tried to point out the obvious. I think you were threatening me. Do I need to contact the police. I have owned in Madeira beach since 1982. There has never been any project this big. I feel I have a right and obligation to question you. Your attitude is uncalled for.

Tom Boyer

Sent from AOL Mobile Mail

**Servedio, Aimee**

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**From:** Tom Boyer <tboyer5003@aol.com>  
**Sent:** Monday, December 21, 2015 9:32 AM  
**To:** Palladeno, Travis  
**Subject:** Building

④ I have been in Madeira Beach since 1982. I have never been involved and have caused no trouble. I sent an email to Mr Craw Sent from AOL Mobile Mail

**Servedio, Aimee**

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**From:** Tom Boyer <tboyer5003@aol.com>  
**Sent:** Monday, December 21, 2015 9:50 AM  
**To:** Palladeno, Travis  
**Subject:** Madeira Construction.

I have owned in Madeira Beach since 1982. I sent an email to Mr Crawford, attached. He then tried to intimidate me by claiming I had threatened him. I hope I only pointed out the obvious . Please call me 727-251-4405

Tom Boyer 727-251-4405

Sent from AOL Mobile Mail

**Servedio, Aimee**

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**From:** Florian Simala <floriancjr@gmail.com>  
**Sent:** Monday, December 21, 2015 10:36 AM  
**To:** Shontz, Pat  
**Subject:** Holton Property on Tom Stuart Causeway

Dear Commissioner Shontz,

Traffic now backs up along 150th Ave when the Tom Stuart Causeway bridge is raised; with the density of this project traffic will probably back up along Gulf Blvd. Traffic is even heavier during school drop-off and pick-up hours. Consider how this will negatively affect the safety of residents during an emergency evacuation order.

Smaller hotels such as the newly opened Marriott on American Legion Drive make a profit, and it expected smaller establishments on the Holton Property will also make a profit. The Treasure Island City Commission recently faced a similar situation with the vacant beach front property to the north of the Thunderbird where a five-story hotel is going up. The developers appealed to the TI Commission that building less than seven stories would be to their detriment. The TI Commission disagreed and stuck with the city's five-story limit and did not allow a variance. The developers are building a five-story hotel. MB also needs to stick to its guns and limit height of new buildings to five stories occupied plus an unoccupied ground floor.

Madeira Beach development must be done responsibly.

Sincerely,

Florian Simala  
15400 Gulf Blvd, #1001  
Maderia Beach, FL

**Servedio, Aimee**

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**From:** sansevilla27@tampabay.rr.com  
**Sent:** Monday, December 21, 2015 1:01 PM  
**To:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Annras1@gmail.com  
**Cc:** Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com  
**Subject:** HOLTON PROPERTY PROJECT ONTM STUART CAUSEWAY REZONING FROM C-4 TO PD  
  
**Importance:** High

Mayor Palladio, City Manager Mr. Crawford, Vice-Mayor Ms. Poe, Commissioner Hodges, Commissioner Lister, Commissioner Shontz, Mr. Everett, Mr. Noble, Mr. Brown, Mr. Carr, Ms. Domingue, Mr. Lawrence and Mrs. Rasmussen

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 development project rezoning of the property known as Holton Property on Tom Stuart Causeway from C-4 to PD (Planned Development) with the proposal of building 3 Condo Buildings, 1 Condo Hotel, 1 Hotel, Restaurant, and parking for 573 cars, plus marina slips on the east of the property in addition to the existing covered marina slips.

As you well know and experienced the traffic congestion now backs up along 150th Ave when the bridge is raised; with the density of this project traffic will probably back up along Gulf Blvd. Traffic is even heavier during school drop-off and pick-up hours. 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 the 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.

Teresa M. Sanchez and Maria J. Castillo

Servedio, Aimee

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**From:** Brenda Boyd <brendaboyd@gmail.com>  
**Sent:** Monday, December 21, 2015 1:22 PM  
**To:** Crawford, Shane; tpallandeno@madeirabeachfl.gov; 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:** Holton Property Rezoning and Development

Dear Madeira Beach City officials and Planning Commissioners,

I recently moved to Madeira Beach for the funky charm and the improvements being made to this beach side community. I really love the feeling of small town and have met a lot of nice people. I've watched Madeira Beach grow over the years and make improvements like updating the parking meters, improving the signage and the new civic center. Part of the charm of Madeira Beach is in the "old Florida" style I feel would be lost should the City commissioners and planning commissioners allow for development on the Holton Property.

I would attend the meetings to be held early next week, except I am out of town for the holidays, much like many other MB residents surely are. I encourage you to postpone the first readings for the zoning appeal and commission readings until after the start of the year when more residents can participate in the democratic process, enabling comment.

Having five 10-story buildings as the gateway to Madeira Beach is not the first impression that I would want to convey for our community as I am not a fan of Clearwater Beach (partly why I chose to call Madeira Beach home) and am concerned about the aesthetics of the proposed buildings. It will also create a bottleneck on the Tom Stuart Causeway with all of the traffic such a complex would bring with it. My main concerns surround the hotel condo and hotel that are proposed.

I am not opposed to new development and was happy to see the Beach Club of Madeira built in place of the run-down Surf's Inn. At the same time, a more reasonable schedule for comment and a more reasonable development project should be considered for the gateway to our beautiful beaches. I understand the lure of the tax dollars such a development would bring the community, however, the community must weigh the impact it would have on our quality of life.

I am against this development project and hope that you will reconsider allowing this rezoning and development. It's not the right move for Madeira Beach. The project could be scaled back to fit with the existing surroundings.

It would be nice to have the opportunity to participate in the process, which has been scheduled at a very poorly chosen time. Thank you for reading my concerns and considering my request to reschedule the public forums for comment.

Regards,  
Brenda Boyd

Servedio, Aimee

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**From:** travellers.ep@googlemail.com  
**Sent:** Tuesday, December 22, 2015 4:45 PM  
**To:** Shontz, Pat  
**Subject:** Holiday Isles Project

Dear Commissioner Shontz,

(1) 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 presumable 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 150<sup>th</sup> 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 costal' 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 150<sup>th</sup> 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

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**From:** travellers.ep@googlemail.com  
**Sent:** Sunday, January 10, 2016 8:49 PM  
**To:** Palladeno, Travis; Poe, Elaine  
**Subject:** Fwd: Holiday Isles Project

(2) 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](mailto:travellers.ep@googlemail.com) <[travellers.ep@googlemail.com](mailto:travellers.ep@googlemail.com)>  
Date: 22 December 2015 at 21:45  
Subject: Holiday Isles Project  
To: [tpalladeno@madeirabeachfl.gov](mailto:tpalladeno@madeirabeachfl.gov), [epoe@madeirabeachfl.gov](mailto: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 presumable 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 150<sup>th</sup> 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 150<sup>th</sup> 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**

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**From:** Pat Bitonti <pat\_bitonti@yahoo.com>  
**Sent:** Tuesday, December 22, 2015 7:16 PM  
**To:** Palladeno, Travis; Crawford, Shane; Elaine Poe; Hodges, Nancy; Lister, Terry; Shontz, Pat  
**Cc:** Hugh Gersch; Richard Gagnon  
**Subject:** Development Agreement for Holiday Isle Marina

① **Attn: Travis Palladeno, Shane Crawford and All Madeira Beach City Commissioners:**

My name is Pat Bitonti. I am a board member of Madeira Place Condominium Association. My wife and I have owned a condo in Madeira Beach for 15 years. We have loved living in this unique small beach town.

You are to be commended on the wonderful work that this council has done in the last 5 years. You have given us a new and beautiful city hall. You (with help from Sheriff Dept.) have reduced the crime rate in our city and have resolved many other problems.... short term rentals, derelict boats, street flooding, etc .

But we are very concerned with the planned development on the Holiday Isle Marina property. This development will create traffic nightmares on the Tom Stewart Causeway.

My wife and most of the people that I have spoken to strongly object to this development.

Thank You.

Pat Bitonti

**Servedio, Aimee**

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**From:** Crawford, Shane  
**Sent:** Wednesday, December 23, 2015 9:18 AM  
**To:** Pat Bitonti; Palladeno, Travis; Elaine Poe; Hodges, Nancy; Lister, Terry; Shontz, Pat  
**Cc:** Hugh Gersch; Richard Gagnon  
**Subject:** RE: Development Agreement for Holiday Isle Marina

Pat,

② I would be happy to come speak at a condo meeting or I implore you to attend the plan commission meeting on January 11<sup>th</sup> to get a better grasp of the details of the development.

This will take months to finalize to rest easy that this won't be railroaded through.

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

pea  
↓  
**From:** Pat Bitonti [mailto:pat\_bitonti@yahoo.com]  
**Sent:** Tuesday, December 22, 2015 7:16 PM  
**To:** Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Crawford, Shane <scrawford@madeirabeachfl.gov>; Elaine Poe <yachtbrk1@yahoo.com>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; Shontz, Pat <pshontz@madeirabeachfl.gov>  
**Cc:** Hugh Gersch <huyo688@aol.com>; Richard Gagnon <richardgagnon1@juno.com>  
**Subject:** Development Agreement for Holiday Isle Marina

**Attn:** Travis Palladeno, Shane Crawford and All Madeira Beach City Commissioners:

My name is Pat Bitonti. I am a board member of Madeira Place Condominium Association. My wife and I have owned a condo in Madeira Beach for 15 years. We have loved living in this unique small beach town.

You are to be commended on the wonderful work that this council has done in the last 5 years. You have given us a new and beautiful city hall. You (with help from Sheriff Dept.) have reduced the crime rate in our city and have resolved many other problems.... short term rentals, derelict boats, street flooding, etc .

But we are very concerned with the planned development on the Holiday Isle Marina property. This development will create traffic nightmares on the Tom Stewart Causeway.

My wife and most of the people that I have spoken to strongly object to this development.

Thank You.

Pat Bitonti

**Servedio, Aimee**

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**From:** Michael Jensen <jensen.michael@comcast.net>  
**Sent:** Thursday, January 7, 2016 9:08 PM  
**To:** Palladeno, Travis  
**Subject:** Holton Property on Tom Stuart Causeway/Holiday Isle Project

Hello Mayor Palladeno:

We are writing on behalf of the proposed property development on the Tom Stuart Causeway. We own a condo in the Boca Vista complex which is very close to the proposed property development. While we are in favor of development in Madeira Beach, we would like to make sure the growth is right for the community. The causeway leading to Gulf Blvd is already very heavily traveled and if the condos, condo hotel and hotel are all built it seems like it would cause significant concerns in terms of traffic and parking availability at Archibald Park.

We hope that the community environment is taken into account during the planning phase.

Thank you,

Michael & Jan Jensen  
Boca Visa Condos

## Servedio, Aimee

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**From:** Robin Button <rbutton62@yahoo.com>  
**Sent:** Friday, January 8, 2016 7:40 AM  
**To:** Palladeno, Travis  
**Subject:** Development

I am not in support of condo development and high rise 10 floor units I live here in Madeira and although I am a firm believer in development change and new things more condos and high rise building takes away from special character of Madeira beach, which is why I moved here.

Sent from my iPhone

## Servedio, Aimee

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**From:** TGreene602@aol.com  
**Sent:** Friday, January 8, 2016 9:27 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:** Holdon Property

To all,

For 3 generations my family has called Madeira Beach our winter home, we have maintained a home that goes back to 1937, pay taxes and support this beautiful city. Unfortunately, it is losing its charm and affordability for the many families that love it so much. This proposed development project will destroy so much of what we are...please do not approve this proposal...there are some things more important than the mighty dollar.

Tom Greene  
14049 Palm Street  
Madeira Beach

**Servedio, Aimee**

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**From:** BarnettRC@aol.com  
**Sent:** Friday, January 8, 2016 12:44 PM  
**To:** Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat  
**Cc:** Crawford, Shane  
**Subject:** Developing the Holton Property

As a residence of Madeira Beach, I am writing to you as the Madeira Beach City Commission asking that you carefully consider the proposed usage of the Holton Property and to not approve plans as they are currently proposed.

I have two objection to the plans I have seen:

First, the height of the buildings. Five ten story+ buildings clustered on a small parcel is out of character with the rest of Madeira Beach. I think six story, medium rise buildings, should be the maximum allowed.

Second, traffic congestion. All the people that 325 hotel rooms, plus a 200 seat restaurant, plus 68 condo units will draw to an already tight corner of the causeway will cause delays on the causeway and will be frustrating for the drivers trying to enter and exit this new complex. Space is very tight to add a left turn lane for drivers coming from the mainland to enter this new complex. Likewise, how will drivers exit the complex and turn left toward Gulf Blvd - there is no room to add a turn lane. My fear is the solution to these problems will be a new traffic signal on the causeway to accommodate all the in/out traffic from this new complex.

Thank you for serving the City of Madeira Beach. Please carefully consider this development and only approve a plan that will work for all of citizens of Madeira Beach.

Bob Barnett  
14800 Gulf Blvd  
Madeira Beach

**Servedio, Aimee**

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**From:** mvivmcd@aol.com  
**Sent:** Friday, January 8, 2016 3:05 PM  
**To:** Shontz, Pat  
**Subject:** Holton Project

Dear Pat,

Do you agree that this is what our small town needs? 10 stories is too much. What will this cost Madelra Beach residents is this fails?

Your thoughts on this matter is greatly appreciated.

Miss you, woman. Hope all is as well as can be.

Your friend,

Vivian McDowell

**Servedio, Aimee**

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**From:** Mary Neff <meneff@aol.com>  
**Sent:** Friday, January 8, 2016 10:07 PM  
**To:** Shontz, Pat  
**Subject:** THE HOLTON PROPERTY

Pat Shontz, Commissioner:

It was a shame that the meetings up till now were scheduled over the Christmas holiday when most of the condo owners, about 90% in our complex, were still up North. This addition to our small community will destroy it's small town atmosphere, but more importantly will overpower the traffic situation that is already almost intolerable at the causeway intersection. Please vote this down. We have not spoken with a single owner that thinks this is a good idea.

We have had to bear the brunt of all the remodeling across the street for the past two years albeit traffic, dust, dirt or noise, but did so gladly as we felt the benefit to our community was worth it. Please don't saddle us with this unbearable addition to our traffic and noise in this area.

Mary and John Neff  
317 #F Rex Place  
Madeira Beach, FL 33708

**Servedio, Aimee**

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**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**

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**From:** PJ Everett <everetp@gmail.com>  
**Sent:** Saturday, January 9, 2016 7:34 PM  
**To:** Shontz, Pat  
**Subject:** Holiday Isle Project, Tom Stuart Causeway

Dear Commissioner Shontz,

I am writing to 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 Town Center and concur with our city goal to 'maintain the unique beach community character' as published on the City of Madeira Beach website(Planning and Zoning.) We have a very special and unique town on the Gulf Beaches. Madeira Beach does not wish to become another Clearwater Beach or St Pete Beach – we have our own identity.

In this case, having attended the legally required developer's meeting, I do understand this proposal 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.

However, as a year round resident and property owner in your district, I do have some concerns and observations.

#### Madeira Beach Gateway and Development Scale

This proposed development will be the new gateway building to Madeira Beach, the first view and impression presented to visitors and residents alike.

The current 'gateway' and marker to the town is the towering Ocean Sands development on the junction of 150<sup>th</sup> and Gulf Blvd. When built, this development was widely considered a mistake, as evidenced by a change in the zoning regulations so that, today, a high density Ocean Sands would not be permitted. Currently, there is no incentive for redeveloping the Ocean Sands and thus removing this blot on the landscape. It appears this proposal recreates the city acknowledged errors of Ocean Sands: **I urge you not to repeat a planning mistake of the past** that leaves future generations with an unwanted high density eyesore.

At various public meetings, the developer has stated to residents that the final buildings may be smaller than that stated in a planning agreement with the city. This may well be the case, but it is not an assurance we can rely on. The planned development agreement is what we can rely on to insure that the development maintains our unique beach character, and will also set the precedent for later developments in the Madeira Beach Town Center.

I understand from the city manager that the developer needs to make a return on his investment. In reality, the developer's primary objective is to maximise his return, which means highest densities and buildings he can negotiate with the city. Such development is not compatible with the objective of maintaining the unique beach community character; it would propel the character of Madeira Beach in the direction of the suffocating atmosphere of Clearwater Beach. Is this what the commission intends? Higher net worth visitors are prepared to pay more for lower density, high quality accommodation. The developer will make a return at lower densities.

The city also gains through an increased tax base, and this is very attractive for investment in public amenities. I caution the Commission against greed; not to be seduced by the notion of allowing taller buildings and higher densities in return for increased tax base. Concurrent with a larger tax base is increased costs to provide and operate greater infrastructure capacity: a legacy of higher costs for the future generations. There will be many more opportunities to increase the tax base in a sustainable way with other developments in the pipeline, along the causeway and Madeira Way.

I urge the commission to develop this new gateway to our city in a manner that retains and enhances Madeira Beach's 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. The proposed 'contemporary costal' concrete and glass architecture would not differentiate Madeira Beach from neighboring over developed towns, nor the south eastern USA.

#### Other Concerns

- **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!
- **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 costal' 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.

• **Pedestrian safety** – I praise the developers for proposing pedestrian walkways and a new route under the drawbridge to connect with Millennium Park. Florida is well known as a most dangerous place for pedestrians. While making road improvements, the developers should consider other opportunities for improving pedestrian safety, particularly at other points along Tom Stuart Causeway.

If the Holiday Isle Project is approved as is, then it will set a precedent to proceed with other major projects planned or on the way, which I understand includes a much larger scale redevelopment of 150th and Madeira Way. While such redevelopment is needed, it must 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 rather retain our unique beach community and develop our own distinctive, locally appropriate scale and style. I am pro appropriate locally sensitive development.

Sincerely yours,

Philip Everett

14900 Gulf Blvd Apt 306, Madeira Beach

**Servedio, Aimee**

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**From:** Ackleys <Ackleys@mchsi.com>  
**Sent:** Sunday, January 10, 2016 7:10 PM  
**To:** Crawford, Shanie; 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

Servedio, Aimee

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**From:** Jan Ford <jj4ord@gmail.com>  
**Sent:** Sunday, January 10, 2016 11:37 PM  
**To:** Lister, Terry  
**Cc:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; 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:** HOLTON PROPERTY ON THE TOM STUART CAUSEWAY Inbox x

I want to express that as a Madeira Beach property owner, I am totally opposed to this proposed development. I want to preserve the small town atmosphere we currently enjoy and I think the additional traffic this development would produce will be detrimental to our town. It always makes me sad to see one of our existing hotels demolished in favor a new hotel or condo. I love the "old Florida" flavor of our beach community.

I think it highly unlikely, as the City Manager has suggested, that rejecting this project would make us susceptible to having a big box store encroach on our community, especially since Walmart just opened their new superstore within a couple of miles this past year. Seminole or Pinellas Park would be much more likely destinations for these businesses.

Rather than looking to building new high rise monstrosities, I would much rather our city government focus on reassessing zoning restrictions that prevent current property owners from pursuing reasonable use of their existing property.

I realize I am only one voice but I would like to know my opinion is important to my elected representatives and those my tax dollars employ.

Respectfully,

Jan Ford  
13337 1st St E  
Madeira Beach, FL 33708

**Servedio, Aimee**

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**From:** christinemackey@sympatico.ca  
**Sent:** Monday, January 11, 2016 8:15 AM  
**To:** Palladeno, Travis  
**Subject:** HOLTON PROPERTY ON THE TOM STUART CAUSEWAY

Dear Mr. Mayor,

Madeira Beach does not want to end up with the traffic congestion or overview look like Clear Water. Please help the citizens of your City to stop this project. We do not want to turn our beautiful city into a concrete city of towers and roadways of impossible traffic.

Thank You,

Christine Mackey  
303 E Rex Place,  
Madeira Beach, Florida 33708

## Servedio, Aimee

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**From:** Stella <stellaphotos@verizon.net>  
**Sent:** Monday, January 11, 2016 9:22 AM  
**To:** Annras1@gmail.com; Carrden23@gmail.com; Hodges, Nancy; dlaw@giopsnow.com; Jdomingue1@tampabay.rr.com; jeffthejewelerflorida@gmail.com; Jim.Everett@yahoo.com; Shontz, Pat; yachtbrk1@yahoo.com; Lister, Terry; greg@maguire7.com; mike@doradosi.com; stellaphotos@verizon.net; john@villeswiss.com  
**Subject:** Holiday Isle Marina project!

Hello,

My husband and I have been residents of Madeira Beach for over 25 years.

We as our neighbors are thrilled about the improvements that have been accomplished in our city for the past several years.

Which built confidence in our city management to make the right decisions to ensure the character of a family beach community for all Madeira Beach residents.

By approving the proposed development agreement and PD Planning we feel that our quality of life will be comprised for revenue.

This latest proposed development agreement for the property located to the east of the Madeira Beach Marina on Tom Stuart Causeway is questionable and how is it in alignment with Goal #1 in our Comprehensive Plan!

We understand that the property will need to be rezoned to Planned Development to accommodate the size of the proposed development.

Before approving any change in zoning to planned development. Where are the documents/studies to back up why this should be developed as in the proposed agreement?

Traffic study which has proposed additional 4,000 daily trips added to 150<sup>th</sup> which is already congested especially during tourist season, when bridge is up and when school is starting or ending. This study was not done at the height of our tourist season!

How many boaters a day/month use this entrance for access to the Madeira Beach marina boat ramp?

EPA environmental study – Retention run off for this development? How will additional boat traffic affect water quality?

Marina redevelopment?

Water & Sewer; additional use and stress on an already dated system that needs updating.

Emergency Management? Evacuation studies especially during an emergency.

What financial guarantees have been provided to establish that investors/developers are financially secure and will be able to sustain throughout the process of the development?

How will this development benefit the residents of Madeira Beach?

Please reconsider not changing the zoning on this development until the required studies are done and the results are made public.

Some of the objections pertain to the height and size of the development.

These are just a sample of concerns my neighbors and I have about changing the zoning.

We feel that each proposed development is unique and should be considered one at a time and not make a across the board decision.

Bill & Stella Mansfield

14607N. Bayshore Dr.

(727) 391-2689

## Servedio, Aimee

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**From:** Ingrid Ferro-Spilde <iferro-spilde@conceptclinicalresearch.com>  
**Sent:** Monday, January 11, 2016 3:46 PM  
**To:** Crawford, Shane  
**Cc:** 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:** In Favor of zoning change for Holton Property

Board Members of Madeira Beach,

I, as a resident of Madeira Beach and native to the area, am looking forward to the zoning change at the Holton Property. We appreciate all of the changes that have taken place over the years, to make our city a more beautiful place, to not only live but for others to visit. We take pride in saying we live in this beautiful area and that more and better changes are forth coming. We can't wait to having another great destination in our community to enjoy by land and by water. I like the plans that were shared at the last meeting and think it will make the entrance to our city beautiful. I believe that with more people (residents and tourists) wanting to come to our city, our businesses (large and small) will thrive, and in return will generate more funds for the city for even more improvements in the future.

I thank you for your time, look forward to the meeting this evening.

Regards,  
Ingrid Ferro-Spilde

Ingrid Ferro-Spilde, CCRC  
Concept Clinical Research  
1301 Seminole Blvd.  
Plaza Centre, Bldg. E Suite 142  
Largo, FL 33770  
Office: 727-455-2078  
Fax: 727-648-4999  
iferro-spilde@conceptclinicalresearch.com

Servedio, Aimee

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**From:** Grace Brown <gracebrown943@gmail.com>  
**Sent:** Monday, January 11, 2016 4:46 PM  
**To:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carnden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com  
**Subject:** New Developments

Dear City officials

I'm asking you as a resident of Madeira Beach to think carefully before you approve the project to be built on the Holton property on Tom Stuart Causeway.

I moved here 16 years ago because I love the beach and the easy access and the small town peaceful feeling I get every time I cross over the causeway bridge. I sell real estate here and can't tell you how many times I've heard that same comment from clients.

I'm all for new development but why does it have to be on such a grand scale (other than big bucks for the developer) Tom Stuart is already very congested during peak hours and super congested during spring break. I can't imagine how bad it would be with that many more cars a day. That property isn't that huge. Why not have the same type of scenario only on a smaller scale. I'm sure you could find a developer willing to do that. After all the Marriott came in and they seem to be doing fine. By the way is this the same developer who tried to go in by Gators?

Please listen to your citizens of Madeira Beach as they are the ones who elected you. What you do with this project will set a precedent for future development.

Sincerely

Grace Brown, Realtor  
Century 21 Real Estate Champions  
4350 Duhme Rd  
Madeira Beach FL 33708  
Direct: 727-455-2978  
gracebrown943@gmail.com

**To: undisclosed-recipients: ;**  
**Subject: UPDATE ON IMPORTANT MEETINGS RE: HOLTON PROPERTY ON THE TOM STUART CAUSEWAY**

**IMPORTANT INFORMATION  
REGARDING THE HOLTON PROPERTY ON TOM STUART  
CAUSEWAY**

**The Future of our Unique Beach Community is Being Threatened and  
As a Community, we CAN make a difference!!!!**

**Please plan on attending these important meetings and  
Forward to EVERYONE you know and make your voice heard**

**Meetings**

**January 11 at 7pm:**

- The Planning Commission will hold a public hearing for the first reading of the Development Agreement and Ordinance 2015-18 (to change the zoning of the property from C4 - Marine Commercial to PD – Planned Development).

**January 12 at 6pm:**

- The Board of Commissioners will conduct the first reading of Ordinance 2015-18

**February 9 at 6pm:**

- Upon passage of the Ordinance, the Board of Commissioners will conduct the second and FINAL reading of the Development Agreement and Ordinance 2015-18.
- The Tom Stuart Causeway is the Gateway to our City; and the first thing we see as we cross the bridge is the small town charm that Madeira Beach represents. We want to keep the unique character that makes Madeira Beach a Special Place. That is exactly why so many of us live here!
- The City needs to have a coastal identity throughout the Town Center and the Gateway to the City as visitors and residents come across the Tom Stuart Causeway.
- If this development agreement is approved, then we will have 10 story modern glass buildings as the Gateway to the City. And that is likely to set a precedent for future 10 story modern glass buildings at the North West side of 150<sup>th</sup>

Ave. Do we really want 10 story modern glass buildings to be the Gateway to our unique City?

- The City Manager stated that without this project we could have a big box store like Target or Bass Pro Shop on that property. But the reality is that the average box store needs far more acreage than is available.
- Traffic is a HUGE issue. The FDOT study says that this project will add 3,690 vehicles a day. But that traffic study was done in September, the least busy month of the year. Think what it will add in February and March!

**Here are the basics of the Development Agreement**

The proposal is to build the following 10 story buildings:

|                   |                 |
|-------------------|-----------------|
| 3 Condo Buildings | 68 total condos |
| 1 Condo Hotel     | 150 condos      |
| 1 Hotel           | 175 rooms       |
|                   | 393 residences  |
| Restaurant        | 200 seat        |
| Total Parking     | 573 cars        |

Plus marina slips will be added on the east of the property in addition to the existing covered marina slips

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. On Dec. 4<sup>th</sup> the Tampa Bay Times St. Pete section had an article that was titled "Building Boom in Beach City". It said more than 5 major new hotels are either planned or contemplated. It talked about planned development for the Barry Loft property on Madeira Way and 150<sup>th</sup> and said it would become a **massive tourist complex** including at least 2 hotels, retail space, restaurants and a renovated marina. The City Manager was quoted as saying it would be an \$80-\$100 million project – larger than this project. **And how many more cars will that add to 150<sup>th</sup> and our city!** There will be gridlock and congestion on our major streets.

**Develop, but be reasonable so we retain our unique character!**

**If you ever wanted to make a difference in your community NOW is the time**

**Remember YOU can make a difference!!! Contact your City Officials!**

Servedio, Aimee

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**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,

② 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:

① 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](mailto:madbeachinfo@gmail.com)>  
**Date:** January 7, 2016 at 6:37:45 PM EST

Servedio, Aimee

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**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

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**From:** Crawford, Shane  
**Sent:** Thursday, January 14, 2016 2:22 PM  
**To:** John Lipa  
**Cc:** John Lipa; Larry Roelofs; Palladeno, Travis; Rodde, Cheryl  
**Subject:** RE: Re:

You are correct is all statements...

②

Remember, the mayor and I are hear for the residents first. If we can entertain some tourists and get them to leave some money behind, that comes second.

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

not  
a  
project

**From:** John Lipa [mailto:jb.lipa@icloud.com]  
**Sent:** Thursday, January 14, 2016 11:27 AM  
**To:** Crawford, Shane <scrawford@madeirabeachfl.gov>  
**Cc:** John lipa <lipa171@gmail.com>; Larry Roelofs <lbroelofs@msn.com>; Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Rodde, Cheryl <crodde@madeirabeachfl.gov>  
**Subject:** Re:

①

Shane

I thank you for your leadership. The project is still significant in size and scope but the changes are welcomed. Lower profile buildings (height) would be appreciated elsewhere on 150th.

When things settle out I would welcome an opportunity to meet Mr. Holton and welcome him to the neighborhood.

Once the development becomes operational it would be good if the developer could meet periodically with the neighborhood to get feedback on what is working or not. Perhaps you could float this concept.

Three thousand car trip is still a hefty number. The more the development can shuttle residents and guests by van, golf cart, maybe even making bikes available will help reduce the major concern I. e. Traffic congestion

The same should be suggested to other developers along 150th

Besides vehicles the developments will first and foremost bring more people. The sidewalks on this side of 150th should be examined for trip hazards. I am assuming the side to be redeveloped will be made anew including the sidewalk.

These visitors will also bring pets and children provisions need to be made for trash and pet dropping receptacles. The sidewalk may also need to be widened to accommodate increased foot and bike traffic

While FDOT is modifying 150th to accommodate these developments perhaps it would be a good time for them to look a the crumbling curb near the manhole next to our entrance and the huge depression on the other side of the entrance caused by cars and trucks making U turns. If nothing else they are very unsightly and a safety hazard.

Again

Thank you

John Lipa  
Vice President  
Madeira Cove Condominium Association

Sent from my iPhone

On Jan 14, 2016, at 9:54 AM, Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)> wrote:

*not a repeat:*  
John and Larry,

I appreciate your association's willingness to cooperate with the Holton Development.

I think the reductions make this a more palatable project for the community to embrace.

I have cc'd both of you on a memo and feel free to pass it along to your people.

Also, the two things requested last night was for signage for bikers approaching your driveway. I will have signs installed that say "be aware of exiting traffic" or something like that.

I will also have the entire area sprayed for sand spurs.

Now the lady's comment about the curve in the road....I'm kind of screwed on that one 😊

The memo should be emailed to you within the hour and a hardcopy sent as well.

Shane B. Crawford  
City Manager  
Madeira Beach  
727-391-9951 ext 228  
[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)

**Servedio, Aimee**

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**From:** Mansfield, Stella S <ssmansfield@co.pinellas.fl.us>  
**Sent:** Wednesday, February 3, 2016 1:26 PM  
**To:** Shontz, Pat  
**Attachments:** MB - Traffic Study.pdf

## **Letter to Concerned Citizens - Jan 28, 2016**

### **The Holiday Isle Marina Traffic Study Underestimates the Traffic Implications of the Proposed Development**

The Holiday Isle Marina developer commissioned a limited traffic study to measure traffic volumes at the existing entrances to the development site as a means to estimate the likely impact of increased traffic that the development would create. The study involved a 3-part process.

1. Collected actual data about traffic flows at the two intersections currently serving the site on the west side of the Tom Stuart Causeway. The data were collected on Tuesday, September 28, 2015 between 4 pm and 6 pm. Twenty-two vehicles entered and 23 vehicles exited the site at the two intersections during the 2-hour data collection period. In addition, 2,108 vehicles (1,120 eastbound and 988 westbound) transited the divided highway during the data collection period. This constituted all of the sample traffic data collected for the study.

**Study Deficiency 1** - It should be noted that a significant portion of the docks at the city marina were under construction at the time of the data collection. Thus, the sample, in all probability, underestimates the amount of traffic that will be entering and exiting the marina and transiting the causeway once the marina dock construction project is completed.

2. Used ITE Trip Generation Rate Tables to estimate the number of trips the condominium, hotel and restaurant facilities would create on a daily basis and during the peak 4 pm to 6 pm evening rush hour. This analysis indicated the facilities would generate an additional 3,690 daily trips; 300 of these trips would occur during the 2-hour evening rush period. Thus, the number of evening rush hour trips would increase by 14% from the current 2,108 trips to 2,408 trips. According to the consultant's report, the additional traffic would reduce the traffic LOS (Level of Service) one grade from a LOS C to an LOS D and require a permit application with FDOT.

The number of trips generated by the Holiday Isle Marina development is a function of the number of residential units and the average daily number of trips for each type of residence plus traffic generated by the restaurant. The table below contains information about the trip frequency for each type of residence and the restaurant and shows the resulting daily, weekly and

annual trip totals that the Holiday Isle Marina project will create. According to the traffic consultant's data, during the course of a year the project will generate nearly 1.35 million additional vehicle trips. The condo hotel and hotel will account for 55% of this additional traffic and the restaurant will contribute 36%. The condo units will have a relatively small 8% impact on the increased traffic congestion.

#### **Vehicle Trips That Will Be Created by the Holiday Isle Marina**

| <b>Occupancy Type</b> | <b># of Units</b> | <b>Trips per Day</b> | <b>Daily Trips</b> | <b>Weekly Trips</b> | <b>Annual Trips</b> |
|-----------------------|-------------------|----------------------|--------------------|---------------------|---------------------|
| <b>Condo</b>          | 68                | 4.2                  | 284                | 1,988               | 103,660             |
| <b>Condo/Hotel</b>    | 150               | 4.2                  | 627                | 4,389               | 228,855             |
| <b>Hotel</b>          | 175               | 8.2                  | 1,430              | 10,010              | 521,950             |
| <b>Restaurant</b>     |                   |                      | 1,349              | 9,443               | 492,385             |
|                       |                   | <b>Total</b>         | <b>3,690</b>       | <b>25,830</b>       | <b>1,348,850</b>    |

**Study Deficiency 2** - It should be noted that the consultant's report did not estimate the manner in which the Holiday Isle Marina slips would contribute to additional traffic. It is quite possible that the owners of the condo hotel units will periodically rent out their units to short- or long-term tenants while continuing to dock and use their boat slips at the marina, thus generating additional complex traffic.

3. Used HCE software to conduct an intersection analysis of the two intersections that would serve the development - a full intersection at the city marina and a right/in, right/out driveway very close to entrance to the development site. This analysis yielded the results summarized below.

#### **Current and Future LOS Levels at the City Marina and Right/In and Right/Out Driveway**

| <b>Intersection</b>      | <b>Marina</b>     |                | <b>Right/in &amp; out</b> |
|--------------------------|-------------------|----------------|---------------------------|
| <b>Time Period</b>       | <b>Turning In</b> | <b>Turning</b> | <b>Turning in/out</b>     |
| <b>Current Situation</b> | LOS B             | LOS C          | LOS B                     |
| <b>Proposed</b>          | LOS B             | LOS D          | LOS B                     |

The data indicate that there would be a degradation in service for vehicles turning out of the marina from LOS C to LOS D. As one would expect, this degradation was most significant for vehicles crossing traffic to turn left.

**Study Deficiency 3** - Several traffic factors unique to the Tom Stuart Causeway were not considered in the traffic study. These are factors that could have a material impact on traffic congestion on the causeway between Gulf Boulevard and the intersection of Duhme Road as well as at the ingress and egress to the City Marina and the proposed development site.

- A drawbridge that randomly stops traffic in both directions causing back ups as far as Duhme Road to the east of the bridge and as far as Gulf Boulevard to the west.
- A fundamental school that causes traffic back ups at the intersection of 150th Avenue and Duhme Road on weekdays during the morning rush hour and in mid-afternoon when school lets out. City officials estimate that the school generates approximately 1,200 trips twice daily.
- A major highway and emergency evacuation route that serves as the primary commuting and evacuation vehicle route for Madeira Beach as well as Redington Beach and the southern end of North Redington Beach.
- A major route for public safety vehicles (Sheriff, fire/EMS and ambulance) entering and exiting Madeira Beach to provide service.

None of the above important factors were taken into consideration in the developer's traffic report. Furthermore, neither the city's professional staff nor its planning consultant augmented the Holiday Isle Marina traffic study to consider the critical points raised above.

**Study Deficiency 4** - The consultant's traffic study did not take into consideration the traffic implications of special events that draw large numbers of visitors to the city. None of the traffic- and parking-related aspects of these events were discussed in the study. Examples are:

- Beach volleyball

- Fishing tournaments and other public events at the marina
- Fishing tournaments and other public events at John's Pass
- College softball tournaments at the new city hall ball fields
- Babe Ruth baseball league events at the city ball fields
- John Leveque Pirate days
- Wednesday city market
- Weekend craft fairs

**Study Deficiency 5** - A final missing piece in the city's ability to accurately forecast traffic levels created by development is the lack of a dynamic model that enables city planners to predict the traffic impact of multiple projects and of potential new projects. The developer's traffic study was a snapshot in time and at two intersections in isolation of other large-scale projects being planned/developed in the same general area. It did not take into consideration the actual dynamics of development and other activities in the city that contribute to traffic flow and congestion. Unfortunately, the city does not currently have the capability to dynamically model and analyze multiple large-scale, high-density projects and has not pursued the means to acquire this vital analytical tool. Two examples of this shortcoming are listed below. Both will lead to further degradation of traffic flow and safety on Tom Stuart Causeway.

- Barefoot Beach, a recently approved high-rise, high density hotel on Gulf Boulevard
- The Barry Loft Property, a high-density project in the development stage for the 150th Avenue and Madeira Way area.

### **Conclusion**

If the city approves the Holiday Isle Marina project in its current form, it will set the precedence for future high traffic impact projects leading to substantially higher traffic volumes and LOS E levels of congestion on Tom Stuart Causeway. In all likelihood, the construction of Holiday Isle Marina in its present form will create another major traffic jams on the causeway similar to the draw bridge openings and school backups. A further safety problem will be the need for vehicles entering the Holiday Isle Marina from the east and vehicles leaving Holiday Isle Marina to the west to cross two lanes of traffic and the median of a busy causeway.

**The hotel on Gulf Boulevard is Barefoot Beach. And the other upcoming BIG project is the Barry Loft properties which are on 150th and Madeira Way.**

## Servedio, Aimee

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**From:** allenpj@netzero.net  
**Sent:** Saturday, February 6, 2016 2:48 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:** Holiday Isle Marina Development

I just wanted to say that I think this project is not in the best interest for Madeira Beach. To be able to cross a bridge without big hotels is a welcome site - this shows that the administration cares about the people of Madeira Beach. You have a chance to not follow site with other communities (that after they allowed such thing to happen have regretted it), make Madeira Beach unique, inviting, and not block the sun or take the sun out of the Sunshine State. I don't even want to begin to tell you the traffic issues that will negate the community as a result of this project.

For the sake of Madeira Beach, Pinellas County and the State of Florida - leave something behind that you will be proud to leave to your kids grand kids and beyond. Make something that welcomes people, friends, family to a beach community.

Think before you react.

Paul & Julie Allen  
518 Lillian Drive  
Proud to be from and live in Madeira Beach, FL

## Servedio, Aimee

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**From:** Jeff Taylor <top\_down67@yahoo.com>  
**Sent:** Saturday, February 6, 2016 10:00 PM  
**To:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carnden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com  
**Subject:** FOR Holiday Isle Development

I keep getting blasted by some group calling themselves "Concerned Citizen" urging me to write against the planned development in Mad Beach.

I say "F" Them! I am 100% for modernization and development of Madeira Beach. I say BRING IT! The bigger, the better! Let the tourists pay for development and infrastructure improvements. I welcome them with open arms.

Jeff Taylor  
14047 Miramar Ave.  
Madeira Beach

**Servedio, Aimee**

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**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 150<sup>th</sup> 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 Archimbauld 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

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**From:** Catnat1973@aol.com  
**Sent:** Sunday, February 7, 2016 3:05 PM  
**To:** Crawford, Shane; tpalladeno@madeirabeach.gov; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat  
**Cc:** Jim.Everett@yahoo.com  
**Subject:** HOLIDAY ISLE MARINA DEVELOPMENT

To

Ladies and Gentlemen ,

As a property owner and taxpayer of Madeira Beach for the past 35 years I have a number of questions and thoughts on the proposed rezoning and Development Agreement involving the Holton Property on Tom Stuart Causeway .They are listed below :

1.Why is such a high density development even being considered ? How will this proposal "maintain the unique beach community character of Madeira Beach ? "

2.In my opinion , without this agreement and re-zoning, the subject property suffers from inadequate access which in turn limits it's development potential and value .If the proposed rezoning and development agreement are passed this will immediately enhance it's value by several millions of dollars but at what cost to the community ?

3. Approval would create a precedent for other high rise buildings and adversely impact traffic at the base of the bridge ,extending all the way back to Gulf Blvd. and beyond .Will this be beneficial to the community ?

4. Access improvements are an integral part of the plan and incorporate improved access roads across municipal property .Furthermore the City is paying an estimated \$806230 towards offsite road improvements [equal to 100% of estimated transportation impact fees ] with the developer paying for any excess costs that exceed the City's contribution .QUESTION —WHY ? Why should this enormous sum of taxpayer money be used for transportation improvements that are primarily for the benefit of a private property owner ? Why should the City give away taxpayer money in this way ? What are taxpayers getting in return ?

5. The site area is 4.9 acres [MOL] and the Developers are proposing a development of 671745 s.f.with a permitted development of 799400 s.f.or a floor area ratio of 4.0 To put this in to context, back in the 70's a height restriction was placed on beachfront condo development of 5 stories over parking .The effect of this was to restrict condo heights on the beach to between 60 and 70 feet .What justification is there from departing from this well established precedent to approve a 10 story building ?

6. The City is proposing to enter into a Development Agreement which sets out the parameters and entitlements for this parcel of land ,This Development Agreement 'runs with the land ' which means that whenever the title to the land changes, the entitlements pass along with it .This is a tremendous advantage to the developer since it makes it possible to sell off different parcels of land together with allocated development entitlements .

Conclusion :

Thee proposed re-zoning and Development Agreement will be of great benefit to the land owner and developer will set a precedent [if passed ]for other high rise developments and will forever alter the unique beach character of Madeira Beach .It will also possibly have adverse traffic impacts and cost the taxpayers of the City a very large sum of money that could possibly have been spent differently

As City officials your prime responsibility is to the tax payers who elected you .As far as I can see they are getting very little in return .

I hope these thoughts are helpful .

Peter Irving

**Servedio, Aimee**

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**From:** Dianne Ray <dianne.dcr@gmail.com>  
**Sent:** Monday, February 8, 2016 10:38 AM  
**To:** Lister, Terry  
**Cc:** Poe, Elaine; Shontz, Pat; Hodges, Nancy  
**Subject:** marina rezone

Please vote no to marina rezoning. More research needs to be done in regards to traffic and infrastructure impact.

Respectfully,  
Dianne Ray  
resident

Servedio, Aimee

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**From:** Judy Tagert <judy@judytagert.com>  
**Sent:** Wednesday, February 10, 2016 8:16 AM  
**To:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry  
**Subject:** Future PD

I am against any PD that is 8 stories tall.

The Holiday Isle project is the first and the other developers are lined up (like vultures) waiting to see how this project plays out.

Gulf Blvd, 150th and Madeira Way will be a constant gridlock every day for 12 months of the year IF these projects are approved. Our 2 grocery stores will be congested all the time. Our public services will be strained. This is not just 1 PD ....there are several vultures that want to build 8-10 stories. Just the construction alone will create problems since 150th is the main corridor to travel on and off the island.

The people that are in favor of this kind of project probably have some kind of benefit they think they will get from this.

The developers and those that will benefit from this (such as The City, real estate broker, yacht broker, etc) could give a damn about the daily problems these projects will cause the residents that live here.

I do not think the City needs 2 or 3 more hotels...ridiculous.

I think most people agree that a 4 or 5 story development would be much more acceptable.

Since 4 or 5 projects are in the works...I am hoping that you will think twice about saying 'yes' to granting the PD status from C-4. PD status will then allow these developers to build 8 story buildings.

As a commissioner you are suppose to represent the people of Madeira Beach.

I would hope you as a commissioner have the 'guts' to vote NO to allowing any 8 story development.

Judy Tagert  
800 Bay Point Drive  
Madeira Beach, FL 33708

**Servedio, Aimee**

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**From:** Vincent DeMascio <vdemascio@cogeco.ca>  
**Sent:** Saturday, February 13, 2016 11:13 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:** Holiday Isle

To the City Leaders,

Development is good for all if the development is **reasonable** and supports the **culture** of the community. It is my humble opinion that this Holiday Isle development is too high density and the plan should be modified. As an owner in 401 150<sup>th</sup> Ave, it is difficult to exit the parking area now and our views will be destroyed as will the views looking into the community.

High density areas require additional police resources especially in a tourist focused development, people are there to enjoy and many over enjoy. When the bridge is up everything grinds to a halt, then add a substantial number of vehicles and your traffic flow will be seriously impacted, which has an effect on emergency vehicles. I understand a traffic flow study was done, my question is when was it done in February / March or June / July at high traffic times. I speak from 37 years in law enforcement.

I am only one voice, and have been part of this community since 1989.

Respectfully,

Mr. V. DeMascio

**Servedio, Aimee**

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**From:** Lawrence H Brand <respite28@aol.com>  
**Sent:** Friday, February 19, 2016 10:35 AM  
**To:** Palladeno, Travis  
**Subject:** Holiday isles

Not in favor absolutely no. weekends loaded with people from all over besides tourists. traffic nightmare, less food in stores, build parking garages that's what we need, not more condos,bars,restaurants.this is a small section John pass. Keep it as is, repair water lines, bridges,roads. Think what's best now. Your ideas are not for the people who live here.

Sent from my iPad

**Servedio, Aimee**

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**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

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**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

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**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

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**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 Borny; 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 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:** Re: Bigger is not better

② 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:

Repeat  
↓  
① 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

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**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; jeffthejeweler@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

similar but  
not a  
repeat of  
the previous  
(3/12)

**Servedio, Aimee**

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**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

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**From:** PJ Everett <everetp@gmail.com>  
**Sent:** Tuesday, March 15, 2016 10:18 PM  
**To:** Palladeno, Travis; Poe, Elaine  
**Cc:** Crawford, Shane  
**Subject:** Holiday Isle Project, Tom Stuart Causeway

Dear Mayor Palladeno and Vice Mayor Poe,

Apparently, our city now accepts written submissions from residents regarding the recently proposed new developments. I base this on the change in process adopted at the Planning Commission meeting of March 14th where the City Attorney read ex-parte communications into evidence.

We are writing to you about the proposed development on the property next to the City Marina known as the Leverock site/Holiday Isle Project that is on your agenda for March 16.

We are in favour of development of the site in line with an overall vision for Madeira Beach Town Center and concur with our city goal to 'maintain the unique beach community character' as published on the City of Madeira Beach website (Planning and Zoning.) We have a very special and unique town on the Gulf Beaches, currently seen as balanced between commercial and residential needs - albeit requiring improvement. Madeira Beach does not wish to become another Clearwater Beach or St Pete Beach – we have our own identity, rooted in a fishing village heritage with a seaside appeal.

For us, Madeira Beach's uniqueness comes from:

- fantastic combination of grocery, drug-store, post-office, library, rec-center and city hall, all within compact walking area
- low rise main street district with shopping opportunities and services for a range of incomes, suitable for residents and visitors alike.
- primarily distinctive local shops and restaurants only found in Madeira Beach - not national brands or chains
- not replicating the high rise, steel, concrete and glass, congested centers of Clearwater Beach, Miami or many other towns across the US.

In this case, having attended the legally required developer's meeting, we do understand this proposal is a mixed use community, attempting to make the most of the waterside site and serve as a gateway into town. We applaud the architects for trying to create some interest & views with the stepped buildings and providing some public amenities.

However, as a year round residents and property owners in Madeira Beach, we do have some concerns and observations.

#### Madeira Beach Gateway and Development Scale

This proposed development will be the new gateway building to Madeira Beach, the first view and impression presented to visitors and residents alike.

The current 'gateway' and marker to the town is the towering Ocean Sands development on the junction of 150<sup>th</sup> and Gulf Blvd. When built, this development was widely considered a mistake, as evidenced by a change in the zoning regulations so that, today, a high density Ocean Sands would not be permitted. Currently, there is no incentive for redeveloping the Ocean Sands and thus removing this blot on the landscape. It appears this current proposal under consideration, a massive (an adjective used by our City Manager in 'The Wave' Volume 4, issue 1) development recreates the city acknowledged errors of Ocean Sands: we urge you not to repeat a planning mistake of the past that leaves future generations with an unwanted high density eyesore.

At various public meetings, the developer has stated to residents that the final buildings may be smaller than that stated in a planning agreement with the city. This may well be the case, but it is not an assurance we can rely on. The planned development agreement is what we can rely on to insure that the development maintains our unique beach character, and will also set the precedent for the developments to follow in the Madeira Beach Town Center.

We understand from the city manager that the developer needs to make a return on his investment. In reality, the developer's primary objective is to maximise his return, which means highest densities and buildings he can negotiate with the city. Such development is not compatible with the objective of maintaining the unique beach community character; it would propel the character of Madeira Beach in the direction of the suffocating atmosphere of Clearwater Beach. Is this what the commission intends? Higher net worth visitors are prepared to pay more for lower density, high quality accommodation. The developer will make a substantial return at lower densities.

The city also gains through an increased tax base, and this is very attractive for investment in public amenities. I caution the Commission against greed; not to be seduced by the notion of allowing taller buildings and higher densities in return for increased tax base. Concurrent with a larger tax base is increased costs to provide and operate greater infrastructure capacity: a legacy of higher costs for the future generations. There will be many more opportunities to increase the tax base in a sustainable way with other developments in the pipeline, along the causeway and Madeira Way.

We urge the commission to develop this new gateway to our city in a manner that retains and enhances Madeira Beach's 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. The proposed 'contemporary coastal' concrete and glass architecture would not differentiate Madeira Beach from neighboring over developed towns, nor the south-eastern USA.

As explained by our City Manager in the current issue of 'The Wave', the ordinances you passed with other members of the Board of Commissioners to allow Planned Developments are effective tools that come with great power and great responsibility. Specifically, you have the power to balance the size/density/increased tax base of the proposal in front of you against the detrimental impacts on our city and harm to the way of life of our citizens. We trust you would "not approve something that doesn't fit what Madeira Beach is all about" (to use Shane Crawford's words) and maintain the unique beach community character of our City.

#### Other Concerns

- **Traffic** – at numerous times the traffic on 150th and nearby Gulf Blvd is problematic at best. We 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!
- **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. We 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.

- **Pedestrian safety** – We praise the developers for proposing pedestrian walkways and a new route under the drawbridge to connect with Millennium Park. Florida is well known as a most dangerous place for pedestrians. While making road improvements, the developers should consider other opportunities for improving pedestrian safety, particularly at other points along Tom Stuart Causeway.

If the Holiday Isle Project is approved as is, then it will set a precedent to proceed with other major projects planned or on the way, which we understand includes a much larger scale redevelopment of 150th and Madeira Way, and the Winn Dixie site. While such redevelopment is needed, it must be appropriate to the uniqueness and needs of our city.

Under your leadership, Madeira Beach has come a long way in recent years; let's not now clone it into another Clearwater Beach, St Pete Beach or mini Miami, but rather retain our unique beach community and develop our own distinctive, locally appropriate scale and style. We are pro appropriate locally sensitive development.

Sincerely yours,

Philip Everett and Ellen Lamparter

14900 Gulf Blvd Apt 306, Madeira Beach

Servedio, Aimee

---

**From:** Thomas Trask <tom@cityattorne  
**Sent:** Tuesday, February 9, 2016 2:56 P  
**To:** Palladeno, Travis; Hodges, Nancy  
**Cc:** Crawford, Shane; McGrady, Cher  
**Subject:** Quasi-judicial proceedings

These are all  
non-resident emails  
that were in the  
stack.

Mayor, Vice-Mayor and Commissioners,

A couple of weeks ago I was asked by the Vice-Mayor to explain why the Holiday Isles Project (Development Agreement and rezoning) was considered quasi-judicial. The Vice-Mayor wanted me to explain it to the entire Commission with the case law, statutory law and city code provisions being provided. I plan on providing that to you tonight under City Attorney Report. I will also be able to answer your questions. See you tonight. 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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**Servedio, Aimee**

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**From:** Thomas Trask <tom@cityattorneys.legal>  
**Sent:** Thursday, February 4, 2016 11:21 AM  
**To:** Palladeno, Travis; Poe, Elaine; Lister, Terry; Hodges, Nancy; Shontz, Pat  
**Cc:** Crawford, Shane; Luis Serna; Planning; McGrady, Cheryl; Katie E. Cole  
**Subject:** Holiday Isle Development

Mayor, Vice-Mayor and Commissioners,

I just returned from vacation and reviewed the City Manager's email (2/2/16 at 9:59 a.m.) regarding the Planning Commission and Commission meetings. I have also had the opportunity to discuss the schedule with the City Manager as well. Because I am very concerned about due process and fairness to both the City and the Applicant I have expressed my concerns about having the Holiday Isle Application vetted at a Workshop meeting. This simply cannot happen without exposing the City to litigation. Therefore the application process will be the same as any other application the City is considering. Here is the calendar for the Holiday Isles Application:

Planning Commission meeting on February 8, 2016. This is a continuance of the previous hearing. At the last hearing the Planning Commission ended the meeting with a statement that no additional evidence would be considered. The Applicant, however, revised its application and therefore it is my opinion that the Planning Commission could and should reopen the hearing to consider the changes. There would be a presentation from City Staff and the Applicant on the changes. The meeting should then be opened for public comment. Once this is completed the Planning Commission should make a recommendation to the Board of Commissioners.

Board of Commissioner's meeting on March 16, 2016. At this meeting City Staff should make a presentation, which will include the PC recommendation and possibly their rationale, the applicant will then make its presentation, the public will be able to comment and then the Commission will deliberate. This deliberation will encourage in depth discussions between the Commissioners about the project. In the end the Commission must approve the application, deny the application or approve it with conditions. Please remember that your code provides an opportunity to modify/revise the Development Agreement. If it is your direction to revise/modify the Development Agreement we will make the changes, if agreed to by the Developer, and bring it back at the next Commission meeting.

There will be no workshop meeting. Thank you for your understanding. Please call me if you have questions. 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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## Servedio, Aimee

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**From:** Poe, Elaine  
**Sent:** Thursday, January 21, 2016 3:31 PM  
**To:** Elaine Poe; Hodges, Nancy; Shontz, Pat  
**Cc:** Crawford, Shane; McGrady, Cheryl; Servedio, Aimee  
**Subject:** Re: Quasi-judicial proceedings

Repeat  
↓  
**From:** Thomas Trask <tom@cityattorneys.legal>  
**Sent:** Friday, January 8, 2016 10:26 AM  
**To:** Palladeno, Travis; Poe, Elaine; Elaine Poe; Lister, Terry; Hodges, Nancy; Shontz, Pat  
**Cc:** Crawford, Shane; Rodde, Cheryl; Servedio, Aimee  
**Subject:** Quasi-judicial proceedings

Mayor and Commissioners,

I just want to sent you a reminder of my advice to you as it relate to quasi-judicial matters. I spoke a little bit about it at a meeting last month. The advice was that you should refrain from any ex-parte contact with the developer, its agents and attorneys, as well as anyone else (including residents and Planning Commission members) when the issue relates to a quasi-judicial matter that you as a Commission will eventually consider and act upon. Please remember that your code provides as follows:

An ex-parte communication, or site visit shall be disclosed by the city official who is a party thereto at the commencement of the hearing and shall include the substance of the communication or site visit as well as the identity of the person, group, or entity with whom any communication took place. Persons with opinions contrary thereto shall be given a reasonable opportunity to refute or otherwise respond to the information acquired by the communication, investigation, site visit or expert opinion.

The purpose of the advice I gave you was to avoid having to make this disclosure.

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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**Servedio, Aimee**

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**From:** Crawford, Shane  
**Sent:** Thursday, January 14, 2016 9:55 AM  
**To:** John Lipa; John lipa; Larry Roelofs  
**Cc:** Palladeno, Travis; Rodde, Cheryl

John and Larry,

I appreciate your association's willingness to cooperate with the Holton Development.

I think the reductions make this a more palatable project for the community to embrace.

I have cc'd both of you on a memo and feel free to pass it along to your people.

Also, the two things requested last night was for signage for bikers approaching your driveway. I will have signs installed that say "be aware of exiting traffic" or something like that.

I will also have the entire area sprayed for sand spurs.

Now the lady's comment about the curve in the road....I'm kind of screwed on that one ☺

The memo should be emailed to you within the hour and a hardcopy sent as well.

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

**Servedio, Aimee**

---

**From:** Thomas Trask <tom@cityattorneys.legal>  
**Sent:** Friday, January 8, 2016 10:26 AM  
**To:** Palladeno, Travis; Poe, Elaine; Elaine Poe; Lister, Terry; Hodges, Nancy; Shontz, Pat  
**Cc:** Crawford, Shane; Rodde, Cheryl; Servedio, Aimee  
**Subject:** Quasi-judicial proceedings

**Mayor and Commissioners,**

I just want to sent you a reminder of my advice to you as it relate to quasi-judicial matters. I spoke a little bit about it at a meeting last month. The advice was that you should refrain from any ex-parte contact with the developer, its agents and attorneys, as well as anyone else (including residents and Planning Commission members) when the issue relates to a quasi-judicial matter that you as a Commission will eventually consider and act upon. Please remember that your code provides as follows:

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The purpose of the advice I gave you was to avoid having to make this disclosure.

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**Servedio, Aimee**

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**From:** Crawford, Shane  
**Sent:** Wednesday, December 16, 2015 8:42 AM  
**To:** Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry  
**Cc:** Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; mike@doradosi.com; annras1@gmail.com; jdomingue1@tampabay.rr.com; carrden23@gmail.com; dlaw@goipsnow.com  
**Subject:** Entry for Holiday Isle Marina  
**Attachments:** Holiday Isle Marina Site Plan.pdf; Holiday Isle Marina Site Perspective.pdf

Good morning BOC and Planning Commission members,

Attached is the latest rendering that we just received this morning for the new Holton project.

John Luckett spoke with their traffic consultant and concurred that their effort would handle the traffic but wanted to see it in print and study it further.

If you have any additional comments or concerns please call either myself or the City Manager. I will also be putting this on the website today and I have left a copy of this and the full packet in the lobby for the public to view.

Thank you and I hope you all have a great day!!

**Cheryl Rodde**  
Executive Assistant to the City Manager  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-9951 x228  
[crodde@madeirabeachfl.gov](mailto:crodde@madeirabeachfl.gov)

## Servedio, Aimee

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**From:** Thomas Trask <tom@cityattorneys.legal>  
**Sent:** Tuesday, December 15, 2015 9:20 AM  
**To:** Katie E. Cole  
**Cc:** Crawford, Shane; Palladeno, Travis; Poe, Elaine; Elaine Poe; Lister, Terry; Hodges, Nancy; Shontz, Pat; Rodde, Cheryl  
**Subject:** Holton Project

Katie,

The City is receiving a lot of phone calls regarding this project. I know that your client is conducting the code required neighborhood meeting on the 17<sup>th</sup> at City Hall and that the 200' notice was sent out to approximately 5 property owners. The City is considering the possibility of having a second informational meeting. Timing, of course, is an issue. What are your thoughts on having the second informational meeting sometime between the December 22<sup>nd</sup> BOC meeting and the January 12<sup>th</sup> BOC meeting? It will be important for your client and the experts to be there. Tom

Thomas J. Trask, Esquire  
Board Certified in City, County and Local Government Law  
AV Preeminent® Rated Attorney  
Tom@cityattorneys.legal  
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**Servedio, Aimee**

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**From:** Rodde, Cheryl  
**Sent:** Monday, December 14, 2015 11:04 AM  
**To:** Palladeno, Travis; Poe, Elaine; Shontz, Pat; Lister, Terry; Hodges, Nancy  
**Cc:** Crawford, Shane; Thomas J. Trask; Servedio, Aimee  
**Subject:** Holton Meeting  
**Attachments:** SKMBT\_C55415121410570.pdf

Dear BOC members, attached is a copy of the notice for the neighborhood meeting on the Holiday Isles Marina Project. Please let me know if you have any additional questions or concerns.

Thank you,

Cheryl Rodde

## Servedio, Aimee

---

**From:** Crawford, Shane  
**Sent:** Tuesday, December 15, 2015 8:54 AM  
**To:** Rodde, Cheryl; Palladeno, Travis; Poe, Elaine; Shontz, Pat; Lister, Terry; Hodges, Nancy; mike@doradosi.com; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@goipsnow.com; annras1@gmail.com  
**Cc:** Thomas J. Trask; Rodde, Cheryl  
**Subject:** RE: Memo

Please note my error.

Quasi-judicial would mean that the BOC members should NOT attend these plan commission meetings.

If the BOC wants to discuss the issue, they can put it on an agenda or the mayor could hold a special meeting.

Tom, am I correct in saying that or am I 0-2 in handling this? ☺

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

**From:** Rodde, Cheryl  
**Sent:** Monday, December 14, 2015 11:51 AM  
**To:** Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Poe, Elaine <epoe@madeirabeachfl.gov>; Shontz, Pat <pshontz@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; mike@doradosi.com; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@goipsnow.com; annras1@gmail.com  
**Cc:** Thomas J. Trask <Tom@cityattorneys.legal>; Crawford, Shane <scrawford@madeirabeachfl.gov>  
**Subject:** Memo

Dear BOC and Planning Comm members, please see the attached memo from the City Manager regarding the meeting on the 21<sup>st</sup>. Thank you

**Cheryl Rodde**  
Executive Assistant to the City Manager  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-9951 x228  
[crodde@madeirabeachfl.gov](mailto:crodde@madeirabeachfl.gov)

not a  
repeat:  
memo  
attached.



## MEMORANDUM

To: BOC Members, Planning Commission Members  
From: Shane B. Crawford, City Manager  
Subject: Planning Commission meeting  
Date: December 14, 2015

BOC members and Plan Commission Members,

Next week STARTS the process for considering the development on what we all affectionately call the old Leverocks property.

This will be the biggest development we as a team have ever considered. The mere thought that this will be considered, voted on, and passed in 30 days is impossible. There are rumors that this was introduced this month to slide it through during the holidays and that is simply not true. This will more than likely take months to consider and approve or reject. The process used to start this development is the same process used on any development that we've ever considered.

A couple of things to keep in mind and I apologize because some of this gets redundant but its relevant:

- 1) I know this gets old, but the hotel currently being built in Treasure Island is an example of what not to do for a development on the beach. Development on the water/beaches is different than development on the mainland. You should consider a development that allows for view corridors along the setbacks. That being said, tall and skinny is better than short and wide. Don't fear height but be responsible with what you allow.
- 2) Your current code allows for 3 stories above parking. However, there are many buildings taller than that in the City. I recently did some work on this issue because any building taller than 3 stories will be looking down (literally not figuratively) at the roof of whatever development is approved. If it were me and I lived in the area, I'd prefer to look at an ornate building with water views on the side instead of a wide building with no water views of which I have to stare at the roof. Roofs are commonly used to put mechanical systems on so the top of the roof is rarely attractive. I took a picture of what that would look like (see attached picture) if you were to live in the area.
- 3) The project is currently zoned C4 Marine Commercial. One of the possibilities a year or two ago was to have a Bass Pro Shop store there. I think we'd all agree that a development like that is not what we'd prefer at the entrance to the City. So remember, this is a property that is privately owned and he can build what he wants to IF he stays within the current zoning regulations. So by rezoning it into a Planned Development district, you give the developer

flexibility but you also give yourself flexibility and greater control on what goes there and how it would be developed.

With all that being said, the Plan Commission has all the time they need to make an educated decision and recommendation to the Board of Commissioners. The Board of Commissioners are encouraged to attend these Plan Commission meetings. The BOC, in turn, has all the time they need to approve or reject this as well.

This is a great thing that we all now need to tackle head on. Remember, what is being initially presented is just a ball of clay. You now need to mold that ball of clay into something that you're comfortable with and fits within your City. Also, this ball of clay potentially brings major tax base to your City. Along with that, it'll bring major numbers of visitors and tourists to our town which is good but creates problems with one being traffic control. The initial development agreement includes language that traffic concerns will need to be addressed by the developer and approved by FDOT. FDOT is a very conservative and slow paced organization. Nothing goes through quickly and it's studied quite intensively. If the developer can't reach an agreement with FDOT, the project dies. Same thing goes for stormwater control and drainage. If the developer can't reach an agreement with SWFWMD (Southwest Florida Water Management District), the project dies. So you can see by just those two hurdles (of which there are plenty more) the developer has an upward hill to climb which will take time.

Keep in mind, you have all the authority to approve this or deny it. Nothing has to move fast. The pace and the terms of the development are in your hands.

Vice Mayor Poe has met with me, she's met with staff, she plans on meeting with the developer and will attend all the Plan Commission meetings. That's the kind of dedication and study this project will require of everyone involved especially the policy setters. If any BOC member or Plan Commission member wants to meet with me or staff or the developer, please let me know and I can arrange for that. However, please leave all preconceived notions of this project "at the door" until you receive the education on this proposal because if crafted correctly, you will create the most incredible entrance to your City that you could have ever dreamed of.

Again, next week is the kickoff to the "Super Bowl" of developments that we've ever tackled as a new administration with the current Board of Commissioners and Plan Commission. We are usually united and unanimous on issues. Don't be shocked that an 80-100 million dollar project does not bring unanimity to the commission chambers. We all have to remember it's ok to disagree but respect each other's opinion and the position they hold.

Other City's would kill to be in the position you are. You get to add significant tax base and recreate the entrance to your City so stay upbeat and encouraged. Everything will work out if it's handled responsibly.

If you have any questions or concerns, please contact me at your convenience.

**Servedio, Aimee**

---

**From:** Crawford, Shane  
**Sent:** Tuesday, December 15, 2015 8:51 AM  
**To:** Palladeno, Travis; Hodges, Nancy; Elaine Poe; Shontz, Pat; Lister, Terry  
**Subject:** Holton Development and meetings

BOC members,

After some consideration and a conversation with the city attorney, I'm going to advise you to NOT attend the upcoming series of Plan Commission meetings.

The reason for this is it's quasi-judicial and so your presence would taint the issue once it gets to your level.

In fact, the city would be vulnerable for a lawsuit and you could be eliminated from voting on the issue.

That being said, I know there is some that would like to have a meeting to discuss this. That would require the mayor to hold a special meeting or for this to be placed on the next workshop.

If you have any further questions, please let me know.

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

**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**

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**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

Both  
projects

**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**

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**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 not want anymore tall buildings blocking the view of the beautiful Bay, also the Gulf of Mexico, you are 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

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**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 outsized 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**

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**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; Carnden23@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

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**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:** 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:** 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:** 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](mailto: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

## Re: Holiday Project

Hodges, Nancy

Thu 12/17/2015 9:16 AM

To: Patrick Sullivan <psulliva@tampabay.rr.com>;

②

Thank you Mr Sullivan for expressing your thoughts and concerns regarding the Holiday Project. We have scheduled a neighborhood meeting for this morning ( Thursday 12/17 ) at 10:00am at the City Centre Room to address questions or concerns you may have, please attend if you can. Also, Monday night the Planning Commission will hold their meeting if this is most workable for you. Again, thank you for your time and concerns, we have a beautiful city we all love that is why we are here.

Respectively  
Nancy Hodges  
City Commissioner  
Madeira Beach  
Sent from my iPad

> On Dec 16, 2015, at 6:35 PM, Patrick Sullivan <psulliva@tampabay.rr.com> wrote:

>

①

> Just a quick note to say I am strongly against the proposal to build three 10 story buildings (the Holiday project,) the project is way too big, the congestion will be unbearable. I request that the project be limited to 5 stories. Lets not change the face of Madeira Beach. Thank you.

>

> Patrick Sullivan  
> 521 S Bayshore Dr

## Re: Holiday Isle Marina

Tim Paddock <tpaddock2@yahoo.com>

Wed 12/16/2015 9:24 PM

To: Hodges, Nancy <nhodges@madeirabeachfl.gov>;

 Thank you for the information. My wife, Bonnie, should be able to make tomorrow's meeting. Next week is questionable due to spending Christmas with our family out of town like many of my interested neighbors.

Thank you for your prompt response.

Sincerely,  
Tim Paddock

---

**From:** "Hodges, Nancy" <nhodges@madeirabeachfl.gov>  
**To:** Tim Paddock <tpaddock2@yahoo.com>  
**Sent:** Wednesday, December 16, 2015 5:41 PM  
**Subject:** Re: Holiday Isle Marina

Mr Paddock,

 Thank you for your interest in our City, we have a lot of good and positive things happening and I appreciate your concern for the Holiday Isle Marina. On Thursday December 17th we will have a Neighbor Meeting at 10:00am at the City Centre Room which should be informative. The City Planning Commission will also have a meeting on Monday evening at 7:00pm. Information and concerns will be addressed, hopefully, you will be able to attend.

Again, thank you for your interest. We have a beautiful city we are all proud of.

Respectively  
Nancy Hodges  
City Commissioner  
Madeira Beach

Sent from my iPad

On Dec 16, 2015, at 10:03 AM, Tim Paddock <tpaddock2@yahoo.com> wrote:

  
<https://outlook.office365.com/owa/>

2/24/2016

Dear Commissioner Hodges:

We are 3-year residents of Madeira Beach having been drawn to the nature, beauty and activities of the area and the friendly people that enjoy the same. Although the city expenditures to improve the government offices and services have been well received and appreciated by many, the overreaching proposal on the so-called Holiday Isle Marina property leaves us troubled. We think this development will be detrimental to the best qualities of Madeira Beach and we wonder how this benefits the residents of the city.

The recent Beach Beacon article quoted a city official with a favorable view of the project that it "has a lot of money riding on it" and while we don't fault the official for seeking opportunities for the city we would prefer the project instead be viewed as having our community's quality of life riding on it. Has a traffic study been provided? Snug Harbor residents now resort to making a u-turn inside the marina entrance when heading west; bad enough now but what a mess when several hundred more cars are added. How will we avoid the congestion that will undoubtedly occur both in and out of the Tom Stewart Causeway? We doubt Madeira Beach residents are looking for a Clearwater experience to their daily commute or grocery store visit.

Finally, we're disappointed at the timing of the discussion and decisions surrounding re-zoning. The "neighborhood meeting" has been set for a time that will exclude working residents and the re-zoning meetings have been set for times in the midst of the Holidays when many of our neighbors will be celebrating out of town. Is this a fair way to allow discussion in our community? We trust that you will seriously consider re-zoning decisions since they're intended to keep overreaching development in check.

Please consider this project with the knowledge of the permanency of your decisions on the quality of life in our city. Please ask yourselves, as we have, how this project will improve the enjoyment and life of Madeira Beach residents, not just the funds that might be generated. It seems development of this property can have some value, but please do not allow its overdevelopment.

Thank you for your consideration.

Sincerely,

Timothy and Bonnie Paddock  
Snug Harbour Residents

**Regarding: Holiday Isle Project**

On January 8<sup>th</sup> 2016 at 10:13am I received a phone call from Denise Adis (526 Lillian Drive, phone 391-8543) on the "Holiday Isle Project." She said she had received e-mails and had questions on this project, I advised her that the city had scheduled meetings for the residents to attend explaining the Planning Board had a meeting scheduled for Monday January 11<sup>th</sup> 2016 at 7:00pm. She continued to ask questions and I advised her I was not able at this time to discuss this with her. Since I wouldn't talk about the project she indicated that it must not be true. Told her I didn't indicate that and advised her to contact City Hall and speak with the City Manager or the City Attorney, I also repeated myself on the Planning Board Meeting that she was welcome to attend.

Conversation was ended.

Florida Statute: 286.0115 Clearly states: Local public officials may conduct investigations and site visits and may receive expert opinions regarding quasi judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made part of the record before final action on the matter.

Sara Gonzales, Engineering Specialists, DEP – (813-470-5996). Question asked was if there is a moratorium on how many boat slips are allowed.

Sandra Gonzales, FDOT Traffic Operations – District 7 (813) 975-6250 – Discussed distance between red lights (see email)

Daniel Santos ~ D7 ISD Transportation Supervisor, FDOT (813-975-6429) Question how close can a red light be to an opening bridge and if there was an opinion on the Traffic Study done by Gulfcoast Consulting. (see email)

Ray Eubanks, Department of Community Affairs; (850-717-8483) phone conversation concerning the recommendations and objections to the 2008 Comprehensive Plan in letter dated January 13, 2009

Erich McCartney, Permit Engineer FDOT (813-975-6273) – Discussed the amount of increase in traffic during tourist season.

Jason McDarby, Land Rep. Duke Energy (727-562-5706) RE: Duke Energy Easements. See email

Site Visit: Drove the site but did not get out of the car

#### Residents:

Stella Mansfield 727-464-3894 ~ Provided site plan and rezoning application; ordinance 2014-07;08;09

Dan Penn 727-422-4711 – Discussed planning meeting and BOC times and dates. He asked about a petition to stop project and I directed him towards the City Clerk

Donna Thompson 727-542-3520 concerned about getting thru traffic. I explained that we would not know much until FDOT did their analysis.

Judy Tagert 727-771-5204 - dates and times of planning meeting and BOC meeting

Sam Baker 727-319-0859 Reviewed the Survey with him.

Nancy Briner – 727-459-4678 discussed the dates of the planning meeting and BOC meetings.

Elaine's

Reply all

To: Poe, Elaine;

Mon 12/14/2015 6:44 AM

As a resident of Madeira Beach for over 30 years, I am disappointed in the city officials to fast tract the Holton Property development on Tom Stuart Causeway. This development is far too dense for this small piece of property. We, the people of Madeira Beach had decided many years ago that we wanted to limit the height of buildings in our community to 5 stories. These buildings are overkill.

The city officials should be taking into consideration the traffic that this will cause on the causeway and how difficult it will be for the condo owners who live on 150th Ave to enter and leave their property. This will be a very dangerous situation for not only the condo owners but all the cars that use the causeway.

Holton Properties well knew the zoning when they purchased the property and they should be advised to develop the property under the current zoning.

Madeira Beach residents do not wish our community to turn into a Clearwater Beach or a Miami Beach, please reconsider the dates of your meetings in order for all of our out of town owners to be able to attend the meetings.

Lynn Rappa  
Madeira Beach Resident

The BOC meeting is taking place tonight. However, nothing will be discussed regarding the Holton property. Next discussion on that will be January 11, 2016. Not necessary to attend this one.

Elaine

Sent from my iPad

On Dec 21, 2015, at 4:37 PM, Poe, Elaine <[epoe@madeirabeachfl.gov](mailto:epoe@madeirabeachfl.gov)> wrote:

Lynn, the 7 pm meeting has been cancelled and a good chance that the one tomorrow may also. I will keep you posted.

Elaine

RW

RT Wolff <rtwolffpi@gmail.com>

Reply all |

To: Crawford, Shane;

Palladeno, Travis;

aservideo@madeirabeachfl.gov;

Poe, Elaine;

Hodges, Nancy;

Lister, Terry;

Shontz, Pat;

Jim.EvereJ@yayoo.com;

mike@doradosi.com;

jeQhejeewlerflorid@gmail.com;

Carrden23@gmail.com;

Jdomingue1@tampabay.rr.com;

dlaw@giopsnow.com;

Annras1@gmail.com;

Cc:

bocavistacondo@gmail.com;

Janet Cell <mrsjwolff@aol.com>;

...

Mon 12/14/2015 7:06 AM

Re: Ordinance 2015-18, Proposed Rezoning 555-565 150th Ave, Madeira Beach, Fl 33708  
and Development of Holton Property, aka: Holiday Isle Marina

Dear Sir/Madam,

My wife and I are in the process of purchasing a property, located at 401 150th Ave, Apt #274, Madeira Beach, Fl. One of the reasons we were interested in this property was due to the small 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 read that the owner of the Holton Property, Holiday Isle Marina, is seeking a variance for the property in order to build a major development as the current zoning does not allow this extreme density for the property. We oppose the granting of this variance and feel that it is an over reach by the Developer. We are not opposed to development and believe that the developer should conform to the existing zoning regulations. The proposal is too much too fast and the infrastructure of the surrounding community would not be able to handle the extreme density of the current plan or proposal. Perhaps a scaled down version might be beneficial to the City of Madeira Beach and its residents.

If this Rezoning and Development goes through as planned any affects will be irreversible.

We understand that as of the writing of this message, we may not have standing, but any decision made, will affect us in the future.

Thank you,

Richard T. Wolff

Janet E. Wolff

6853 Stone Croft Cir

Macungie, Pa 18062

917.716.8820

917.716.8885

Mail - Poe, Elaine - Outlook

3/10/2016

## Holton Property Re-Development and Rezoning

PE

Poe, Elaine

Reply all |

To: □ RT Wolff &lt;

Tue 12/22/2015 4:47 PM

The BOC meeting is on tonight but nothing on the Holton property will be discussed. The next discussion will take place on January 11, 2016. Save that time to attend.

Elaine

Dianne Ray [dianne.dcr@gmail.com](mailto:dianne.dcr@gmail.com)  
Mon 12/14/2015 9:14 AM

Holton Development  
Reply all |

To: Crawford, Shane;  
Palladeno, Travis;  
Poe, Elaine;  
Hodges, Nancy;  
Lister, Terry;  
Shontz, Pat;  
[Jim.Everett@yahoo.com](mailto:Jim.Everett@yahoo.com);  
[mike@doradosi.com](mailto:mike@doradosi.com);  
[jeffthejewelerflorida@gmail.com](mailto:jeffthejewelerflorida@gmail.com);  
[Carrden23@gmail.com](mailto:Carrden23@gmail.com);  
[Jdomingue1@tampabay.rr.com](mailto:Jdomingue1@tampabay.rr.com);  
[dlaw@giopsnow.com](mailto:dlaw@giopsnow.com);  
[Annras1@gmail.com](mailto:Annras1@gmail.com);  
...

Mon 12/14/2015 8:32 AM  
Madeira Beach Team,

I strongly oppose the proposed development of the 'Holton' property as it stands. The population density is too high... We certainly don't need another condo-hotel or a 10 story hotel.

I don't object to a low rise hotel or condo's with a lower occupancy. Let's keep more 'green' space and limit traffic! What a traffic nightmare the proposed building would create on the causeway. Plus, losing the waterfront views and the 'hometown' feeling of Madeira Beach. We'll look like another Clearwater Beach....way too commercial!

Respectfully,  
Dianne Ray  
135 143 Ave

# Holton Development

PE

**Poe, Elaine**

Reply all |

To: ☐ Dianne Ray

Mon 12/14/2015 9:14 AM

Thank you. I sincerely share your view.

Elaine

\*

Responses  
To Resident  
Emails

Thank You,  
Tim & Dianne Jacques  
399 150th Ave. #204  
Madeira Beach

Concerned new resident!

Mon 12/14/2015 4:14 PM  
Tim Jacques <timajacques@gmail.com>

Reply all |  
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;

...

Mon 12/14/2015 3:56 PM

Folks, as new owners in Madeira Beach we are very concerned with the development proposal for the Holton Property on Tom Stuart Causeway. When we began our search for our home we looked from St. Pete to Clearwater and specifically chose Madeira Beach because of the over development of the other adjacent communities. I ask that when you consider the proposed development of this property you limit it to match the community we live in. I believe if this is about protecting the tax base your current residents would rather have a tax increase then to see us start to move in the direction of Clearwater and St. Peter. Once you open the door for one development you open it for all there is no going back. We used to visit Clearwater on an annual basis before it was overdeveloped and now I would have zero interest in going there as it looks like vegas!!!

**I ASK DOES THIS REALLY FIT THE UNIQUE CHARACTER OF MADEIRA BEACH?**

I do not see how this development fits into this!

Thank You,  
Tim & Dianne Jacques  
399 150th Ave. #204

## Concerned new resident!

PE

**Poe, Elaine**

Reply all |

To: ☐ Tim Jacque

Tue 12/22/2015 4:46 PM

The BOC meeting is on tonight. However, nothing will be discussed on the Holton Property. Next discussion on that will be January 11, 2016.

Elaine

JP

josephine pugliese <MADBCHJOSIE@HOTMAIL.COM>

Tue 12/15/2015 2:40 PM

Folks, as new owners in Madeira Beach we are very concerned with the development proposal for the Holton Property on Tom Stuart Causeway. When we began our search for our home we looked from St. Pete to Clearwater and specifically chose Madeira Beach because of the over development of the other adjacent communities. I ask that when you consider the proposed development of this property you limit it to match the community we live in. I believe if this is about protecting the tax base your current residents would rather have a tax increase then to see us start to move in the direction of Clearwater and St. Peter. Once you open the door for one development you open it for all there is no going back. We used to visit Clearwater on an annual basis before it was overdeveloped and now I would have zero interest in going there as it looks like vegas!!!

**I ASK DOES THIS REALLY FIT THE UNIQUE CHARACTER OF MADEIRA BEACH?**

I do not see how this development fits into this!

4

3/10/2016

Re: Please remind Betty and Julia

The BOC meeting is taking place tonight. However, there will be nothing on the agenda for the Holton Property. That will not be discussed until January 11, 2016. Same your energy and wait for the meeting in 2016.

Elaine

Sent from my iPad

> On Dec 21, 2015, at 4:34 PM, Poe, Elaine <epoe@madeirabeachfl.gov> wrote:

>

> Josephine, the meeting tonight just got cancelled. The one tomorrow may also be cancelled. I will let you know what I hear.

>

> Elaine

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

3/10/2016

Proposed redevelopment of Holton property

## Re: Proposed redevelopment of Holton property



**Poe, Elaine**

Reply all |

To:  Art Meneian <artmeneian@bell.net>;

Tue 12/22/2015 4:44 PM

Sent Items

Art, the BOC meetings is on tonight but nothing regarding the Holton property will be discussed. Next date for that is January 11, 2016. Same your energy for that one.

Elaine

Sent from my iPad

On Dec 21, 2015, at 4:34 PM, Poe, Elaine <[epoe@madeirabeachfl.gov](mailto:epoe@madeirabeachfl.gov)> wrote:

Art, the meeting for 7 tonight has been cancelled. A good chance the one tomorrow will be too. I will keep you advised.

Elaine

Reply all |

To: Poe, Elaine;

Wed 12/16/2015 10:01 AM

Dear Vice Mayor Poe:

We are 3-year residents of Madeira Beach having been drawn to the nature, beauty and activities of the area and the friendly people that enjoy the same. Although the city expenditures to improve the government offices and services have been well received and appreciated by many, the overreaching proposal on the so-called Holiday Isle Marina property leaves us troubled. We think this development will be detrimental to the best qualities of Madeira Beach and we wonder how this benefits the residents of the city.

The recent Beach Beacon article quoted a city official with a favorable view of the project that it "has a lot of money riding on it" and while we don't fault the official for seeking opportunities for the city We would prefer the project instead be viewed as having our community's quality of life riding on it. Has a traffic study been provided? Snug Harbor residents now resort to making a u-turn inside the marina entrance when heading west; bad enough now but what a mess when several hundred more cars are added. How will we avoid the congestion that will undoubtedly occur both in and out of the Tom Stewart Causeway? We doubt Madeira Beach residents are looking for a Clearwater experience to their daily commute or grocery store visit.

Finally, we're disappointed at the timing of the discussion and decisions surrounding re-zoning. The "neighborhood meeting" has been set for a time that will exclude working residents and the re-zoning meetings have been set for times in the midst of the Holidays when many of our neighbors will be celebrating out of town. Is this a fair way to allow discussion in our community? We trust that you will seriously consider re-zoning decisions since they're intended to keep overreaching development in check.

Please consider this project with the knowledge of the permanency of your decisions on the quality of life in our city. Please ask yourselves, as we have, how this project will improve the enjoyment and life of Madeira Beach residents, not just the funds that might be generated. It seems development of this property can have some value, but please do not allow its overdevelopment.

Thank you for your consideration.

Sincerely,

Timothy and Bonnie Paddock  
Snug Harbour Residents

3/10/2016

Holiday Isle Marina

## Re: Holiday Isle Marina

PE

Poe, Elaine

Reply all |

To: ☐ Tim Paddock <tpaddock2@yahoo.com

Tue 12/22/2015 4:41 PM

Sent Items

There is a BOC meeting tonight, however nothing will be discussed regarding the Holton property. It will not be discussed again until it is taken up with Planning. That date is January 11, 2016.

Sent from my iPad

On Dec 21, 2015, at 4:33 PM, Poe, Elaine <[epoe@madeirabeachfl.gov](mailto:epoe@madeirabeachfl.gov)> wrote:

Tim the meeting just got cancelled. I will let you know if the one tomorrow is cancelled too. I will keep you in the loop.

RM

RICHARD MCKENNA <rpm3773@msn.com>

|

Wed 12/16/2015 8:37 PM

jim.everette@yahoo.com

RM

RICHARD MCKENNA <rpm3773@msn.com>

Reply all|

To: Poe, Elaine;

Hodges, Nancy;

Lister, Terry;

Shontz, Pat;

jim.everette@yahoo.com;

[mike@doradosi.com](mailto:mike@doradosi.com);

Wed 12/16/2015 8:34 PM

From: rpm3773@msn.com

To: scrawford@madeirabeachfl.gov

Subject: Scale back on Holton Property

Date: Thu, 17 Dec 2015 01:17:49 +0000

Doesn't appear this has been well discerned or a better decision to scale back on the project would have been discussed. Also the timing of these meetings is quite unusual in late December. Why wasn't this brought to awareness much earlier this year. Poor job of communicating has been exhibited.

Richard McKenna

425 150th Ave. #2206

Madeira Beach, FL 33708

## Scale back on Holton Property

Poe, Elaine

Reply all |

To:  RICHARD M

Tue 12/22/2015 5:03 PM

The BOC meeting is still on for tonight but nothing will be discussed in regards to the Holton property. Next meeting on that will be January 11, 2016. That is the to make sure you attend.

Thank you for your support.

Elaine

# Meeting tonight cancelled

PE

**Poe, Elaine**

Reply all |

To:  greg@mac

Mon 12/21/2015 3:28 PM

According to the City Manager, there was power spike at City hall and some wires were fried. We have no lights or AC or power to record the meeting.

I will let you know if I hear anything else. It was also mentioned that they may have to cancel the meeting tomorrow night.

# Re: Development of Holton Property on Tom Stuart Causway

PE

**Poe, Elaine**

Reply all |

To:  Donna Abbott <dabborn@gmail.com>

Mon 12/21/2015 4:31 PM

Sent Items

Donna this meeting just got cancelled and good chance tomorrow's will be too. I will keep you advised.

Elaine

1  
kathhanratty@aol.com; I could not find her original email.

3/10/2016

7 pm meeting cancelled

## 7 pm meeting cancelled

PE

**Poe, Elaine**

Reply all |

To: ☐ kathyhanratty@aol.com;

Mon 12/21/2015 4:41 PM

Sent Items

Wanted to let you know that the 7 pm meeting was cancelled. There is talk about the meeting tomorrow being cancelled too. I will keep you advised.

Elaine

## 7 pm meeting cancelled

PE

**Poe, Elaine**

Reply all |

To: ☐ kathhanrat

Tue 12/22/2015 4:50 PM

The BOC meeting is still on for tonight. However, there is nothing on the agenda on the Holton property. The next scheduled meeting to discuss is January 11, 2016.

Elaine

SA  
sansevilla27@tampabay.rr.com

Reply all|  
To: Crawford, Shane;  
Palladeno, Travis;  
Poe, Elaine;  
Annras1@gmail.com;

Cc:  
Hodges, Nancy;  
Lister, Terry;  
Shontz, Pat;  
Jim.Everett@yahoo.com;  
mike@doradosi.com;  
jeffthejewelerflorida@gmail.com;

Mon 12/21/2015 1:01 PM

This message was sent with high importance.

Mayor Palladio, City Manager Mr. Crawford, Vice-Mayor Ms. Poe, Commissioner Hodges, Commissioner Lister, Commissioner Shontz, Mr. Everett, Mr. Noble, Mr. Brown, Mr. Carr, Ms. Domingue, Mr. Lawrence and Mrs. Rasmussen

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 development project rezoning of the property known as Holton Property on Tom Stuart Causeway from C-4 to PD (Planned Development) with the proposal of building 3 Condo Buildings, 1 Condo Hotel, 1 Hotel, Restaurant, and parking for 573 cars, plus marina slips on the east of the property in addition to the existing covered marina slips.

As you well know and experienced the traffic congestion now backs up along 150th Ave when the bridge is raised; with the density of this project traffic will probably back up along Gulf Blvd. Traffic is even heavier during school drop-off and pick-up hours. 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 the 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.

Teresa M. Sanchez and Maria J. Castillo

# HOLTON PROPERTY PROJECT ONTM STUART CAUSEWAY REZONING FROM C-4 TO PD

PE

**Poe, Elaine**

**Reply all |**

To:  sansevilla2

Tue 12/22/2015 4:49 PM

The BOC meeting meeting is on tonight. However, nothing will be discussed regarding the Holton property. Next discussion will take place January 11, 2016. No need to attend this one.

Elaine

Reply all |

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;

...  
Holton Property Rezoning and Development  
BB  
Brenda Boyd <brendaboyd@gmail.com>

reply all

To: Crawford, Shane;  
tpalladeno@madeirabeachfl.gov;  
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;

...  
Mon 12/21/2015 1:22 PM  
Action Items

Dear Madeira Beach City officials and Planning Commissioners,

I recently moved to Madeira Beach for the funky charm and the improvements being made to this beach side community. I really love the feeling of small town and have met a lot of nice people. I've watched Madeira Beach grow over the years and make improvements like updating the parking meters, improving the signage and the new civic center. Part of the charm of Madeira Beach is in the "old Florida" style I feel would be lost should the City commissioners and planning commissioners allow for development on the Holton Property.

I would attend the meetings to be held early next week, except I am out of town for the holidays, much like many other MB residents surely are. I encourage you to postpone the first readings for the zoning appeal and commission readings until after the start of the year when more residents can participate in the democratic process, enabling comment.

Having five 10-story buildings as the gateway to Madeira Beach is not the first impression that I would want to convey for our community as I am not a fan of Clearwater Beach (partly why I chose to call Madeira Beach home) and am concerned about the aesthetics of the proposed buildings. It will also create a bottleneck on the Tom Stuart Causeway with all of the traffic such a complex would bring with it. My main concerns surround the hotel condo and hotel that are proposed.

I am not opposed to new development and was happy to see the Beach Club of Madeira built in place of the run-down Surf's Inn. At the same time, a more reasonable schedule for comment and a more reasonable development project should be considered for the gateway to our beautiful beaches. I understand the lure of the tax dollars such a development would bring the community, however, the community must weigh the impact it would have on our quality of life.

I am against this development project and hope that you will reconsider allowing this rezoning and development. It's not the right move for Madeira Beach. The project could be scaled back to fit with the existing surroundings.

It would be nice to have the opportunity to participate in the process, which has been scheduled at a very poorly chosen time. Thank you for reading my concerns and considering my request to reschedule the public forums for comment.

Regards,  
Brenda Boyd

## Re: Email

PE

Poe, Elaine

Reply all |

To:  Brenda Boyd <brendaboyd@gmail.com>

Mon 12/21/2015 3:45 PM

## Sent Items

The City Manager just called me and the meeting tonight has been cancelled due to a power spike that fried wires that runs lights, AC and recording equipment. Good possibility that tomorrow's meeting will be cancelled too.

I would prefer that they be in January, when residents are here and can participate. This project is immense and the one after this will be too. We need all hands on deck to save our community from greed.

Elaine

Sent from my iPad

On Dec 21, 2015, at 3:23 PM, Brenda Boyd <[brendaboyd@gmail.com](mailto:brendaboyd@gmail.com)> wrote:

Thanks for responding to me, Elaine. I appreciate the response and letting me know there will be a neighborhood meeting. I hope it is planned for after the new year.

I will let my neighbors know about the meeting this evening.

Brenda

On Mon, Dec 21, 2015 at 2:56 PM, Poe, Elaine<[epoe@madeirabeachfl.gov](mailto:epoe@madeirabeachfl.gov)> wrote:

Brenda, as of today, we will have the planning meeting and an open forum. However, it has been decided that nothing will be recommended to the BOC until the January 11th planning meeting. I know that you cannot attend tonight but please encourage anyone you know to attend. The developers and their attorney is supposed to be there.

I have requested a neighborhood meeting with BOC prior to us voting on anything.

Thank you for your comments.

TG  
TGreene602@aol.com

Reply all|  
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;  
...  
Fri 1/8/2016 9:27 AM  
To all,

For 3 generations my family has called Madeira Beach our winter home, we have maintained a home that goes back to 1937, pay taxes and support this beautiful city. Unfortunately, it is losing its charm and affordability for the many families that love it so much. This proposed development project will destroy so much of what we are...please do not approve this proposal...there are some things more important than the mighty dollar.

Tom Greene  
14049 Palm Street  
Madeira Beach

# Holdon Property

PE

**Poe, Elaine**

Reply all |

To:  TGreene60

Fri 1/8/2016 4:42 PM

**Mr. Greene,**

Thank you so much for your input. It is very valuable information and greatly appreciated. I will keep you advised if there is any changes in either meeting.

**Elaine Poe**

BA  
BarnettRC@aol.com

Reply all|

To: Palladeno, Travis;  
Poe, Elaine;  
Hodges, Nancy;  
Lister, Terry;  
Shontz, Pat;

Cc: Crawford, Shane;  
Fri 1/8/2016 12:44 PM

As a residence of Madeira Beach, I am writing to you as the Madeira Beach City Commission asking that you carefully consider the proposed usage of the Holton Property and to not approve plans as they are currently proposed.

I have two objection to the plans I have seen:

First, the height of the buildings. Five ten story+ buildings clustered on a small parcel is out of character with the rest of Madeira Beach. I think six story, medium rise buildings, should be the maximum allowed.

Second, traffic congestion. All the people that 325 hotel rooms, plus a 200 seat restaurant, plus 68 condo units will draw to an already tight corner of the causeway will cause delays on the causeway and will be frustrating for the drivers trying to enter and exit this new complex. Space is very tight to add a left turn lane for drivers coming from the mainland to enter this new complex. Likewise, how will drivers exit the complex and turn left toward Gulf Blvd - there is no room to add a turn lane. My fear is the solution to these problems will be a new traffic signal on the causeway to accommodate all the in/out traffic from this new complex.

Thank you for serving the City of Madeira Beach. Please carefully consider this development and only approve a plan that will work for all of citizens of Madeira Beach.

Bob Barnett  
14800 Gulf Blvd  
Madeira Beach

# Developing the Holton Property

PE

**Poe, Elaine**

Reply all |

To: ☐ BarnettRC@

Fri 1/8/2016 4:39 PM

**Mr. Barnett,**

Thank you so much for your input. It is greatly appreciated. Please, attend the planning meeting and the BOC meeting. If there are any changes, like there was last month, I will advise as quickly as possible.

**Elaine Poe**

Sent from my iPad

JF

Jan Ford <jj4ord@gmail.com>

To: Lister, Terry;

Cc: Crawford, Shane;

Palladeno, Travis;

Poe, Elaine;

Hodges, Nancy;

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;

Sun 1/10/2016 11:37 PM

I want to express that as a Madeira Beach property owner, I am totally opposed to this proposed development. I want to preserve the small town atmosphere we currently enjoy and I think the additional traffic this development would produce will be detrimental to our town. It always makes me sad to see one of our existing hotels demolished in favor a new hotel or condo. I love the "old Florida" flavor of our beach community.

I think it highly unlikely, as the City Manager has suggested, that rejecting this project would make us susceptible to having a big box store encroach on our community, especially since Walmart just opened their new superstore within a couple of miles this past year. Seminole or Pinellas Park would be much more likely destinations for these businesses.

Rather than looking to building new high rise monstrosities, I would much rather our city government focus on reassessing zoning restrictions that prevent current property owners from pursuing reasonable use of their existing property.

I realize I am only one voice but I would like to know my opinion is important to my elected representatives and those my tax dollars employ.

Respectfully,

Jan Ford

13337 1st St E

Madeira Beach, FL 33708

3/10/2016

Mail - Poe, Elaine - Outlook

Poe, Elaine

Reply all |

To:  Jan Ford <jj4ord@gm;

Mon 1/11/2016 6:36 AM

Jan,

Thank you. As far as a Walmart super, target super center or a bass pro shop there is not enough acreage for any of these stores. You may think you are only one voice but those voices combined are what counts.

Please attend the planning board meeting tonight at 7 and the BOC meeting on Tuesday at 6:00.

Elaine Poe

In Favor of zoning change for Holton Property  
IF  
Ingrid Ferro-Spilde <iferro-spilde@conceptclinicalresearch.com>

Reply all|  
To: Crawford, Shane;

Cc: 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;

...  
Mon 1/11/2016 3:46 PM  
Board Members of Madeira Beach,

I, as a resident of Madeira Beach and native to the area, am looking forward to the zoning change at the Holton Property. We appreciate all of the changes that have taken place over the years, to make our city a more beautiful place, to not only live but for others to visit. We take pride in saying we live in this beautiful area and that more and better changes are forth coming. We can't wait to having another great destination in our community to enjoy by land and by water. I like the plans that were shared at the last meeting and think it will make the entrance to our city beautiful. I believe that with more people (residents and tourists) wanting to come to our city, our businesses (large and small) will thrive, and in return will generate more funds for the city for even more improvements in the future.

I thank you for your time, look forward to the meeting this evening.

Regards,  
Ingrid Ferro-Spilde

Ingrid Ferro-Spilde, CCRC  
Concept Clinical Research  
1301 Seminole Blvd.  
Plaza Centre, Bldg. E Suite 142  
Largo, FL 33770  
Office: 727-455-2078  
Fax: 727-648-4999  
iferro-spilde@conceptclinicalresearch.com

I missed this one first go around.

#### New Developments

PE

Poe, Elaine

Mon 1/11/2016 5:47 PM

Grace, thank you for comments. Please attend the Planning Board meeting at 7 pm tonight and the BOC meeting tomorrow at 6 pm. Elaine Poe Sent from my iPad

GB

Grace Brown <gracebrown943@gmail.com>

Reply all |

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;

Mon 1/11/2016 4:46 PM

Action Items

Dear City officials

I'm asking you as a resident of Madeira Beach to think carefully before you approve the project to be built on the Holton property on Tom Stuart Causeway.

I moved here 16 years ago because I love the beach and the easy access and the small town peaceful feeling I get every time I cross over the causeway bridge. I sell real estate here and can't tell you how many times I've heard that same comment from clients.

I'm all for new development but why does it have to be on such a grand scale (other than big bucks for the developer) Tom Stuart is already very congested during peak hours and super congested during spring break. I can't imagine how bad it would be with that many more cars a day. That property isn't that huge. Why not have the same type of scenario only on a smaller scale. I'm sure you could find a developer willing to do that. After all the Marriott came in and they seem to be doing fine. By the way is this the same developer who tried to go in by Gators?

Please listen to your citizens of Madeira Beach as they are the ones who elected you. What you do with this project will set a precedent for future development.

Sincerely

Grace Brown, Realtor  
Century 21 Real Estate Champions  
4350 Duhme Rd  
Madeira Beach FL 33708  
Direct: 727-455-2978  
[gracebrown943@gmail.com](mailto:gracebrown943@gmail.com)

To: Poe, Elaine;

Tue 1/12/2016 12:11 AM

I sent the same email to all the commissioners and elected officials. You are the only one who answered and for that I thank you. I am aware that you have served the city for many years and that also should be commended. I was surprised by tonight's meeting as I could tell it was a "done deal". Shane had told my husband and I well over a year ago his plan for that property and also for his plan to take city property and put it up for sale. This I find shocking. This is an issue the voters should decide. I know we cannot do anything about this development where Leverocks was, but the city property is another issue all together. I am hoping they can at least make the buildings somewhat shorter than the original plan calls for...Thanks for your response...

Mary Neff

SA

Servedio, Aimee

Mon 1/11/2016 10:37 AM

MN

Mary Neff <meneff@aol.com>

Fri 1/8/2016 10:08 PM

Elaine Poe, Vice Mayor: It was a shame that the meetings up till now were scheduled over the Christmas holiday when most of the condo owners, about 90% in our complex, were still up North. This addition to our small community will destroy it's small town atmosphere,

# THE HOLTON PROPERTY

PE

**Poe, Elaine**

Reply all |

To: ☐ Mary Neff

Tue 1/12/2016 11:58 AM

Mary, thank you. Please continue to attend the meetings. This is not over yet. There is a group here that wants to start a petition. However, we have to wait until everything is passed. Sounds a little backwards.

I was not allowed to attend the meeting last night. But I have gotten numerous emails and phone calls this morning asking me if it was a done deal. The answer is NO.

Elaine Poe

**Daniel C. Santos, AICP**  
D7 ISD Transportation Supervisor  
11201 N. McKinley Drive  
Tampa, Florida 33612-6456  
(813) 975-6429 (w)  
[Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)

**From:** Santos, Daniel  
**Sent:** Tuesday, January 19, 2016 2:03 PM  
**To:** 'Epoe@Madierabeach.gov'  
**Cc:** McCartney, Erich; Foley, John; Gregory, Chris; Mineer, Lindsey  
**Subject:** Prospective development along Tom Stuart Causeway

Commissioner Poe,

Thank you for contacting our office regarding your concern(s) about a potential multi-use project along 150<sup>th</sup> Avenue in Madeira Beach. Roughly three (3) weeks ago our access management section held a pre-application meeting with a developer intending to construct hotel and multi-family uses within the 500 block of 150<sup>th</sup> Avenue, (e.g. Tom Stuart Causeway). Unfortunately, I was not at the meeting but the following gentlemen were in attendance and should have more details; (Mr. Erich McCartney, Mr. John Foley and Mr. Chris Gregory.) I have copied them in hopes they can provide additional information about the developers master site planning and mitigation plans for the surrounding roadway network. Albeit, the meeting forum was pre-application in nature, I am not aware that a traffic study has been completed and submitted for public agency review. But our access management team may have more detailed information then what I have provided. Please have your office contact them directly and if I can be of any future assistance, do not hesitate to contact me directly. Our access management contacts follow: Mr. Erich McCartney, District Permit Engineer (813) 975-6273; Mr. John Foley, Permits/Access Management Specialist (813) 975-6263; or Mr. Chris Gregory, Permits Unit Administrator (727) 575-8310. Hope this helps,

Dan

**Daniel C. Santos, AICP**  
D7 ISD Transportation Supervisor  
11201 N. McKinley Drive  
Tampa, Florida 33612-6456  
(813) 975-6429 (w)  
[Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)

From: "Gonzalez, Sandra" <Sandra.Gonzalez@dot.state.fl.us>  
Date: January 22, 2016 at 11:58:31 AM EST  
To: "Poe, Elaine" <epoe@madeinbiscayne.com>  
Cc: "Santos, Daniel" <Daniel.Santos@dot.state.fl.us>, "McCartney, Erich" <Erich.McCartney@dot.state.fl.us>, "Foley, John" <John.Foley@dot.state.fl.us>, "Gregory, Chris" <Chris.Gregory@dot.state.fl.us>, "Gwynn, David" <David.Gwynn@dot.state.fl.us>, "Chin, Ronald" <Ronald.Chin@dot.state.fl.us>, "Esposito, Robert" <Robert.Esposito@dot.state.fl.us>  
Subject: RE: Prospective development along Tom Stuart Causeway

Commissioner Poe,

Thank you for calling me yesterday afternoon. Signal spacing is governed by Chapter 14-97: Information on State Highway Systems Access Management Classification System and Standards of the Florida Administrative Code. Tom Stuart Causeway (S.R. 666) is a class 7 road which would require a 1,320 feet signal spacing. A 10% deviation from the spacing requirement can be approved by the Access Management Engineer (David Gwynn, copied on this e-mail) and anything above the 10% recommendation will need to be presented at the Access Management Review Committee for their approval/denial. The distance between the beginning of the bridge and the access to the 500 block along 150<sup>th</sup> Ave. is about 270 ft.

Currently, there is no median opening on Tom Stuart Causeway to access the property on the 500 block. Any median modifications will also need to be approved by the Access Management Office / Permits office.

Let me know if additional information is needed or if I can further assist. Thanks!

Best regards,

Sandra G.

**Sandra González, P.E.**  
District TSM&O Engineer - Arterials  
FDOT Traffic Operations - District 7  
11201 N. McKinley Dr.  
Tampa, FL 33612  
(813) 975 - 6250

Fdot

Regards,

Erich J McCartney, PE  
District Permit Engineer

FDOT D7 – Maintenance  
11201 N. McKinley Drive  
Tampa, FL 33612  
D: 813-975-6273 C: 813-625-5039  
[erich.mccartney@dot.state.fl.us](mailto:erich.mccartney@dot.state.fl.us)

FDOT - One Stop Permitting (OSP)

**From:** McCartney, Erich  
**Sent:** Monday, February 01, 2016 10:08 AM  
**To:** Santos, Daniel; [Epoe@Madierabeach.gov](mailto:Epoe@Madierabeach.gov)  
**Cc:** Foley, John; Gregory, Chris; Mineer, Lindsey; Todd Croft ([Todd.Croft@dot.state.fl.us](mailto:Todd.Croft@dot.state.fl.us))  
**Subject:** RE: Prospective development along Tom Stuart Causeway

Commissioner Poe,

It was a pleasure speaking with you the other week.

Since this project has only reached the pre-application phase (held 9/30) of the permit process, FDOT has not fully evaluated the study, this is done at the time the complete permit application is submission. And after further review the Department will request an updated traffic study with the permit application, typically studies more than 12 months old will not be accepted.

Additionally the Department will ensure that the concerns you raised on the phone and listed below are addressed in the future study submissions.

- Does the study properly account for the seasonal fluctuations associated with this area?
- Does the study properly account for the middle school located to the east of the bridge?

Regards,

Erich J McCartney, PE  
District Permit Engineer

FDOT D7 – Maintenance  
11201 N. McKinley Drive  
Tampa, FL 33612  
D: 813-975-6273 C: 813-625-5039  
[erich.mccartney@dot.state.fl.us](mailto:erich.mccartney@dot.state.fl.us)

FDOT - One Stop Permitting (OSP)

Thank you for your reply.

Not sure who I go to ask the next question. There are two government lots located on 0 150th and run thru 565 150th ave. It shows 2.06 acres as govt. lot 1 and 2'

There is a quit claim deed on parcel 09-31-15-00000-110-0100. In order to find this quit claim deed you will have to go to [www.pcpao.org](http://www.pcpao.org) (Pinellas County Property appraiser).

Deed states subject to easements and restrictions of record. It also says it is a deed of convenience. It is referenced as state road 233. Will Mr. Holten be allowed to develop these lots?

Does he own this property or does the state?

Hopefully, if you cannot answer this, you can point me in the right direction to find out this information.

My sincere thanks to everyone for their assistance.

Elaine Poe

**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 <bchgirt64@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

# Prospective development along Tom Stuart Causeway

PE

**Poe, Elaine**

Reply all |

To:  McCartney, Erich <Erich.McCartney@d

Sat 2/6/2016 12:48 PM

Sent Items

**Mr. McCartney**

Will you keep me in the loop on the Holten property. Our Comprehensive Plan requires a transportation analysis where access by development is requested to a road that is the jurisdiction of the State of Florida and there can be no issuance of development orders until FDOT has completed a review.

Our Next meeting to discuss this issue is March 16th.

Thank you

Elaine Poe

2/22/2016

(9700 unread) - yachibrik1 - Yahoo Mail

**From:** McDarby, Jason <Jason.McDarby@duke-energy.com>  
**Sent:** Monday, February 22, 2016 10:18 AM  
**To:** Poe, Elaine  
**Cc:** Kennedy, Ronald  
**Subject:** 555 and 565 150th Ave

Ms. Poe,

Attached is a copy of the only easement we have on the subject properties. Please feel free to contact me if you are in need of any other land issues.

Thank you,

Jason McDarby, Land Rep  
Duke Energy Florida  
Office-727-562-5706  
Cell-813-373-1289  
2166 Palmetto Street  
Clearwater, FL 33765  
[Jason.mcdarby@duke-energy.com](mailto:Jason.mcdarby@duke-energy.com)  
Duke-Energy-Florida-Logo-4c

Duke  
Energy

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, grant and convey to FLORIDA POWER CORPORATION, its successors and assigns, the right, privilege and easement to construct, reconstruct, operate and maintain for such period of time as it may use the same or until the use thereof is abandoned, a single pole line for the transmission and distribution of electricity, including necessary communication and other wires, poles, guys, anchors, ground connections, attachments, fixtures, equipment and accessories (hereinafter collectively referred to as "facilities") desirable in connection therewith over, upon and across the following-

described land in Pinellas County, State of Florida, to wit: 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" East, 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, 600 feet; to the Southerly boundary of State Road #233; thence South 43°51'28" West, 356 feet along said Southerly boundary to the Point of Beginning, Pinellas County, Florida. The easement area is more specifically described on the attached Grantee's Drawing #U-1733-S, dated 11-21-67, attached hereto, incorporated herein, and by this reference made a part hereof.

The Easement Area shall extend ----- feet on each side of the center line of power line.

GRANTEE shall have the right to patrol, inspect, alter, improve, repair, rebuild or remove said facilities, including the right to increase or decrease the number of wires and voltage together with all rights and privileges reasonably necessary or convenient for the enjoyment or use thereof for the purposes above described. GRANTEE shall also have the right to trim, cut and keep clear trees, limbs and undergrowth along said line, and trees adjacent thereto, that may endanger the proper operation of the same. GRANTORS further grant the reasonable right to enter upon adjoining lands of the GRANTORS for the purpose of exercising the rights herein granted.

GRANTORS hereby agree that no buildings or structures, other than fences, shall be constructed or located within said Easement Area. However, GRANTORS reserve the right to use said Easement Area for any other purpose which will not unreasonably interfere with the safe and proper construction, installation, operation, maintenance, alteration, repair or removal of said facilities of GRANTEE.

GRANTORS covenant that they have the right to convey the said easement and that the GRANTEE, its successors and assigns shall have quiet and peaceful possession, use and enjoyment of said easement.

All covenants, terms, provisions and conditions hereof shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors or assigns.

IN WITNESS WHEREOF, the GRANTORS have hereunto affixed their hands and seals this 28 day of November, A.D. 1967.

Signed, sealed and delivered  
in presence of:

*Emma M. Giffell*  
*Charles H. Giffell*

*Jack J. Hutton* (L.S.)  
*Martha N. Hutton* (L.S.)

RECORDED  
PINELLAS CO. FLORIDA  
HAROLD MULLENDRE, CLERK

STATE OF Florida  
COUNTY OF Pinellas

MAR 7 1 20 PM '68

STATE OF FLORIDA  
DOCUMENTARY  
STAMP  
\$55

I HEREBY CERTIFY that on this 28 day of November, A.D. 1967, before me the undersigned authority, personally appeared *Jack J. Hutton & Martha N. Hutton, his wife*

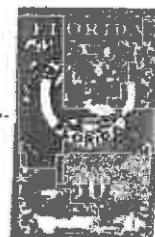
to me known to be the person(s) described in and who executed the foregoing instrument and he/she acknowledged before me that they executed the same.

WITNESS my signature and official seal in said County and State, the day and year last aforesaid.  
(NOTARIAL SEAL)

NOTARY PUBLIC, STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES AUG. 22, 1970  
BOWEN THOMAS FRED W. WATKINSON

My Commission Expires:

*Emma M. Giffell*  
Notary Public



2/22/2016

Mail - Poe, Elaine - Outlook

Mr. Darby,

Thank you. I believe you answered my question. Currently the plan is to build 5, 8 to 9 story buildings. A total of 340 units. Which includes a 150 room hotel, 122 Condo Hotels, 68 condos, 3 story, 200 seat restaurant, 1,000 sq. ft. dock master office. Plus increase the 57 marina slips to 164.

Not sure how this will work on 4.58 acres of land with your easements.

Elaine Poe

Vice Mayor, Madeira Beach, FL

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

From: Poe, Elaine  
Sent: Wednesday, January 13, 2016 11:15 AM  
To: Crawford, Shane  
Subject: Re: Quasi Judicial

City  
MANAGER

You have asked me several times what direction I want you to move

Get a new traffic study done toward the end of March. Our season starts in January, doubles in February and triples in March and does not slow down until the end of April.

What is going on here with the Quasi Judicial trying to stop us from doing research is ridiculous. Remember, I got this traffic report from you the day we met with the Developer and Jim Everett.

I know that our city put this under Quasi Judicial to avoid conflicts or intervention. All it has done is create more.

I do not want a recommendation from Planning until we get the new traffic study. Without that no one has any idea of what kind of traffic the actual project will create in its current design. I also think we should have an alternate plan from Holten on what he will settle for. I think it is only fair that we all come together on a realistic plan that works for him and the residents before we proceed.

I do not believe that we should change this from C-4 to PD until everyone is in agreement on final outcome of what this project will truly be. I do not think any of us, at the time that we passed 2014-09 had a clear understanding of what we were doing or what could happen. I do not remember discussing 10 story buildings nor did we discuss 393 residences, a restaurant and a 200 slip marina.

The planning board is in the dark as much as we are. The Florida Statute 286.0115 (3) does not preclude local officials from conducting site investigations, site visits or receive expert opinions regarding quasi-judicial action pending before them as long as it is revealed prior to the final action in the matter. I am keeping a log.

Barefoot Beach had numerous meetings in front of Planning and multiple changes in the plan before they passed. This project is bigger and deserves the same consideration, if not more.

I want a workshop! There is too much information to be absorbed.

I will not put up with a couple of attitudes from the board over the incompetence of residents to make decisions for their community. We are commissioners and residents. Without the proper information no one can make the best decision possible for this community. The only information we have is what they are trying to get us to do.

If you look at the Chart of how this city is set up you will see at the very top "RESIDENTS" who answers to them, the board of commissioners. Who answers to us, YOU. Attitudes need to be adjusted and you are the only one that can do that.

Thanks

— Forwarded Message —

**From:** "Crawford, Shane" <scrawford@madeirabeachfl.gov>  
**To:** Elaine Poe <yachtbrk1@yahoo.com>  
**Sent:** Tuesday, January 12, 2016 3:12 PM  
**Subject:** RE: email

I saw the email.

Did you ask him to respond in writing?

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

**From:** Elaine Poe [mailto:yachtbrk1@yahoo.com]  
**Sent:** Tuesday, January 12, 2016 11:49 AM  
**To:** Crawford, Shane <scrawford@madeirabeachfl.gov>  
**Subject:** email

Just to let you know I am waiting for a reply back from my attorney on whether this should be stated in front of the Board tonight or if an email will suffice.

Here is my email.

Tom, I am making a formal request for you to appear personally in front of the commission and explain the procedural issues on Quasi Judicial regarding this development.

I would like all case law, muni codes, charters or Statutes, in writing that specifically states that we cannot speak to residents concerning this project or attend planning meetings or do research, etc.

Why was this project Quasi Judicial and not the Barefoot beach?

Whose decision was it to make this project Quasi Judicial?

This is one of the biggest projects that this city has seen and we are lacking the understanding of this process.

**286.0115 Access to local public officials; quasi-judicial proceedings on local government land use matters.—**

Local public officials may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

**Elaine**

— Forwarded Message —

From: "Crawford, Shane" <scrawford@madeirabeachfl.gov>  
To: Elaine Poe <yachtbrk1@yahoo.com>  
Sent: Tuesday, January 19, 2016 4:59 PM  
Subject:

In response to your email (that I requested a meeting with Dave Healey with) here is the cut and pasted PRELIMINARY commentary of which I responded and asked him to do more research to solidify his opinion.

Shane : Based on what she's given you , it's impossible to decipher its meaning and respond intelligently . It would require digging through whatever files there are on the 2008 plan —none of which we have here or have ever seen . Her concern would appear to be that residential density is being increased in the CHHA above that permitted in the plan . **That is not the case .**

Whatever the issues were in the course of adopting the 2008 plan , they were presumably resolved ,the plan has been in place for some seven years , and the residential density as provided for in the plan as adopted **is not** being changed . What did change in 2014 were amendments to the Town Center Special Area Plan that allowed for increased hotel (temporary lodging ) accommodations , which are distinct from residential density that remained at 15 units /acre .

Let me know if you want us to pursue her questions by researching the files —presuming they are available - or to discuss with her directly .

Elaine, I'm calling you now. Let me know how you'd like to proceed.

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

Response to  
Questions on 2009  
Letter from Mr  
Eohanks, Dept of  
Community Affairs, TALIA KASSX

**From:** "Crawford, Shane" <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)>  
**Date:** January 22, 2016 at 11:20:20 AM EST  
**To:** "Poe, Elaine" <[epoe@madeirabeachfl.gov](mailto:epoe@madeirabeachfl.gov)>  
**Subject:** RE: Quasi-judicial proceedings

I read it.

I don't agree with Toon's opinion on it.

Hell, the BOC would have to leave the country on a contentious issue...its not like you're not going to hear about it.

Shane Crawford  
City Manager  
City of Madeira Beach  
727-391-9951 ext 228 -- to communicate  
[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov) -- to send information  
"Email is for information...not communication"

**From:** Poe, Elaine  
**Sent:** Friday, January 22, 2016 7:53 AM  
**To:** Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)>  
**Subject:** Re: Quasi-judicial proceedings

Yes, and I watched the BOC meeting as well. Several of the people on my list were told by me immediately, that this was a quasi judicial procedure. Their comment was they are a public agency and that irregardless, I have every right to ask questions.

---

**From:** "Poe, Elaine" <epoe@madeirabeachfl.gov>  
**To:** "yachtbrk1@yahoo.com" <yachtbrk1@yahoo.com>  
**Sent:** Saturday, January 16, 2016 4:29 PM  
**Subject:** Fwd: Quasi Judicial

Sent from my iPadFrom

Begin forwarded message:

**From:** "Poe, Elaine" <epoe@madeirabeachfl.gov>  
**Date:** January 13, 2016 at 1:47:58 PM EST  
**To:** "Crawford, Shane" <scrawford@madeirabeachfl.gov>  
**Subject:** Re: Quasi Judicial

I will answer this when I return from the code hearing. Don't tell me you will move in the direction I want and come back this crap.

---

**From:** Crawford, Shane  
**Sent:** Wednesday, January 13, 2016 12:58 PM  
**To:** Poe, Elaine  
**Subject:** RE: Quasi Judicial

Elaine,

I'm on board but I don't control your counterparts...they control me.

This has nothing to do with staff or the CM.

They (the developer) made an application within code and this is now in the hands of the plan commission and ultimately the BOC. The only attitudes we have to worry about right now is the Plan Commission and BOC. Me and my employees don't care if it's a waterpark, a hotel or stays vacant.

I contacted FDOT about traffic studies.

They rarely do them. They make the developer contract it out and then FDOT confirms them.

I'm asking Bob Esposito if FDOT would do another one in the next month but he said my request is rare and far-fetched.

## — Forwarded Message —

From: "Crawford, Shane" <scrawford@madeirabeachfl.gov>

To: yachtbrk1 <yachtbrk1@yahoo.com>

Sent: Monday, December 21, 2015 12:33 PM

Subject: FW: put into memo format and I'll send it to the board....you send it to the Plan Commission members

This is what I'm putting into memo format for everyone to receive tonight.

Shane B. Crawford

City Manager

Madeira Beach

727-391-9951 ext 228

scrawford@madeirabeachfl.gov

From: Crawford, Shane

Sent: Monday, December 21, 2015 12:33 PM

To: Rodde, Cheryl <crodde@madeirabeachfl.gov>

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

Subject: put into memo format and I'll send it to the board....you send it to the Plan Commission members

Planning Commission Members, BOC Members, and members of the public:

The Holiday Isles Marina Resort Project has certainly received a lot of attention lately. Due to the timing of our normal monthly meetings, the City has been accused of "rushing" the project through around the holidays.

However, nothing could be further from the truth. This project requires a rezone and a development agreement of which both have to be read two times. The reason that some people assume that this project is a "done deal" is that the readings of those meetings must be posted in the newspaper 15 days prior to the reading. Considering that issue, staff does what we can to forecast what will happen and that's why the meetings were scheduled/advertised.

With that being said, I will be recommending to the Plan Commission at tonight's meeting (December 21, 2015), that they see the presentation from the developer, ask questions of staff and our consultants, and open the public hearing to get public commentary on the project. However, I'm going to ask that they take no action. By taking no action, the City Commission cannot take action on the rezone tomorrow. The idea here is to get it introduced, get through the holidays, and begin the nitty gritty work on this after the first of the year. In January, on the 11<sup>th</sup>, there will be a continuance of the December 21<sup>st</sup> meeting. On the 11<sup>th</sup>, **IF THEY SO DESIRE**, the Plan Commission can consider making a motion on the rezone and the development agreement. Only if they make a recommendation can the BOC take up the issues at their meeting on 12<sup>th</sup>. If the Plan Commission is not comfortable yet with making a recommendation, another series of meetings would take place and it would be reposted. So, as it sits right now, because we have to have this posted in the newspaper, the timeline for the project is as follows:

December 21, 2015- Planning Commission Meeting (no recommendation will be made to the BOC)

December 22, 2015- BOC Meeting (The issue of the rezone will not be considered due to the lack of a recommendation from the Plan Commission)

January 11, 2016-Continuance of Planning Commission Hearing to consider RE-zoning and Development Agreement (a recommendation **COULD** be made but if they're not comfortable, they don't have to and another month of meetings would occur)

January 12, 2016-BOC 1<sup>st</sup> reading of Re-zoning Ordinance (if a recommendation is made the night before by the Plan Commission to approve)

February 9, 2016-BOC 2<sup>nd</sup> reading of Re-zoning Ordinance and Development Agreement (this would be the final step) (also note that the first reading of the development agreement needs to be done at the Plan Commission level which under this schedule would occur on January 11<sup>th</sup> and the second reading is done by the BOC. The rezone is a recommendation to the BOC from the Plan Commission but the BOC must read it twice.

Again, this is done because of posting requirements in the newspaper. A delay only means we have to repost but staff has to go with what we know and so that's why a perception is that the "deal is done" because the meetings are scheduled. As I said at the neighborhood meeting, the Barefoot Beach Resort rezone and development agreement took several months to get complete.

Also, there is at least one BOC member that would like to workshop the issue even further and that request can be made to put it on the workshop held on the fourth Tuesday of January or a request can be made of the Mayor to hold a special meeting. However, if the Plan Commission does not make a recommendation on January 11<sup>th</sup>, having it on the workshop or requesting a special meeting may be redundant since we'll have another set of meetings in February and March.

The City is striving to get a classy development that brings tax base and tourist dollars into Madeira Beach. However, the project has to "fit" Madeira Beach. Traffic and density concerns are legitimate concerns. Those issues are addressed in the plan but can be refined or altered throughout this process. In fact, refinement and "polishing" is the fundamental reason for the process. Also, considering the height issue on the beaches, tall and skinny with view corridors on each side is better than a 4 story building built like a wall from one end of the property to the other.

As always, feel free to call or email me with any questions or concerns.

Shane B. Crawford  
City Manager  
Madeira Beach  
727-391-9951 ext 228  
[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)

— Forwarded Message —

From: "Crawford, Shane" <scrawford@madeirabeachfl.gov>  
 To: "snug2406@gmail.com" <snug2406@gmail.com>; "Palladeno, Travis" <tpalladeno@madeirabeachfl.gov>; Elaine Poe <yachtbrk1@yahoo.com>; "Lister, Terry" <tlister@madeirabeachfl.gov>; "Hodges, Nancy" <nhodges@madeirabeachfl.gov>; "Shontz, Pat" <pshontz@madeirabeachfl.gov>  
 Cc: "Jim.Everett@yahoo.com" <Jim.Everett@yahoo.com>; "mike@doradosi.com" <mike@doradosi.com>; "Jeffthejewelerflorida@gmail.com" <Jeffthejewelerflorida@gmail.com>; "camden23@gmail.com" <camden23@gmail.com>; "jdomingue1@tampabay.rr.com" <jdomingue1@tampabay.rr.com>; "dlaw@golpsnow.com" <dlaw@golpsnow.com>; "annras1@gmail.com" <annras1@gmail.com>  
 Sent: Thursday, December 10, 2015 6:38 PM  
 Subject: FW: Development Agreement

Ron and Liz,

Please see an email I sent to the Plan Commission and Board of Commissioners.

There are simply a lot of misconceptions out there.

This will be anything but a "quick process".

These types of negotiations take months and plenty of public meetings.

Rest assured that everything here has a process and won't be pushed through. 80 million dollar deals have a ridiculous amount of details and the devil is always in those details so we spend an extraordinary amount of time on them.

Please contact me with any questions or concerns and please attend the plan commission meeting on Monday the 21<sup>st</sup>.

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

From: Crawford, Shane  
 Sent: Thursday, December 10, 2015 5:33 PM  
 To: Jim.Everett@yahoo.com; mike@doradosi.com; 'Jeffthejewelerflorida@gmail.com' <Jeffthejewelerflorida@gmail.com>; camden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@golpsnow.com; annras1@gmail.com  
 Cc: Palladeno, Travis <tpalladeno@madeirabeachfl.gov>; Hodges, Nancy <nhodges@madeirabeachfl.gov>; Lister, Terry <tlister@madeirabeachfl.gov>; 'Elaine Poe' <yachtbrk1@yahoo.com>; Shontz, Pat <pshontz@madeirabeachfl.gov>; 'Marci Forbes' <Marci@develengineering.com>; Rodde, Cheryl <crodde@madeirabeachfl.gov>; 'Al Carrier' <al@develengineering.com>; 'David Healey' <DHealey@cgasolutions.com>  
 Subject: RE: Development Agreement

Plan Commission Members and BOC Members,

There are a lot of rumors and misconceptions about the beginning (NOTE THIS WORD) process for the old Leverocks site and potential development.

First of all, there is a misconception that this is being "railroaded" through.

This is not true. Everything is process oriented and this is no different.

On Monday night, the Plan Commission will consider the rezone of the property AND the first reading of the first version of the development agreement.

On Tuesday night, the BOC will ONLY take into consideration the rezone.

The reason for the need of the rezone is because the developer will not spend any money on architecture or engineering or work with FDOT or SWFWMD without knowing the rezone will occur. This would be like anyone of us paying an architect to design a very specific house on a very specific lot of land that you haven't closed on yet.

So the rezone gives the developer AND the city the ultimate flexibility in developing a piece of property that is sure to bring significant revenue/tax base to the city. The rezone doesn't give the green light for the development. The green light is when the development agreement is finalized and voted upon by the BOC.

The rumors that the roads and the city itself is not adequate to handle this development are simply not true. The developer will be charged to work with FDOT and local land owners to create frontage roads to address traffic issues.

I will be speaking with the Chairman of Plan Commission tomorrow about the entire issue but rest assured, this issue will involve several lengthy meetings that the public may and is encouraged to attend. This won't be complete in January. This will be a several month process but we want to move it on as expeditiously but as responsibly as we can. Heck, the Barefoot Beach expansion took months and months.

The Leverocks development is a potential 80 million dollar development.

I spoke to a BOC member about this issue and suggested BOC workshops. I would advise that the BOC members attend the plan commission (listen and not participate) as you see how I will recommend we proceed. Both commissions can go along with my recommendation or you both can go whichever route you'd like.

That being said, the "agreement" won't be finalized for several several meetings. What is being taken up by the Plan Commission on Monday is an "apples and oranges" comparison to what the BOC is taking up on Tuesday.

If you get a concerned citizen, forward them this email OR please have them contact my office.

This is a classy and quality development. This is going to involve a ton of work and lots of concentration. I've been personally working on this for 4 years and staff and I have really ramped it up in the last 8 months. What they're applying for is "do-able" and allowed by code. However, you are the policy decision making body. You are in charge. I'm infamous for analogies and I won't spare you on this issue so here goes. It was a ball of clay. Staff and I molded it into something that's allowable, and now you can put the finishing touches on it or step on it and tell me to start over.

I will be meeting with the developers agent tomorrow to get 3D models and imaging ready for you all.

The development agreement went on the website when we posted it in the newspaper. In error, it wasn't sent to you all but since it has been posted, edits have been made by both sides and so I can't really say it was in error because we knew there would be edits.

Call me with any questions or concerns.

Remember, development isn't a four letter word. However, it has to fit, it has to make sense, and it needs to fit Madeira Beach. Don't let the numbers or the pictures scare you until you've seen the entire package and understand the entire process. Also, remember the alternatives. Instead of a quality hotel and a nice restaurant and condo-tels, this could be a Super Target or a Sams Club. Also, remember that if you're concerned a view corridors, more often than not, tall and skinny is better than short and wide. Just look to our neighbors to the south and that development down there. So the alternatives are usually scarier than what is being applied for.

My final thought is this:

The plan commission does a very diligent job in making a recommendation to the BOC. They do their homework. As for the BOC, this is an opportunity that you've been waiting almost two decades for. But you are steering the ship. You get to say yes or no or change it up...and I can assist in any of those options.

So keep your chin up, refer excited or upset constituents to me, and have fun with this. This is the most exciting time to be part of something in Madeira Beach in a long time. Cities across the state and county yearn for development options like this. You have the tools to mold this ball of clay into something that fits your city perfectly. So rest assured that nothing will happen too quickly or without careful consideration.

Shane B. Crawford  
City Manager  
Madeira Beach  
727-391-8951 ext 228  
[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)

From: Rodde, Cheryl  
Sent: Thursday, December 10, 2015 4:54 PM  
To: [Jim.Everett@yahoo.com](mailto:Jim.Everett@yahoo.com); [mike@doradosl.com](mailto:mike@doradosl.com); [jeffthejewelflorida@gmail.com](mailto:jeffthejewelflorida@gmail.com); [camden23@gmail.com](mailto:camden23@gmail.com); [jdomingue1@tampabay.rr.com](mailto:jdomingue1@tampabay.rr.com); [dlaw@golfsnoe.com](mailto:dlaw@golfsnoe.com)  
Cc: Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)>  
Subject: Development Agreement

Good evening Planning Commission members, the 1<sup>st</sup> draft of the Development Agreement for the Holiday Isle Marina project is currently online, along with the Public Notice. You will be receiving your packets on Monday the 14<sup>th</sup>, included in the packets will be the Development Agreement.

If you have any additional questions or concerns please don't hesitate to contact me.

Thank you

Cheryl Rodde  
Executive Assistant to the City Manager  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-8951 x228  
[crodde@madeirabeachfl.gov](mailto:crodde@madeirabeachfl.gov)

---

**From:** Crawford, Shane  
**Sent:** Wednesday, January 13, 2016 7:36 AM  
**To:** Poe, Elaine  
**Subject:** RE: Quasi Judicial

Ahhh,  
Now I know what you were talking about.

I'm going to contact FDOT and see if I can get you a FDOT traffic study within the next month or two.

Get back to me if you don't want me to do that.

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

**From:** Thomas Trask [mailto:tom@cityattorneys.legal]  
**Sent:** Tuesday, January 12, 2016 4:07 PM  
**To:** Poe, Elaine <epoe@madeirabeachfl.gov>  
**Cc:** Crawford, Shane <scrawford@madeirabeachfl.gov>  
**Subject:** RE: Quasi Judicial

Hi Elaine,  
I'll pull together the information you requested and get a response to you within the next few days. Tom

Thomas J. Trask, Esquire  
Board Certified in City, County and Local Government Law  
AV Preeminent® Rated Attorney  
[Tom@cityattorneys.legal](mailto: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:** Poe, Elaine  
**Sent:** Wednesday, January 13, 2016 11:15 AM  
**To:** Crawford, Shane  
**Subject:** Re: Quasi Judicial

You have asked me several times what direction I want you to move this. So here it is.

Get a new traffic study done toward the end of March. Our season starts in January, doubles in February and triples in March and does not slow down until the end of April.

What is going on here with the Quasi Judicial trying to stop us from doing research is ridiculous. Remember, I got this traffic report from you the day we met with the Developer and Jim Everett.

I know that our city put this under Quasi Judicial to avoid conflicts or intervention. All it has done is create more.

I do not want a recommendation from Planning until we get the new traffic study. Without that no one has any idea of what kind of traffic the actual project will create in its current design. I also think we should have an alternate plan from Holten on what he will settle for. I think it is only fair that we all come together on a realistic plan that works for him and the residents before we proceed.

I do not believe that we should change this from C-4 to PD until everyone is in agreement on final outcome of what this project will truly be. I do not think any of us, at the time that we passed 2014-09 had a clear understanding of what we were doing or what could happen. I do not remember discussing 10 story buildings nor did we discuss 393 residences, a restaurant and a 200 slip marina.

The planning board is in the dark as much as we are. The Florida Statute 286.0115 (3) does not preclude local officials from conducting site investigations, site visits or receive expert opinions regarding quasi-judicial action pending before them as long as it is revealed prior to the final action in the matter. I am keeping a log.

Barefoot Beach had numerous meetings in front of Planning and multiple changes in the plan before they passed. This project is bigger and deserves the same consideration, if not more.

I want a workshop! There is too much information to be absorbed.

I will not put up with a couple of attitudes from the board over the incompetence of residents to make decisions for their community. We are commissioners and residents. Without the proper information no one can make the best decision possible for this community. The only information we have is what they are trying to get us to do.

If you look at the Chart of how this city is set up you will see at the very top "RESIDENTS" who answers to them, the board of commissioners. Who answers to us, YOU. Attitudes need to be adjusted and you are the only one that can do that.

Thanks

**Servedio, Aimee**

---

**From:** Servedio, Aimee  
**Sent:** Wednesday, December 16, 2015 2:38 PM  
**To:** 'Thomas Trask'  
**Subject:** RE: Letters re Holton Property

*Jim  
Aimee*

Do you have an email contact for the applicant's attorney?

**From:** Thomas Trask [mailto:tom@cityattorneys.legal]  
**Sent:** Wednesday, December 16, 2015 2:32 PM  
**To:** Servedio, Aimee <aservedio@madeirabeachfl.gov>  
**Subject:** RE: Letters re Holton Property

Please send the letters to the Planning Commission members, the BOC and the applicant (through Attorney Katie Cole).

Thomas J. Trask, Esquire  
Board Certified in City, County and Local Government Law  
AV Preeminent® Rated Attorney  
[Tom@cityattorneys.legal](mailto:Tom@cityattorneys.legal)  
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**From:** Servedio, Aimee [mailto:aservedio@madeirabeachfl.gov]  
**Sent:** Wednesday, December 16, 2015 2:20 PM  
**To:** Thomas Trask <tom@cityattorneys.legal>  
**Subject:** RE: Letters re Holton Property

**From:** Thomas Trask [mailto:tom@cityattorneys.legal]  
**Sent:** Wednesday, December 16, 2015 1:35 PM  
**To:** Servedio, Aimee <aservedio@madeirabeachfl.gov>  
**Subject:** RE: Letters re Holton Property

Send me the letters so I can read them. I will then tell you how to handle them.

Thomas J. Trask, Esquire  
Board Certified In City, County and Local Government Law  
AV Preeminent® Rated Attorney  
[Tom@cityattorneys.legal](mailto:Tom@cityattorneys.legal)  
TRASK DAIGNEAULT, LLP  
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**From:** Servedio, Aimee [<mailto:aservedio@madeirabeachfl.gov>]  
**Sent:** Tuesday, December 15, 2015 12:59 PM  
**To:** Thomas Trask <[tom@cityattorneys.legal](mailto:tom@cityattorneys.legal)>  
**Subject:** Letters re Holton Property

I have received email letters regarding the Holton Property Development – 1 directly addressed to me and 1 addressed to me but forwarded by Elaine. Elaine asked me to forward the one she sent to the Planning Board, BOC & Shane. What is the correct procedure for handling this correspondence?

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

Mayor, Vice-Mayor and Commissioners,

I just returned from vacation and reviewed the City Manager's email (2/2/16 at 9:59 a.m.) regarding the Planning Commission and Commission meetings. I have also had the opportunity to discuss the schedule with the City Manager as well. Because I am very concerned about due process and fairness to both the City and the Applicant I have expressed my concerns about having the Holiday Isle Application vetted at a Workshop meeting. This simply cannot happen without exposing the City to litigation. Therefore the application process will be the same as any other application the City is considering. Here is the calendar for the Holiday Isles Application:

Planning Commission meeting on February 8, 2016. This is a continuance of the previous hearing. At the last hearing the Planning Commission ended the meeting with a statement that no additional evidence would be considered. The Applicant, however, revised its application and therefore it is my opinion that the Planning Commission could and should reopen the hearing to consider the changes. There would be a presentation from City Staff and the Applicant on the changes. The meeting should then be opened for public comment. Once this is completed the Planning Commission should make a recommendation to the Board of Commissioners.

Board of Commissioner's meeting on March 16, 2016. At this meeting City Staff should make a presentation, which will include the PC recommendation and possibly their rationale, the applicant will then make its presentation, the public will be able to comment and then the Commission will deliberate. This deliberation will encourage in depth discussions between the Commissioners about the project. In the end the Commission must approve the application, deny the application or approve it with conditions. Please remember that your code provides an opportunity to modify/revise the Development Agreement. If it is your direction to revise/modify the Development Agreement we will make the changes, if agreed to by the Developer, and bring it back at the next Commission meeting.

There will be no workshop meeting. Thank you for your understanding. Please call me if you have questions. Tom

Thomas J. Trask, Esquire  
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[Tom@cityattorneyslegal.com](mailto:Tom@cityattorneyslegal.com)  
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**From:** Poe, Elaine [<mailto:epoe@madeirabeachfl.gov>]  
**Sent:** Tuesday, January 12, 2016 11:53 AM  
**To:** Thomas Trask <[tom@cityattorneys.legal](mailto:tom@cityattorneys.legal)>  
**Cc:** Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)>  
**Subject:** Quasi Judicial

Tom, I am making a formal request for you to appear personally in front of the commission and explain the procedural issues regarding this development.

I would like all case law, muni codes, charters or Statutes, in writing that specifically states that we cannot speak to residents concerning this project or attend planning meetings.

Why was this project Quasi Judicial and not the Barefoot beach?

Whose decision was it to make this project Quasi Judicial?

**286.0115 Access to local public officials; quasi-judicial proceedings on local government land use matters.—**

Local public officials may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

Elaine

 Reply all |  Delete |  Junk |  ...



## Quasi-judicial proceedings

 TT Thomas Trask <tom@cityattorneys.legal>  
 To: ☐ Palladeno, Travis; ☐ Poe, Elaine; ☐ Elaine Poe <yachtbrk1@yahoo.co...



 Reply all |  ...

Fri 1/8/2016 10:26 AM

Inbox



Action Items

Staked  
 @ 12-22-16



Mayor and Commissioners,

I just want to sent you a reminder of my advice to you as it relate to quasi-judicial matters. I spoke a little bit about it at a meeting last month. The advice was that you should refrain from any ex-parte contact with the developer, its agents and attorneys, as well as anyone else (including residents and Planning Commission members) when the issue relates to a quasi-judicial matter that you as a Commission will eventually consider and act upon. Please remember that your code provides as follows:

An ex-parte communication, or site visit shall be disclosed by the city official who is a party thereto at the commencement of the hearing and shall include the substance of the communication or site visit as well as the identity of the person, group, or entity with whom any communication took place. Persons with opinions contrary thereto shall be given a reasonable opportunity to refute or otherwise respond to the information acquired by the communication, investigation, site visit or expert opinion.

The purpose of the advice I gave you was to avoid having to make this disclosure.

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  
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**From:** Poe, Elaine [<mailto:epoe@madeirabeachfl.gov>]  
**Sent:** Tuesday, January 12, 2016 11:53 AM  
**To:** Thomas Trask <[tom@cityattorneys.legal](mailto:tom@cityattorneys.legal)>  
**Cc:** Crawford, Shane <[scrawford@madeirabeachfl.gov](mailto:scrawford@madeirabeachfl.gov)>  
**Subject:** Quasi Judicial

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Elaine

**From:** "DeMuth, Lesley" <ldemuth@mygulfport.us>  
**To:** "yachtbrk1@yahoo.com" <yachtbrk1@yahoo.com>  
**Sent:** Friday, February 26, 2016 2:16 PM  
**Subject:** Public Notice

Ms. Poe:

Attached is Section 22-1.05 of the city code on Public Notice requirements and a copy of Section 22-23.02 Development Agreements which city council adopted with greater notice requirement than Florida Statute. In addition to Chapter 163 of the Statutes, notice requirements for zoning issues are included under 166.041 of the Statutes.

Lesley

Lesley DeMuth, City Clerk  
City of Gulfport  
2401 53rd Street South  
Gulfport, FL 33707  
727-893-1012

City of  
Gulf Port

Reply all | ▾ Delete Junk | ▾ ...

X

## 555/565 150th Ave. Holiday Isles Marina

PE

Poe, Elaine

To: ☐ lauren.greenfield@dep.state.fl.us; ▾

📧

Reply all | ▾

Tue 2/9/2016 11:18 AM

Sent Items

Ms. Greenfield,

I had been communicating on the above property with Sara Gonzales. She sent me an email to let know that she was leaving on maternity leave this month.

Originally, I had contacted her concerning the additional slips that the owner wishes to add to the existing marina. At the time Ms. Gonzales informed me that she could not find a permit on the marina. However, she did send me two submerged land leases.

In her email dated January 7, she indicated that they would do a new permit and lease modification.

As of January 28, she had not be contacted by Mr. Holton regarding the marina expansion.

I understand from Sara that Mr. Holton will need a DEP permit, a Corp of Engineers permit and a hydrography study.

Have you or anyone at DEP had any recent contact with Mr. Holton concerning this issue?

Elaine Poe, Vice Mayor  
Madeira Beach, FL

*iep*

**From:** "Gonzalez, Sara" <Sara.Gonzalez@dep.state.fl.us>

**Sent:** Thursday, January 7, 2016 11:47 AM

**Subject:** Marina Expansion

Hi Elaine,

As a follow-up to our conversation earlier today, I have attached two existing leases that may pertain to the proposed project site. I could not tell where the marina in question was located based on our conversation. In addition, I did not find any existing permits for the existing marina. So we will do a new permit and a lease modification.

As for a pre-application meeting, I am available Monday, Tuesday, Thursday and Fridays from 8-5pm. Please schedule a time a few days in advance in case I have another meeting or I am out of the office that day. I look forward to hearing from you soon.

Sincerely,

Sara Gonzalez  
Engineering Specialist III  
Permitting & Waste Cleanup Program  
Department of Environmental Protection  
13051 N Telecom Parkway  
Temple Terrace, FL 33637-0926  
Telephone: 813-470-5748  
Fax: 813-470-5996

— Forwarded Message —

**From:** Elaine Poe <yachtbrk1@yahoo.com>  
**To:** "Gonzalez, Sara" <Sara.Gonzalez@dep.state.fl.us>; "Lauren.Greenfield@dep.state.fl.us" <Lauren.Greenfield@dep.state.fl.us>  
**Sent:** Thursday, January 28, 2016 3:42 PM  
**Subject:** Re: Marina Expansion

Sara, you did send me the leases for the bottom land. Thank you. I believe that the last time we spoke you had not found a permit for the marina and a permit package was being mailed.

I am not the owner or the person who needs to apply for the pre application meeting. However, I am one of the commissioners that will need to vote next month on this project. It is going to be difficult to vote for the unknown. That is not your problem it is the applicants.

I have numerous concerns with the current marina that he is running because of the crime.

Congratulation!. My best wishes for a beautiful healthy baby.

Elaine Poe  
Commissioner, Madeira Beach, FL

---

**From:** "Gonzalez, Sara" <Sara.Gonzalez@dep.state.fl.us>  
**To:** 'Elaine Poe' <yachtbrk1@yahoo.com>  
**Cc:** "Greenfield, Lauren" <Lauren.Greenfield@dep.state.fl.us>  
**Sent:** Thursday, January 28, 2016 10:30 AM  
**Subject:** RE: Marina Expansion

Good Morning Ms. Poe,

I have not been contacted by Mr. Holton regarding the marina expansion. The last correspondence I have is with you on January 7<sup>th</sup> (I believe I sent you two existing leases that I found, since I could not tell which one was for the marina facility). I will be going out on maternity leave next week, so I have copied Lauren Greenfield, ERP manager in this email. If you would like to come in for a pre-application meeting to discuss the marina expansion, please contact Ms. Greenfield and she will have one of her staff members set up the meeting with you.

Sincerely,

Sara Gonzalez  
Engineering Specialist III  
Permitting & Waste Cleanup Program  
Department of Environmental Protection  
13051 N Telecom Parkway  
Temple Terrace, FL 33637-0926  
Telephone: 813-470-5748  
Fax: 813-470-5996



cid:image001.png@

You may be able save \$100 on your application fee by submitting electronically: <http://www.dep.state.fl.us/water/wetlands/erp/epermitting.htm>.

All ERP submittals can be sent to [SW\\_ERP@dep.state.fl.us](mailto:SW_ERP@dep.state.fl.us). Please avoid sending paper copies whenever possible.

New Statewide ERP Rule Information effective October 1, 2013: <http://www.dep.state.fl.us/water/wetlands/swerp/index.htm>.

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**Permitting Consistency Initiative:** The Florida Department of Environmental Protection is committed to providing efficient, consistent and quality service to the citizens of Florida. In keeping with these objectives, we are pleased to announce ongoing improvements to our permitting process by standardizing and simplifying our documents. During the fall of this year, the Department will begin issuing permitting correspondence formatted consistently throughout all programs. Although the document formatting will look different from past correspondence, please be assured that the content continues to be driven by applicable Rule and Statute. As always, if you have any questions, please contact your local DEP District office.

**From:** Elaine Poe [mailto:yachtbrk1@yahoo.com]  
**Sent:** Thursday, January 28, 2016 10:01 AM  
**To:** Gonzalez, Sara  
**Subject:** Marina Expansion

Sara, can you tell me if Mr. Holton has set a pre application meeting with you on the property located at 555/565 150th Ave.

In the development agreement it talks about 3 lots. I am going to send you some photos that we received. It looks as though one of those is a government lot.

I have to send these thru my personal email because I cannot attach in the City email.

If you are unable to answer this possibly you send me to someone who can.

Thank you

1/28/2016

(9628 unread) - yachtrk1 - Yahoo Mail

· Elaine Poe  
Commissioner, Madeira Beach FL

DEP Internet Feedback Survey

Dep Customer Survey

## Hydrography - Wikipedia, the free encyclopedia

<https://en.wikipedia.org/wiki/Hydrography> ▾ Wikipedia ▾

**Hydrography** is the branch of applied sciences which deals with the measurement and description of the physical features of oceans, seas, coastal areas, lakes ...

History - Overview - Organizations - See also