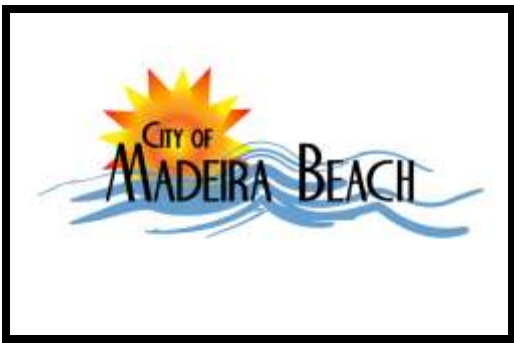




**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

**BOARD OF COMMISSIONERS
SPECIAL MEETING**

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

12:00 P.M.

TUESDAY, JANUARY 17, 2017

COMMISSION CHAMBERS

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE – Commissioner Terry Lister

C. ROLL CALL

D. APPROVAL OF THE MINUTES

E. APPROVAL OF THE AGENDA

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

G. CONSENT AGENDA

H. UNFINISHED BUSINESS

I. NEW BUSINESS

1. [PUBLIC HEARING FOR ALCOHOLIC BEVERAGE APPLICATION #2017-01](#)

A PUBLIC HEARING TO CONSIDER ALCOHOLIC BEVERAGE APPLICATION #2016-07 FOR A 4COP SRX LICENSE (LICENSE TO CONSUME ALCOHOLIC BEVERAGES ON THE PREMISES, WITH A CONNECTION TO A RESTAURANT) AT A COMMERCIAL RECREATION AND ENTERTAINMENT FACILITY LOCATED AT 662 WELCH CAUSEWAY.

2. [AUTHORIZATION TO ENTER LEASE AGREEMENT FOR PARKING LOT](#)

3. [QUALIFICATIONS FOR PLANNING AND ZONING COORDINATOR](#)

4. [AUTHORIZATION TO AWARD PROFESSIONAL SERVICES TO CALVIN, GIORDANO & ASSOCIATES IN AN AMOUNT NOT TO EXCEED \\$200,000](#)

J. REPORTS/CORRESPONDENCE

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

K. ADJOURNMENT

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131. This meeting will be viewable on the Government Access Channel, Spectrum Channel 640.

Posted January 13, 2017



**MADEIRA BEACH BOARD OF COMMISSIONERS
JANUARY 17TH 2017 – AGENDA REPORT**

FROM: Cheryl McGrady
Executive Assistant to the City Manager

SUBJECT: PUBLIC HEARING to consider Alcoholic Beverage Application #2017-01 for a 4COP SRX license (beer, wine and full liquor) at a restaurant/retail use located at 662 Welch Causeway.

BACKGROUND: Pursuant to Section 110-532, consideration of alcoholic beverage applications of the Madeira Beach Code of Ordinances, Slyce Madeira Beach LLC, is seeking to obtain a 4COP SRX alcoholic beverage license for the sale of beer, wine and full liquor at a restaurant facility (Slyce Madeira Beach LLC) located at 662 Welch Causeway. This establishment is located in the C-3 Commercial Zoning District.

Pursuant to Section 110-539, the Notice of Public Hearing has been properly sent to all property owners within 300 feet of the subject property 15 days prior to the scheduled consideration by the Board of Commission. Such notice has also been posted on the subject property and on the City website.

Section 110-532. Consideration of alcoholic beverage application.

When considering the alcoholic beverage application, the Board of Commissioners shall consider the following factors:

- (1) The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.**

Applicant Response: The building was built specifically for a restaurant to occupy. Slyce will improve the location and neighborhood as there are restaurants in this area. Will not adversely affect anything or anyone.

Analysis: This site is located in the Publix Shopping Center and is zoned C-3. This area contains compatible commercial establishments that currently serve alcoholic beverages including, restaurants, hotels, liquor stores, and retail stores, such as a grocery store. This request does not adversely affect the character of the neighborhood.

- (2) The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.**

Applicant Response: This restaurant is part of a huge plaza that also has a Publix shopping center. There are over 300 parking spaces and many entrances and exits. It will not have any adverse effects as the property was developed for this purpose.

Analysis: The proposed use will not generate additional congestion or a safety hazard. This site has been permitted as retail/restaurant use since it was developed. The subject property is located in an area that caters to traffic and adding beer, wine and full liquor to the existing site will not create additional congestion or a safety hazard.

(3) Whether or not the proposed use is compatible with the particular location for which it is proposed.

Applicant Response: This plaza was developed specifically for the purpose of retail and restaurant tenants. This building was built for a restaurant lease.

Analysis: Slyce is located in the Publix Shopping Center located on the Welch Causeway also known as 150th Avenue. This area is surrounded by compatible uses already established within the Plaza and the surrounding area.

(4) Whether or not the proposed use will adversely affect the public safety.

Applicant Response: It will not adversely affect safety. It was built by Publix and has all safety measures built into the Plaza.

Analysis: The proposed 4COP SRX (beer, wine and full liquor) is requested for location in a commercial shopping center. There are no unique characteristics of this site or of any of the surrounding properties that would cause approval of this request to adversely affect public safety.

(5) No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the city under any section of the code.

Applicant Response: Slyce Madeira Beach LLC, is not aware of any financial encumbrances due the City of Madeira Beach.

Analysis: The applicant has no outstanding fines or penalties owed to the City under any section of the code.

BUDGETARY
IMPACT:

N/A

STAFF

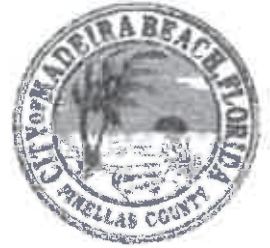
RECOMMENDATION:

Staff recommends ***APPROVAL*** for Alcoholic Beverage License Permit #2017-01 to allow a 4COP SRX for the sale of beer, wine and full liquor at 662 Welch Causeway, Madeira Beach, FL 33708.

ATTACHMENT(S):

Alcoholic Beverage Permit Application
Location Map
Public Notice
Photographs

Agenda Item: I-1

ABP #: 2017-01**CITY OF MADEIRA BEACH**

PLANNING AND ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email: planning@madeirabeachfl.gov

ALCOHOLIC BEVERAGE PERMIT APPLICATIONApplicant's Name: SLYCE (Jack Bennett)Type of License Requested: 4COP SRXName of Partnership, Corporation, LLC (if applicable): SLYCE MADEIRA ZMailing Address: 4642 Welch CAUSEWAY
MADEIRA BEACH FLPhone(s): 727 408 4408 Email: BENNETTBUILDING@gmail.comType of Ownership: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLCName of Business: SLYCE Business Phone: 408 4408Physical Address: 4642 150 AVENUE MAD BEACHParcel #: 03-31-15-25128-001-0010Legal Description: ATTACHEDNumber of Seats: Inside: 92 Outside: 59 = 161**Zoning District:**

- | | |
|---|--|
| ☐ C-1 Tourist Commercial | ☐ C-2 John's Pass Marine Commercial |
| ☒ C-3 Retail Commercial | ☐ C-4 Marine Commercial |
| ☐ R-3 Only Restaurant | |

Classification:

- | | |
|--|--|
| ☐ Package store, beer & wine | ☐ Retail Store, beer, wine |
| ☐ Package store, beer, wine, liquor | ☒ Restaurants |
| ☐ Bar | ☐ Club ☐ Charter Boats |

Number of Parking Spaces: 360 HC Parking Spaces: 20 Bike Racks: 3

ABP #: 2017-01

****For City of Madeira Beach Use Only****

Fee: \$300.00

☒ Check # 1121

☐ Cash

☒ Receipt # 13247

Date Received: 12-29-16

Received by: Brian Simbriel

ABP# Assigned: 2017-01

BOC Hearing Date: 1-17-17

☐ Approved

☐ Denied

@Nan

Community Development Director

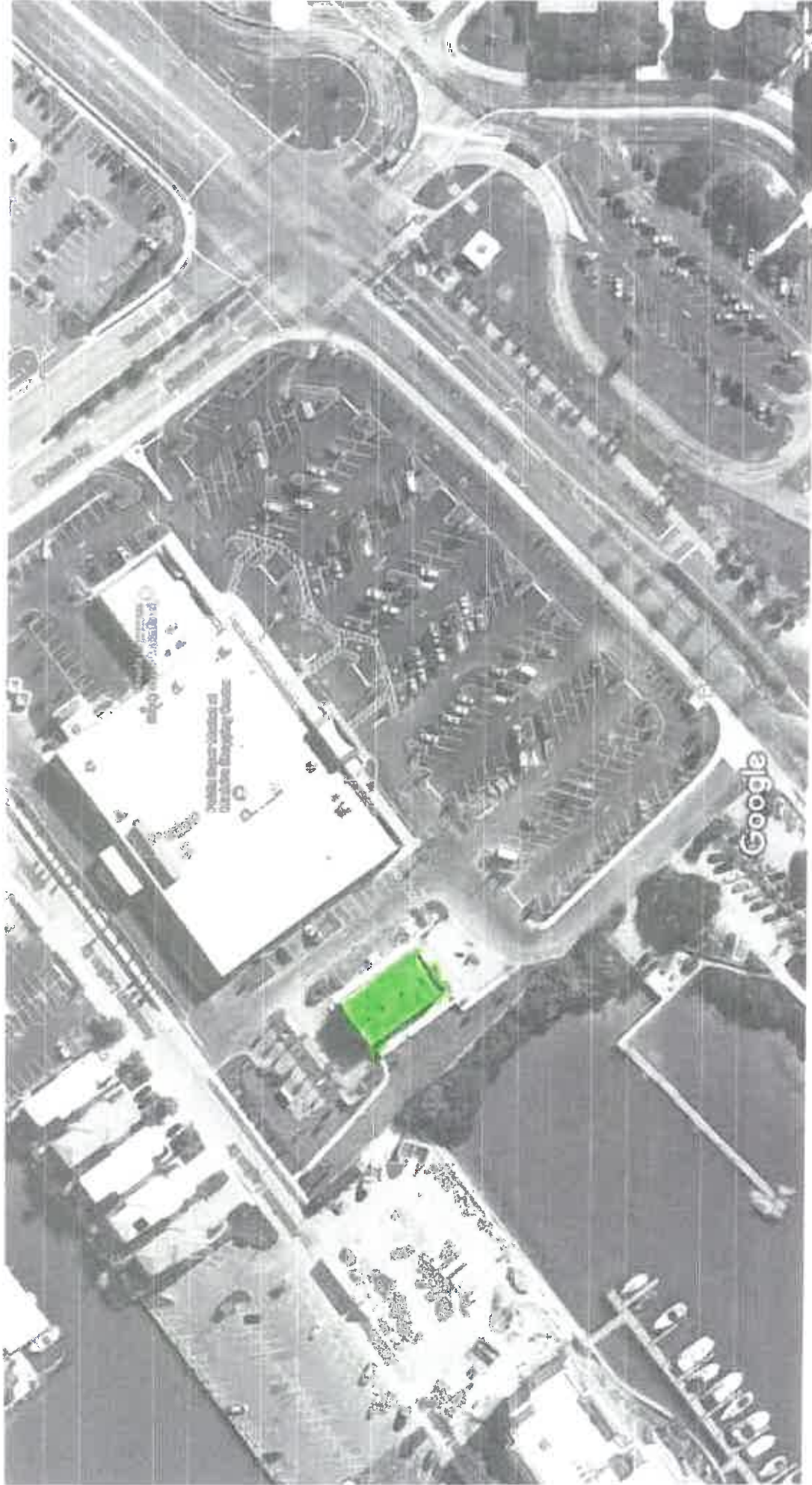
Date: _____

City Manager

Date: _____

LEGAL DESCRIPTION

EDGEWATER ESTATES UNIT 12 PTS OF BLK 1, LOT 1 & BLK 2, LOT 1 DESC AS BEG
MOST W'LY COR OF LOT 1, BLK 1 TH N54DE 558FT TH S88DE 40 FT(S) TH S39DE
362FT(S) TH SW 5FT TH SW'LY ALONG ARC OF CUR TO RIGHT 154FT(S) TH S43DW
296FT(S) TH S50DW 201FT(S) TH CUR LT RAD 30 FT ARC 17.29FT CB N21DE 17.05FT
TH N37DW 84.94FT TH N44DW 455FT(S) TH N54DE 41.46FT TO POB



Slyce

662 Welch Causeway Madeira Beach, FL

Questionnaire

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.

The building was built specifically for a restaurant to occupy. Slyce will improve the location and neighborhood as there are no restaurants in this area. Will not adversely affect anything or anyone.

2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.

This restaurant is part of a huge plaza that also has a Publix shopping center. There are over 300 parking spaces and many entrances and exits. It will not have any adverse effects as the property was developed for this purpose.

3. Whether or not the proposed use is compatible with the particular location of the proposed.

This plaza was developed specifically for the purpose of retail and restaurant tenants. This building was built for a restaurant lease.

4. Whether or not the proposed use will adversely affect the public safety.

It will not adversely affect safety. It was built by Publix and has all safety measures built into the plaza.

LEASE

LEASE AGREEMENT

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Full Lease Available If Needed

Early Occupancy. Tenant shall have the right to enter and occupy the Premises prior to the Commencement Date and upon the following terms and conditions:

(a) All terms and conditions of the Lease shall apply and shall be in full force and effect upon the Possession Date, other than the terms and conditions regarding payment of Rent, which shall be in full force and effect as of the Commencement Date

(b) Tenant may take occupancy of the Premises upon receipt of written notice of delivery of the Premises from Landlord, but only after delivering to Landlord the following: (i) one month's Rent pursuant to Article 4 of the Lease (although not credited until the Commencement Date); (ii) security deposit pursuant to Section 4.11 of the Lease; and (iii) certificate(s) of insurance pursuant to Section 8.3 of the Lease.

(c) Tenant's activities within the Premises shall be at Tenant's sole risk, and Landlord shall not be responsible for the safety of Tenant or Tenant's employees or the condition or loss of any personal property brought on to the Premises.

2.4 Construction of Improvements. Construction to be performed in the Premises prior to the Commencement Date, if any, shall be in accordance with the terms and conditions set forth in attached Rider 1.1(n). If no Rider 1.1(n) is attached to this Lease, Tenant may only perform construction in the Premises upon written consent of Landlord, which may be withheld or conditioned at Landlord's sole discretion.

ARTICLE 3 - USE AND OPERATION OF PREMISES

3.1 Permitted Use. Tenant covenants that throughout the Term, Tenant shall continuously use and occupy the Premises solely and only for the purpose of operating thereon a pizza restaurant serving lunch and dinner for dine-in, delivery or carryout, a bar serving full liquor, beer and wine for on-premises consumption only, recorded or live music, provided that doing so meets with all county and local codes and noise ordinances (the "Permitted Use"), and for absolutely no other use or purpose whatsoever and shall conduct its business in the Premises solely under the trade name specified in Section 1.1(a). All music shall be played in such a manner so as to not interfere with the business operations of Landlord or any other tenant, and not disrupt Landlord's or any other tenant's use within the Shopping Center, and Landlord reserves the right to terminate the right to have music should it violate any governmental noise ordinance.

3.2 Requirements and Restrictions. Tenant agrees that it (a) will not, without Landlord's consent, conduct or permit to be conducted any auction, fire, bankruptcy or going-out-of-business sale, or similar type sale, in connection with the Premises provided, however, that this provision shall not restrict the absolute freedom of Tenant to determine its own selling prices nor shall it preclude the conduct of periodical seasonal, promotional or clearance sales; (b) subject to Landlord's reservation in paragraph 3.1 above, will not use or permit the use of any apparatus for sound reproduction or transmission or of any musical instrument in such manner that the level of the sounds so reproduced, transmitted or produced violate any applicable local ordinance; will not permit the use of any apparatus, advertising medium or the like which can be seen, heard or experienced outside the Premises, including, but not limited to, flashing lights, search lights, loud speakers, etc.; will not display, paint or cause to be displayed, painted or placed, any handbills, bumper stickers or other advertising devices on any vehicle parked in the parking area of the Shopping Center; will not distribute or cause to be distributed, in the Shopping Center any handbills or other advertising devices, and will not conduct or permit any activities that might constitute a nuisance; (c) will keep all mechanical apparatus free of vibration and noise which may be transmitted beyond the confines of the Premises; will not cause or permit strong, unusual, offensive or objectionable noise, odors, fumes, dust or vapors to emanate or be dispelled from the Premises; will not burn trash or store or permit accumulations of any trash, garbage, rubbish or other refuse outside of the Premises except in compactor or other receptacles approved by Landlord; (d) will not load or permit the loading or unloading of merchandise, supplies or other property, nor ship nor receive outside the area and entrance designated therefore by Landlord from time to time; will not permit the parking or standing, outside of said area, of trucks, trailers or other vehicles or equipment engaged in such loading or unloading in a manner to interfere with the use of any Common Area or any pedestrian or vehicular use and good shopping center practice; will use its best efforts to complete or cause to be completed all deliveries, loading and unloading and services to the Premises prior to 10:00 a.m. each day; and (e) will comply with all federal, state and local laws, rules, regulations, ordinances, orders, codes and guidelines relating to the Premises and will not use or permit the use of any portion of the Premises for any unlawful purpose.

3.3 Effect on Landlord's Insurance. Tenant shall not do or suffer to be done, or keep or suffer to be kept, anything in or about the Premises which will contravene Landlord's policies insuring against loss or damage by fire or other hazard

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be duly executed on or as of the day and year first above written.

LANDLORD:
PUBLIX SUPER MARKETS, INC., a
Florida corporation

[Signature]
(Print Name) Patricia Cooley
[Signature]
(Print Name) Miranda Lee
Two Witnesses

STATE OF FLORIDA
COUNTY OF POLK

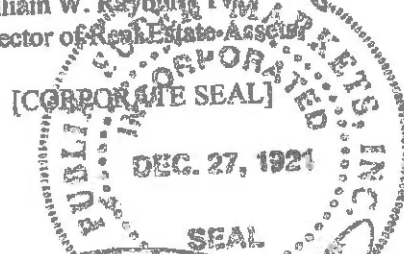
The foregoing instrument was signed, sealed, delivered, and acknowledged before me this 23rd day of February, 2016, by William W. Rayburn, IV, as Director of Real Estate Assets of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



PATRICIA COOLEY
MY COMMISSION # FF 114839
EXPIRES: August 20, 2018
Bonded Thru Budget Notary Services

By: William W. Rayburn, IV
William W. Rayburn, IV
Director of Real Estate Assets



Printed/typed name: _____
Notary Public-State of Florida
My commission expires: _____
Commission number: _____

TENANT:
SLYCE MADEIRA BEACH, LLC, a
Florida limited liability company

[Signature]
(Print Name) Suzanne Brown
[Signature]
(Print Name) Mari Jane Tabachnik
Two Witnesses

STATE OF Florida
COUNTY OF Pinellas

By: [Signature]
Name: JACK BENNETT
As its: PR

The foregoing instrument was signed, sealed, delivered, and acknowledged before me this 15th day of February, 2016, by Jack Bennett, as President of SLYCE MADEIRA BEACH LLC, a Florida limited liability company, on behalf of the company. Such person is personally known to me or produce _____ as identification.

(NOTARY SEAL)

KAREN M. LAWSON
Notary Public, State of Florida
My Comm. Expires Dec. 15, 2018
No. FF 183475

[Signature]
Printed/typed name: Karen M. Lawson
Notary Public-State of: Florida
My commission expires: 12/15/2018
Commission number: FF 183475

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**03-31-15-25128-001-0010**Compact Property Record Card[Portability Calculator](#)**Updated December 29, 2016**[Email Print](#)[Radius Search](#)[FEMA](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
PUBLIX SUPER MARKETS INC P O BOX 407 LAKELAND FL 33802-0407	674 WELCH CSWY MADEIRA BEACH
	Jump to building: (1) 674 WELCH CSWY ▾

Property Use: 1624 (Neighborhood Shopping Center (one or more major food stores with one or more strip type stores))

Living Units: 0

[\[click here to hide\] Legal Description](#)

EDGEWATER ESTATES UNIT 12 PTS OF BLK 1, LOT 1 & BLK 2, LOT 1 DESC AS BEG MOST W'LY COR OF LOT 1, BLK 1 TH N54DE 558FT TH S88FT(S) TH S39DE 362FT(S) TH SW 5FT TH SW'LY ALONG ARC OF CUR TO RIGHT 154FT(S) TH S43DW 296FT(S) TH S50DW 201FT(S) TH CUR LT 1 FT ARC 17.29FT CB N21DE 17.05FT TH N37DW 84.94FT TH N44DW 455FT(S) TH N54DE 41.46FT TO POB

File for Homestead Exemption			2017 Parcel Use
Exemption	2016	2017	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Pg
17096/0610	Sales Query	121030251081	A	043/018

2016 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$9,210,000	\$9,210,000	\$9,210,000	\$9,210,000	\$9,210,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	No	\$9,210,000	\$9,210,000	\$9,210,000	\$9,210,000	\$9,210,000
2015	No	\$8,765,000	\$8,765,000	\$8,765,000	\$8,765,000	\$8,765,000
2014	No	\$4,650,000	\$4,650,000	\$4,650,000	\$4,650,000	\$4,650,000
2013	No	\$6,500,000	\$6,500,000	\$6,500,000	\$6,500,000	\$6,500,000
2012	No	\$6,475,000	\$6,475,000	\$6,475,000	\$6,475,000	\$6,475,000
2011	No	\$6,412,000	\$6,412,000	\$6,412,000	\$6,412,000	\$6,412,000
2010	No	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000
2009	No	\$5,900,000	\$5,900,000	\$5,900,000	\$5,900,000	\$5,900,000
2008	No	\$6,950,000	\$6,950,000	\$6,950,000	\$6,950,000	\$6,950,000
2007	No	\$6,930,000	\$6,930,000	\$6,930,000	N/A	\$6,930,000
2006	No	\$6,975,000	\$6,975,000	\$6,975,000	N/A	\$6,975,000
2005	No	\$5,600,000	\$5,600,000	\$5,600,000	N/A	\$5,600,000
2004	No	\$5,250,000	\$5,250,000	\$5,250,000	N/A	\$5,250,000
2003	No	\$4,900,000	\$4,900,000	\$4,900,000	N/A	\$4,900,000
2002	No	\$4,534,200	\$4,534,200	\$4,534,200	N/A	\$4,534,200
2001	No	\$4,425,300	\$4,425,300	\$4,425,300	N/A	\$4,425,300
2000	No	\$3,784,900	\$3,784,900	\$3,784,900	N/A	\$3,784,900
1999	No	\$3,450,500	\$3,450,500	\$3,450,500	N/A	\$3,450,500
1998	No	\$3,121,400	\$3,121,400	\$3,121,400	N/A	\$3,121,400
1997	No	\$3,041,300	\$3,041,300	\$3,041,300	N/A	\$3,041,300
1996	No	\$3,036,100	\$3,036,100	\$3,036,100	N/A	\$3,036,100

2016 Tax Information[Click Here for 2016 Tax Bill](#)

Tax District: MB

Tax Collector Mails 2015 Tax Bills October 31

2016 Final Millage Rate

17.7663

2016 Est Taxes w/o Cap or Exemptions

\$163,627.62

A significant change in taxable value may occur when sold due to changes in the

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U
28 Oct 2010	17096 / 0603	\$7,970,000	Q
17 Jan 2007	15587 / 1502	\$7,468,400	U

Community Shopping (16)

0xL

10.50

303110.0000

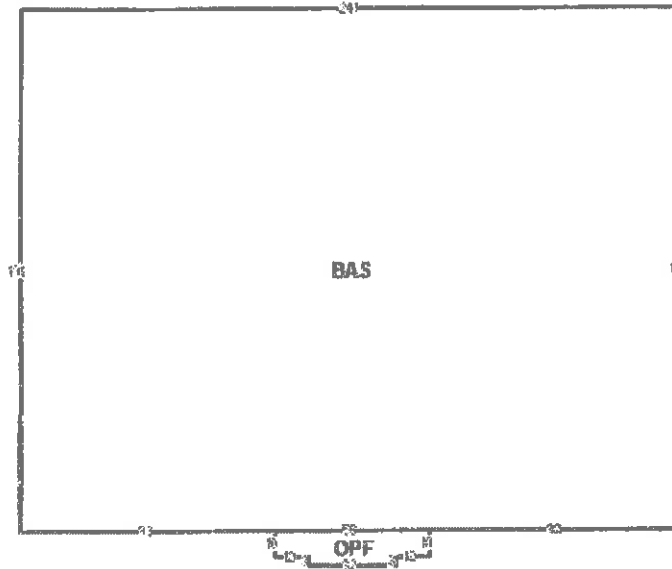
1.00

\$3,182,655

[\[click here to hide\] 2017 Building 1 Structural Elements Back to Top](#)

Site Address: 674 WELCH CSWY

Quality: Above Average
 Square Footage: 46687.00
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Built Up/Composition
 Stories: 1
 Living units: 0
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 10
 Year Built: 2014
 Effective Age: 3
 Cooling: Heat & Cooling Pkg

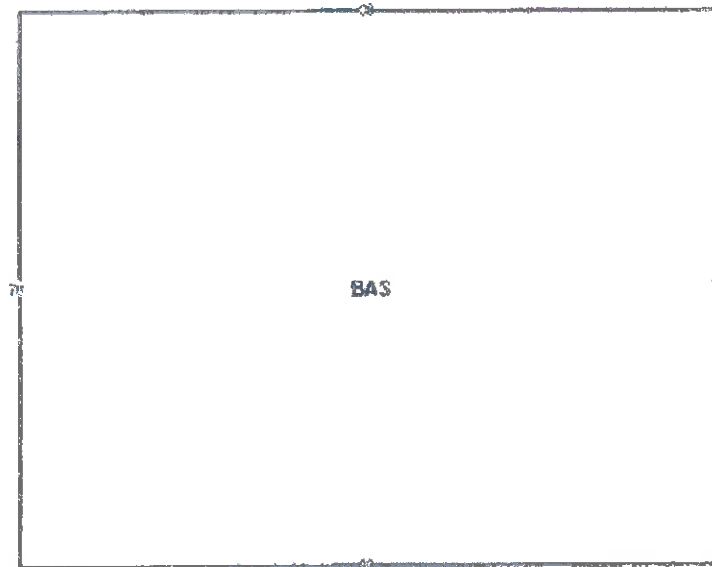
[Compact Property Record C](#)**Building 1 Sub Area Information**

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effect
Open Porch	0	656	0.30	
Base	46,031	46,031	1.00	
Total Building finished SF: 46,031		Total Gross SF: 46,687		Total Effective SF:

[\[click here to hide\] 2017 Building 2 Structural Elements Back to Top](#)

Site Address: 684 WELCH CSWY

Quality: Above Average
 Square Footage: 6160.00
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Blt Up Metal/Gypsum
 Stories: 1
 Living units: 0
 Floor Finish: Concrete Finish
 Interior Finish: None
 Fixtures: 16
 Year Built: 2014
 Effective Age: 3
 Cooling: Heat & Cooling Pkg

[Compact Property Record C](#)**Building 2 Sub Area Information**

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effect
Base	6,160	6,160	1.00	
Total Building finished SF: 6,160		Total Gross SF: 6,160		Total Effective S

[\[click here to hide\] 2017 Building 3 Structural Elements Back to Top](#)

Site Address: 678 WELCH CSWY

Quality: Above Average

Square Footage: 3200.00

Roof Frame: Bar Joint/Rigid Frame

Roof Cover: Built Up/Composition

Stories: 1

Living units: 0

Floor Finish: Concrete Finish

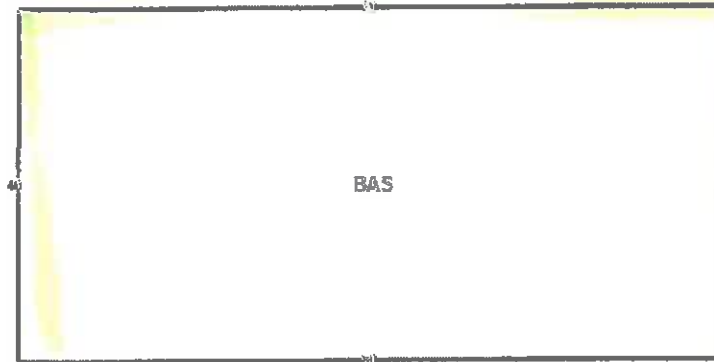
Interior Finish: None

Fixtures: 4

Year Built: 2014

Effective Age: 3

Cooling: None



Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Age
Base	3,200	3,200	1.00	
Total Building finished SF: 3,200		Total Gross SF: 3,200		Total Effective Age: 3

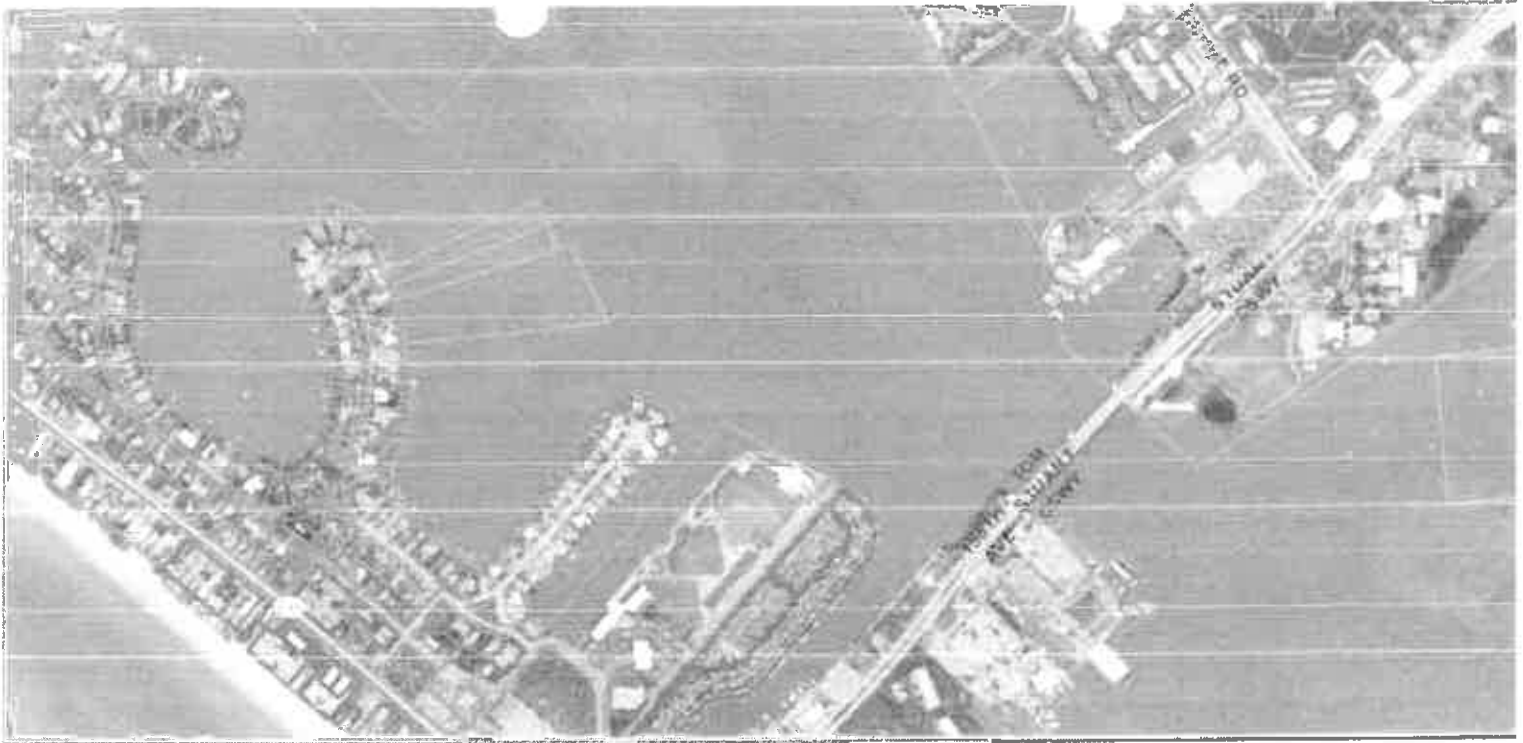
[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value
FIRESPRINK	\$2.30	3,200.00	\$7,360.00	\$7,139.00
FIRESPRINK	\$2.30	6,160.00	\$14,168.00	\$13,743.00
FIRESPRINK	\$2.30	46,031.00	\$105,871.30	\$102,695.00
ASPHALT	\$5.00	191,500.00	\$957,500.00	\$957,500.00

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are not responsible for any improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
1132	FIRESPRINK	23 Nov 2016	
1099	SPRINK	10 Nov 2016	
765	COMMERCIAL ADD	26 Jul 2016	
593	SIGN	27 May 2016	
574	COMMERCIAL ADD	23 May 2016	
561	SPECIAL USE	18 May 2016	
375	COMMERCIAL ADD	23 Mar 2016	
382	SPECIAL USE	23 Mar 2016	
353	SPECIAL USE	11 Mar 2016	
317	SPECIAL USE	25 Feb 2016	
263	FIRESPRINK	04 Feb 2016	
145	HEAT/AIR	18 Dec 2015	
44	COMMERCIAL ADD	19 Nov 2015	
201400837	COMMERCIAL ADD	18 Nov 2014	
201400771	FIRESPRINK	22 Oct 2014	\$1
201400372	FIRESPRINK	30 May 2014	
201400373	FIRESPRINK	30 May 2014	
201400371	FIRESPRINK	30 May 2014	
201400035	NEW COMMERCIAL	14 Jan 2014	\$100
201400036	COMMERCIAL ADD	14 Jan 2014	
CB09-08269	COMMERCIAL ADD	01 Mar 2010	
CB06-19292	COMMERCIAL ADD	21 Mar 2007	
CB314517	COMMERCIAL ADD	17 Mar 2005	
CB265355	SPECIAL USE	27 Nov 2002	
CB208923	SPECIAL USE	11 Jan 2000	
CB207454	COMMERCIAL ADD	06 Dec 1999	\$1
CB204074	CANOPY	28 Sep 1999	
CB100877	COMMERCIAL ADD	09 Jul 1999	



[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact](#)

CITY OF MADEIRA BEACH PLANNING DETAIL

Planning Information

Planning No: 20160005	Property No: 5623	Address: SLYCE MADEIRA BEACH LLC 662 WELCH CAUSEWAY MADEIRA BEACH, FL 33708
Type: Alcohol Application	Review Type: Parallel	
Date Granted: 00/00/0000	Expiration Date: 00/00/0000	
SetBack 1:	SetBack 2:	
SetBack 3:	SetBack 4:	
Property Use:	Date Denied: 00/00/0000	
Status: In Progress		
Description: *REQUESTING ALCOHOL PERMIT 4-COP*		

Comments:

REVIEWS

Order	Reviewer	Received	Due	Completed	Status	Comments
1	Carrier, AL	12/29/2016	01/05/2017	12/29/2016	In Progress	REVIEWED BY CHERYL MCGRADY

FEES

Fee Date	Type	Fee	Amount Paid	Date Paid
12/29/2016	Additional fees	\$300.00	\$300.00	12/29/2016
Total:		\$300.00	\$300.00	



**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach, Florida, will hold a Public Hearing on **TUESDAY, JANUARY 17, 2017** at 12:00 p.m., or as soon after as the matter may be heard, to review this application to allow a 4COP SRX alcoholic beverage license for consumption on the premises.

THIS APPLICATION IS FOR A 4COP SRX ALCOHOLIC BEVERAGE APPLICATION #2017-01

Operator/Manager: OWNER/MANAGER JACK BENNETT

Business Location: 662 WELCH CAUSEWAY

Business: SLYCE MADEIRA BEACH, LLC

Permit Request:

Pursuant to City Code Section 110-532, Consideration of Alcoholic Beverage Application, SLYCE MADEIRA BEACH, LLC a RESTAURANT located at 662 Welch Causeway, Madeira Beach, Florida, is seeking a 4COP SRX alcoholic beverage license to consume alcoholic beverages on the premises, with a connection to a restaurant. The property is located in the C-3 Retail Commercial Zoning District.

Note:

You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Public Hearing for this application or write the City Clerk prior to the Public Hearing stating your opinions. The completed application is on file in the Office of the City Clerk and may be reviewed during regular business hours.

POSTED: **January 03, 2017 @ Property Site, City Hall, City of Madeira Beach Website
Posting Locations (3)**



CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach, Florida, will hold a Public Hearing on **TUESDAY, JANUARY 17, 2017** at 12:00 p.m., or as soon after as the matter may be heard, to review this application to allow a 4COP SRX alcoholic beverage license for consumption on the premises.

THIS APPLICATION IS FOR A 4COP SRX ALCOHOLIC BEVERAGE APPLICATION #2017-01

Operator/Manager: OWNER/MANAGER JACK BENNETT
Business Location: 662 WELCH CAUSEWAY
Business: SLYCE MADEIRA BEACH, LLC

Permit Request

Pursuant to City Code Section 110-532, Consideration of Alcoholic Beverage Application, SLYCE MADEIRA BEACH, LLC a RESTAURANT located at 662 Welch Causeway, Madeira Beach, Florida, is seeking a 4COP SRX alcoholic beverage license to consume alcoholic beverages on the premises, with a connection to a restaurant. The property is located in the C-3 Retail Commercial Zoning District.

Notes:

You have received this notice because you are a property owner within 500 feet of the subject property. Upon the denial of pending application or disapproval of the application, you may attend the public hearing for this application or serve the City Clerk prior to the public hearing stating your concerns. The completed application is on file in the Office of the City Clerk and may be reviewed during regular business hours.

POSTED

Journey 05, 3017 @ Property Site, City Hall, City of Madeira Beach, Madeira
Beach, Incidents (3)

Office Report







STOP

Publix
FOOD & PHARMACY

Publix



Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering
and Inspection
Construction Services
Contract Government
Data Technologies
and Development
Emergency Management
Services
Engineering
Environmental Services
Facilities Management
Indoor Air Quality
Landscape Architecture
Municipal Engineering
Planning
Public Administration
Redevelopment
and Urban Design
Surveying and Mapping
Traffic Engineering
Transportation Planning

GSA Contract Holder

Feather Sound
Corporate Center
13535 Feather Sound Dr.
Suite 135
Clearwater, FL 33762
727.394.3825 phone

www.cgasolutions.com

MEMORANDUM OF AGREEMENT

TO: Shane B. Crawford, City Manager
City of Madeira Beach

FROM: Calvin, Giordano & Associates, Inc.
Christopher Brimo, AICP

SUBJECT: Agreement for Professional Planning Services

DATE: January 4, 2017

Calvin, Giordano & Associates, Inc. (CGA) is pleased to submit this proposal for Professional Planning Services for the City of Madeira Beach (City).

I Professional Planning Services

A Cost Recovery for Project and Amendment Applications - The purpose of this provision is to provide professional consultant assistance to the City as may be required in the review of various development-related applications, with the cost of such services to be paid by the applicant.

1. CGA will assist the City in the review and processing of applications, submissions and requests for development-related approvals, including, but not limited to, the following:
 - Comprehensive Plan Amendments
 - Future Land Use Plan Map Amendments
 - Land Development Code Amendments
 - Zoning Map Amendments
 - Variance Requests
 - Special Exception Requests
 - Site Plan and Plat Applications
 - Development Agreements
2. The disciplines to be provided by CGA, depending on the type of application and factors to be considered, may include the following:
 - Planning, Zoning, Redevelopment
 - Landscape Architecture, Urban Design
 - Traffic Engineering



3. Costs incurred in the course of project and amendment application review and processing will be borne in their entirety by the applicant consistent with the provisions in the City's Land Development Code. Invoices will be submitted monthly by CGA to the City, paid by the City within thirty (30) days, and that amount billed by the City to the applicant who will be responsible for reimbursement to the City consistent with the City's Land Development Code.
 4. The City may require an initial deposit from any applicant to offset the initial cost of CGA assistance and apply such costs against this deposit. Any costs above the initial deposit will be paid as described in paragraph I.A.3. above and any residual amount of the deposit not charged to the City will be returned to the applicant upon conclusion of the review process. Such deposit amount(s) shall be established from time to time, as determined appropriate, by resolution of the City Commission.
 5. CGA shall perform such services on behalf of the City at the request of the City Manager or his/her designee.
- B. Continuing Planning Assistance - The purpose of this provision is to provide professional community planning assistance to the City, on an ongoing, as-needed but readily available basis in the most cost-efficient manner possible.
1. CGA will assist the City by providing ongoing professional planning assistance as needed and requested by the City in the maintenance and update of the City's Comprehensive Plan and Land Development Code, including but not limited to the following:
 - Assistance and coordination with City staff in the interpretation of plan and code provisions in the ongoing administration of the plan and code.
 - Preparation, coordination and assistance with public meetings and hearings for City initiated plan and code amendments.
 - Coordination of plan and code updates consistent with county, regional and state agency review.
 - Such other continuing planning assistance as may be requested by the City.
 2. CGA will perform such services on behalf of the City at the request of the City Manager or his/her designee.

II BASIS OF AGREEMENT

- A. This proposal does not include provision for any engineering, architectural, construction or other professional services that may be offered by CGA not specifically provided for under paragraphs I.A. and B. above.
- B. Any services not specifically included in this proposal will be considered additional services and be addressed in a separate contractual agreement should that be necessary.

III. FEE

- A. CGA will perform the professional services set forth in I.A. and I.B. above based on the Professional Fee Schedule attached hereto and made a part of the Agreement; except as specifically noted herein:



1. The normal billing rate as set forth in the attached fee schedule for the Planning Director position will be reduced from \$150 per hour to \$125 per hour for any time expended on non-cost recovery tasks up to thirty-two (32) hours per month. Hours expended above 32 hours per month by the Planning Director, and all other positions, will be invoiced at the regular hourly rate in the fee schedule attached.
- B. Invoice for work accomplished to date will be submitted monthly and are payable within thirty (30) days. Invoices will differentiate between services provided under I.A. Cost Recovery and 1.B. Continuing Planning.
- C. In the event of termination in accordance with this Agreement or termination not the fault of CGA, CGA shall be compensated for services properly performed prior to receipt of notice of termination.

IV. TERMS OF THE AGREEMENT

- A. CGA will indemnify the City in any action brought based upon CGA's negligence; the venue for any such action shall be in Pinellas County, Florida; and in any action brought to enforce this Agreement, attorney's fees will be awarded to the prevailing party.
- B. The City or their representative shall be available to meet with CGA and provide decisions in a timely manner throughout the course of this Agreement. The City will provide all plans and other pertinent information, which are necessary for CGA to provide complete professional services as outlined in this Agreement.
- C. This Agreement may be terminated by either party without cause upon written notice. Failure of the City to make payments to CGA, in accordance with this Agreement, shall be considered substantial nonperformance and cause for termination.
- D. This Agreement represents the entire and integrated between the City and CGA and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both CGA and the City.
- E. The term of this Agreement shall be two (2) years.



ACCEPTANCE OF AGREEMENT

CALVIN, GIORDANO & ASSOCIATES, Inc.

By: _____
Name: Shelley Eichner, AICP
Title: Senior Vice President

Date: _____

CITY OF MADEIRA BEACH

By: _____
Name: Travis Palladeno
Title: Mayor

Date: _____

Attest:

Aimee Servedio, City Clerk

Approved as to form:

Thomas J. Trask, B.C.S.



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

PROFESSIONAL FEE SCHEDULE

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering
and Inspection
Construction Services
Contract Government
Data Technologies
and Development
Emergency Management
Services
Engineering
Environmental Services
Facilities Management
Indoor Air Quality
Landscape Architecture
Municipal Engineering
Planning
Public Administration
Redevelopment
and Urban Design
Surveying and Mapping
Traffic Engineering
Transportation Planning

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

Principal	215.00
Contract Administrator	190.00
Project Administrator	165.00
Executive Assistant /Clerical	75.00

ENGINEERING

Associate, Engineering (VI)	190.00
Director, Engineering (V)	175.00
Project Manager (IV)	150.00
Project Engineer (III)	130.00
Engineer (II)	110.00
Jr. Engineer (I)	100.00
Senior CADD Tech Manager	115.00
CADD Technician	95.00
Permit Administrator	90.00

DATA TECH DEVELOPMENT

Associate, Data Tech Dev.	165.00
GIS Coordinator	145.00
GIS Specialist	125.00
Multi-Media 3D Developer	115.00
GIS Technician	100.00
Sr. Applications Developer	165.00
Applications Developer	135.00
Network Administrator	155.00
System Support Specialist	115.00
IT Support Specialist	85.00

GOVERNMENTAL SERVICES

Associate, VP	190.00
Director of Code Enforcement	145.00
Director of Building Code	145.00
Project Manager	145.00
Grants Administrator	125.00
Code Enforcement Field Supervisor	110.00
Code Enforcement Field Inspector	90.00
Building Official	115.00
Building Plans Reviewer	90.00
Building Inspector	90.00
Permit Processor	75.00

SURVEYING

Associate, Surveying	165.00
Senior Registered Surveyor	145.00
Survey Crew	135.00
Registered Surveyor	130.00
Survey Coordinator	105.00
CADD Technician	95.00
3D Laser Scanner	355.00
Hydrographic Survey Crew	330.00
G.P.S. Survey Crew	155.00
Sub-meter G.P.S	75.00
Soft Dig (per hole)	480.00
Utility Locates (per hour)	205.00

LANDSCAPE ARCHITECT

Associate, Landscape Architect	165.00
Senior Landscape Architect	135.00
Environmental Administrator	125.00
Landscape Architect	120.00
Environmental Specialist	105.00
Landscape CADD Technician	95.00
Environmental Assistant	90.00
Landscape Inspector/Arborist	105.00
Landscape Designer	120.00
Landscape Site Plan Reviewer	135.00

INDOOR AIR QUALITY SERVICES

Sr. Environmental Scientist	125.00
Environmental Scientist	100.00

CONSTRUCTION

Associate, Construction	165.00
Construction Management Director	135.00
Construction Manager	125.00
Senior Inspector	100.00
Inspector	90.00
Construction Coordinator	90.00

EMERGENCY MANAGEMENT

Director	145.00
Planner	105.00
Assistant Planner	90.00

PLANNING

Associate, Planning	175.00
Director of Planning	150.00
Planning Administrator	150.00
Planning Manager	145.00
Senior Planner	125.00
Assistant Planner	90.00

EXPERT WITNESS

Principal/Associate	330.00
Registered Engineer/Surveyor	280.00
Project Engineer	230.00

In addition to the hourly rates listed above, charges will include direct out-of-pocket expenses such as reproduction, overnight mail, and other reimbursables billed at a multiplier of 1.25.