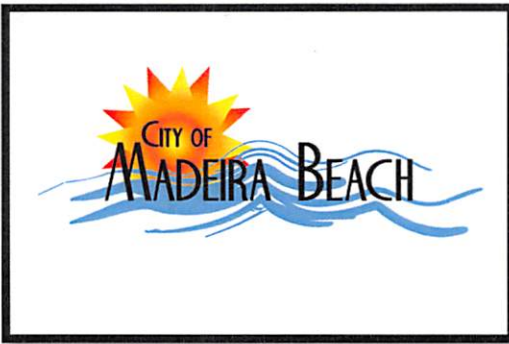




THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

LOCAL PLANNING AGENCY
PLANNING COMMISSION
MINUTES *Amended 2-6-17*

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet at the City of Madeira Beach Patricia Shontz 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, DECEMBER 12, 2016

COMMISSION CHAMBERS

I. **CALL TO ORDER** The meeting was called to order at 7:00pm by Commissioner David Lawrence

II. **ROLL CALL**

Chairperson (None)

1st Vice-Chair (None)

2nd Vice-Chair Mike Noble (Absent)

Commissioner Dennis Carr (Present)

Commissioner Robin Biloski (Present)

Commissioner Ann Rasmussen (Present)

Commissioner Ingrid Spilde (Present)

Commissioner Sonny Flynn (Present)

Commissioner David Lawrence (Present)

Staff Representatives:

Shane Crawford, City Manager

Michelle Orton, Planning and Zoning Director

Tom Trask, City Attorney

III. **ELECTION OF OFFICERS- CHAIRMAN, 1ST VICE CHAIRMAN AND 2ND VICE CHAIRMAN**

Mike Noble was nominated and then declared as the elected Chairman.

David Lawrence was nominated and then declared as the elected 1st Vice Chairman.

Sonny Flynn was nominated and then declared as the elected 2nd Vice Chairman.

The vote was 6-0 with all members voting, "aye".

IV. **APPROVAL OF THE MINUTES**

Planning Commission Meeting, July 11, 2016 & September 12, 2016

2nd Vice-Chair Flynn provided a motion to approve the minutes for July 11, 2016 and September 12, 2016.

Commissioner Rasmussen provided the second to the motion. The vote was 6-0 with all members voting "aye".

V. **NEW BUSINESS**

A. **Ordinance 2017-01**

Rezone From Planned Development (PD) To
Planned Development (PD)

Applicant: Madeira Beach Town Center, LLC and Madeira Commons, Inc.

Location: City-Wide

Request: To consider the application for the rezoning of the Planned Development (PD)

City Attorney Tom Trask presented the case discussing the summary of the application and explained the quasi-judicial proceeding of this meeting.

The City attorney also announced petitions that were filed as being an affected party and announced them in the order by date and time the petitions were received by the City of Madeira Beach, City Clerk's office.

John Lipa, VP of Madeira Cove Condo Assoc., 970 Lake Carillon Dr., Suite 102, St. Petersburg, FL 33716

Larry Roelofs, Board Member Madeira Cove Condo Assoc., 970 Lake Carillon Dr., Suite 102, St Petersburg, FL 33716

William Gay, Homeowner, 423 150th Avenue, # 1503, Madeira Beach, FL 33708

Steven Miller, Homeowner, 15329 Harbor Drive, Madeira Beach, FL 33708

Sam Baker, Homeowner, 742 Pruitt Drive, Madeira Beach, FL 33708

All whom will be speaking at tonight's meeting were sworn in under oath by City Attorney Tom Trask.

The applicant's Attorney Cate Wells, Shumaker, Loop & Kendrick, LLP Bank of America Plaza, 104 E. Kennedy Blvd. Suite 2800, Tampa, FL 33602 presented case and objected to the petitions by **Steven Miller** and **Sam Baker**, two of the five petitioners. Attorney Cate Wells stated that they do not reside near the notice area, nor are they impacted by the said development; therefore they are not affected parties and do not meet the standard by Madeira Beach Code.

The City Attorney discussed the City's Code Sec. 2-9

Attorney Cate Wells made the presentation to the Planning Commission for Madeira Beach Town Center, LLC. She introduced on behalf of the applicant Madeira Beach Town Center, LLC. Bill Karnes, Kevin Bowden and Scott Brainard.

Consulting team Tim Clemmons, Registered Architect w/ Mesh Architecture, Robert Pergolizzi, Professional Transportation Planner w/ Gulf Coast Consulting and Cyndi Tarapani, Professional Urban Planner w/ Florida Design Consultants, Inc.

Attorney Wells discussed the previous Commission recommendation of approval in March/April 2016 for the Rezoning Application & Development agreement that resulted in a final approval by the Board of Commissioners on June 14, 2016. It was for a project that allowed two-eleven story hotels with up to 430 rooms, two-eight story condominium buildings with up to ninety units, a marina development up to 50,000 Sq. Ft. of retail and or restaurant uses.

Attorney Wells also mentioned Karnes Enterprises made changes in response to concerns expressed by members of the community and made a business decision to re-design the project to comply with standards of development permitted prior to the 2014 Amendments to the Comprehensive Plans and Special Area Plan. The applicant is seeking to rezone the property from planned development to planned development and to enter into a new development agreement. If approved by the Board of Commissioners they will supersede & replace the development rights granted on June 14, 2016.

Since starting the process a new and complying with the City's Code, two neighborhood meetings were held.

Finally Attorney Wells explained the purpose of this hearing is to determine that they have complied with the City's standards.

She asked that the decision be made based on the compliance to the codes. She submitted to the Planning Commission resumes of Timothy Clemmons, Robert Pergolizzi and Cindi Tarapani.

Timothy Clemmons, AIA Leed AP Principal w/Mesh Architecture made the presentation for the Madeira Beach Town Center, LLC project.

He spoke of improvements to the community, zoning changes and provisions. Six story condos, retail restaurant space, hotels, retail, public amenities, two hotels and marina. Comparison to prior special area plan is the property is divided into 5 parcels which represent the 5 phases of the project.

Condo A commercial core district will be left and the causeway district will be to the right according to the 2009 Special Area Plan provisions and will be blending the two properties per the zoning change.

Condo B 6 story east, 4 levels of condo units with 2 levels of parking on Madeira Way N. to the right is Hotel A across is Hotel B. Previous plans showed dock master building between Condo A and Condo B.

The new plan Dock Master is adjacent to Causeway Park in response to a regulatory requirement. Overall two hotel buildings are similar and the biggest change is Madeira Way parallel parking. The new plan preserved diagonal parking is discussed on public improvement and amenities for 50th avenue is widened and extends from property line to property line. Showed current proposal and previous proposal. Intersection of Gulf Blvd. 50th Ave to the South of Hotel B will be a public park and ½ acre from Causeway Park down to Madeira Way creating a 12ft. wide pedestrian & bicycle trail on the water side they are creating a 8 ft. wide walkway along the marina slips open to the public. Two previous condo buildings had a total of 90 condos. Currently there are 80 condo units, previously there were 8 story buildings with 6 levels of condo units with two levels of parking. Currently 6 story buildings, 4 levels of condo units over two levels of parking.

Condo A (right) 36 condo units and Condo B (left) 44 condo units a total of 80.

Reduced size from 1800 sq. ft. to 1600 sq. ft. illuminated 2 floors to reduce the height with Condo A further to the west. Two hotel buildings are 8 stories in height, previously they were 11 stories reduced by 3 stories.

Coming over Tom Stuart Causeway looking down 150th Ave towards the Gulf of Mexico on the right is a bicycle & pedestrian trail 12ft. wide and 150th Ave Hotel A previously 11 stories, 180 rooms, retail, lobby, parking 148 rooms with 8 stories. Hotel B previously 11 stories, 250 rooms, 168 rooms added 10 condo units from Condo A.

City attorney asked the Planning Commission if there are any questions.

Commissioner Spilde questioned will parking on Madeira Way still be free?

Mr. Clemons responded that the parking fees are up to the City.

Commissioner Biloski questioned will the triangle public area be made for public use only and not for hotel use?

Mr. Clemons responded it will be public use.

Commissioner Rasmussen questioned who will maintain the landscaping for the triangle public area?

Attorney Cate Wells responded it will be owned by the development but maintained by the City per the City's request.

Robert Pergolizzi, AICP, PTP w/Gulf Coast Consulting made the presentation for the Madeira Beach Town Center, LLC project. He discussed a traffic study was conducted in Feb. 2016. All new counts were adjusted to peak season conditions as a standard engineering practice. That report and development agreement findings were approved in June 2016 by the Board of Commissioners. The practice was conducted to reflect the reduction to the project intensity that Mr. Karnes implemented. A revised traffic study was done in November. Modifications to the traffic signal at 150 Ave. / Madeira Way and the Holton Project is currently undergoing reduction study.

Mr. Pergolizzi discussed proposing to remove the left turns from Madeira Way on to 150th Ave. Traffic signals will be green for 150th Ave but will maintain a pedestrian crossing across 150th Ave. that will be activated by a pedestrian to cross. Proposing to make modifications to the medians to lengthen the left turn lanes or to add left turn lanes. He spoke on safety and capacity improvements. The Madeira Beach Town Center Project analyzed traffic revised project will result in 2,958 daily vehicle trips of which 224 would occur during the PM peak hour. That represents a 24% reduction that was approved in June modifications. In addition a proposal is to make modifications to the medians on 150th Ave. to lengthen the left turn lanes where none presently exist.

Those are both safety and capacity improvements on 150th Ave. Removal of several driveways on the North side of 150th Ave consolidate two locations one that aligns with the median opening opposite Madeira Cove and other that aligns with median opening opposite Boca Vista from 8 driveways to 2 which increases safety and reduces conflict points. Regards to level of service, 150th Ave will still operate as level C. The City's adopted level of service standard as level service D. the expected volume with both projects (Holton and Karnes) 2700.93 vehicles per hour during PM peak hour. Gulf Blvd would still operate at level service D.

Median modifications were discussed with FDOT and will have many more moving forward through the permitting stages. The permits will be required.

1st Vice-Chairman Lawrence asked if there are any questions to the Commission. Commissioner Biloski questioned turning on to Madeira Way from Tom Stuart.

Mr. Pergolizzi responded they want it to be more pedestrian friendly for crossing.

Cynthia Tarapani, Vice President, Planning w/ Florida Design Consultants made the presentation for the Madeira Beach Town Center, LLC project. She discussed the revised rezoning and development agreement. The site at 6.7 acres, 2 hotels, 2 condominiums, Marina with 42 slips, retail and restaurant. The intensity of the development has declined significantly. The intensity amount and height has been reduced. Compared the approved plan and the proposed site plan. Residential units remain the same 10 units are on top of Hotel B. Hotel rooms reduced from 430 to 316 rooms, retail remains the same, Marina slips also remain the same. Hotel A reduced 25 feet in height. The parcel numbers changed but the site remains at 6.7 acres. She also discussed the 5 criteria's from the LPA review which are the comprehensive plan (PRMU) special area plan amendments, Land Use Compatibility, Adequate Public Facilities, Public Interest and Consistency with the Land Development Regulations from the code of PD Zoning and how the project complies with each one.

1st Vice-Chairman Lawrence asked if there are any questions to the Commission.

There was no comment from the Commission.

Attorney Cate Wells concluded the presentations for Tim Clemmons, Mr. Pergolizzi and Cynthia Tarapani. She asked that all be entered into record as respective expert witnesses.

1st Vice-Chairman Lawrence accepted presentations into record and considered all the presenters as expert witnesses.

Michelle Orton, Planning and Zoning Director for the City of Madeira Beach made presentation. She discussed the background of the Madeira Beach Special Area Plan. She also discussed the Consistency with the Comprehensive Plan, Land Use Compatibility, Adequate Public Facilities, Public Interest and Consistency with Land Development Regulations. Staff recommends approval.

B. To Consider The Application For Entering Into A Development Agreement Between The City Of Madeira Beach And Madeira Beach Town Center, LLC

Applicant: City of Madeira Beach

Location: City-Wide

Request: Consideration of an Approval of the draft Development Agreement

Michelle Orton, presented the case discussing the Developer's Agreement. She discussed the Addendum to the Staff Report. Staff recommends approval.

1st Vice-Chairman Lawrence asked if there are any comments from the City Staff.

There were no comments from the staff.

The City Attorney asked that the affected parties present their case.

John Lipa, 399 150th Ave, Madeira Beach, FL 33708 spoke of his concerns regarding the Madeira Beach Comprehensive Plan, Amendments and Special Area Plan. He also discussed the overview of Madeira Beach Town Center master plan and meeting with the developers. He also discussed the Impact of MBTC proposed changes. Commended the developers on the changes they made to accommodate the citizens of Madeira Beach. He mentioned the Madeira Way before and after revised plan and Developers Agreement Approval, Current view of Madeira Beach Town Center, Project Data, 150th Ave, Traffic and Pedestrian Safety Initiatives. His concern is traffic, he feels it is an issue on 150th Ave. He asking that a traffic light be added to the new intersection.

1st Vice-Chairman Lawrence asked if there are any questions to the Commission.

There were no comment from the Commission.

Larry Roelofs, 399 150th Ave, Madeira Beach, FL 33708. He spoke of his concerns of the traffic on 150th Ave. He asked the final development agreement include a traffic signal at 150th Avenue. And he also thanked the developers for all their considerations to accommodate the residence.

1st Vice-Chairman Lawrence asked if there are any questions to the Commission.

There were no comment from the Commission.

William Gay, 423 150th Ave, (Snug Harbor Condominiums), Madeira Beach, FL 33708. He spoke of his concerns regarding the Madeira Beach Town Center Project traffic. He spoke of his concerns leaving and entering into Madeira Cove condominiums entrance. He ask that the traffic issue be taken into consideration using an independent traffic study.

The City Attorney introduced Steven Miller, who has been challenged as an affected party.
The City Attorney read the definition of an affected party.

Steven Miller, resident of Redington Beach explained to the Commission Board why he believes he is an affected party.

He spoke of safety and transportation facilities. He spoke on the problem of traffic flow. He is asking is there can be a better solution

Attorney Cate Wells said Steven Miller will be allowed to speak during public comment but not as an affected party.

Said he isn't impacted as an affected party.

1st Vice-Chairman Lawrence denied Steven Miller affected party status but can speak as a resident.

The City Attorney introduced Sam Baker who has been challenged as an affected party.

Sam Baker, resident of Madeira Beach, spoke of his concern of the traffic from Madeira Beach to the VA because he is a veteran. He said the extra traffic will affect his commute.

Attorney Cate Wells said Sam Baker is not seen as an affected party because his home is over 4,000 feet from the project.

1st Vice-Chairman Lawrence denied Sam Baker affected party status.

The City Attorney called a 5 minute break and to resume at 9:37PM

1st Vice-Chairman Lawrence opened the floor for public comment.

Public Comment:

Steve Miller, Harbor Drive, Madeira Beach, FL 33708 spoke on his concerns of the traffic caused by the development and access to the mainland.

Durwin Smith, Business Owner, Madeira Beach Market Place spoke and discussed the parking issue and having parking with public access. He is very pleased with the new development.

Mark Calebra, resident on Harbor Drive, Madeira Beach spoke and stated he is very pleased with the proposed development. He asked that the Commission not delay the development process any longer.

Cheryl Baginski, resident on 148th Street, Madeira Beach spoke on Madeira Way traffic. Ask that the Commission reconsider getting a stop light. Ask that the park at Madeira Way be more pedestrian friendly, and the height restrictions.

Pete Trott, resident on 145th , Madeira Beach supports the development and said that the hotels will bring the City back to where they can support the businesses within the city.

Rick Copkal, Business Owner in Madeira Beach agrees to the development and said he is looking forward to the growth of tourism back in the city. Pleased with the developers changes to please the community.

Jim Everett, 15458 1st St E, Madeira Beach agrees to the development. Spoke on the benefits and improvement the development will have on the city. It's a huge advancement and safety for our city. Encouraged the Commission to move forward.

Jeff Beggins, Business owner Century 21, Madeira Beach spoke on the codes are being followed and agrees to the development. Real-Estate market is good now, strong enough to absorb the development and it is important to move forward with the project no.

Terri Wilthong, resident of Madeira Beach. She support the city getting an independent traffic study.

Luis Cammaggio, Business Owner 392 150th Ave said he supports the new development after meeting with the developer and that it is a wonderful thing for the city. He feels that the traffic problem can be fixed.

The City Attorney announced the rebuttal for the applicant.

Attorney Cate Wells spoke on the concerns for the traffic flow and that the improvements will be addressed with the FDOT and has to be approved by the FDOT.

She spoke on non-relevant parking speculations. She asked that Mr. Pergolizzi speak on Mr. William Gay's comments/concerns.

Robert Pergolizza, Gulf Coast Consulting presented a rebuttal on the statements that were made by Mr. Gay. He discussed traffic studies and the expected changes that will occur for roadway improvement plans. The FDOT will make the final decision.

1st Vice-Chairman Lawrence asked if there are any questions to the Commission.

There were no comment from the Commission.

Attorney Cate Wells closed presentations in behalf of the applicant and requested approval for both applications

Michelle Orton presented the case discussing the rezoning ordinance. Staff recommends approval

Commissioner Flynn made a motion to recommend approval to move forward. Commissioner Rasmussen provided the second to the motion. The vote was 6-0 with all members voting, "aye".

Commissioner Rasmussen made a motion to recommend approval on the development agreement. Commissioner Biloski provided the second to the motion. The vote was 6-0 with all members voting, "aye".

C. Ordinance 2017-02

Annual Update Of The Capital Improvement Projects

Applicant: City of Madeira Beach

Location: City- Wide

Request: Update of the Capital Improvement

Michelle Orton presented the case discussing the Capital Improvement program. Staff recommends approval.

1st Vice-Chairman Lawrence opened the floor for public comment.

There were no comments from the public.

Commissioner Spilde made a motion to recommend approval of Ordinance 2017-02.

2nd Vice-Chairman Flynn provided the second to the motion. The vote was 6-0 with all members voting, "aye".

VI. PLANNING COMMISSION DISCUSSION None

VII. OLD BUSINESS None

VIII. REPORTS

- **CITY MANAGER** – Discussed a proposed January Meeting to schedule Jan. 9 tentatively.
- **CITY ATTORNEY**- Told the board members they can contact him with any questions or concerns
- **PLANNING AND ZONING DIRECTOR** - Reminded everyone of Feb 14th meeting and discussed the Planning Commission handbook that has already been provided to all of the Commission as a helpful guide.

IX. NEXT MEETING January 9, 2017

X. ADJOURNMENT – Commissioner Biloski made a motion to adjourn. Commissioner Spilde provided the second to the motion. The Vote was 6-0 with all members voting, "aye".

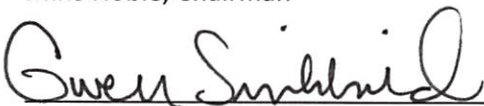
Meeting adjourned at 10:30 PM

Date Approved: July 31, 2017

Respectfully submitted:



Mike Noble, Chairman



Gwen Sinkfield, Administrative Assistant to Planning/Zoning

7-31-17

Date

7-31-17

Date