



THE CITY OF MADEIRA BEACH, FLORIDA AGENDA

PLANNING COMMISSION/LOCAL PLANNING AGENCY

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet in the Recreation Center located at 200 Rex Place, Madeira Beach, Florida to conduct Public Hearings on the following City business listed and at the time indicated below.

7:00 P.M.

MONDAY, APRIL 13, 2015

RECREATION CENTER

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: March 9, 2015

IV. NEW BUSINESS

A. Request to rezone property located at 13220 Gulf Boulevard from R-3, Medium Density Multifamily Residential, to PD, Planned Development.

APPLICATION REZONING 2015-03

Property Owner:
Barefoot Beach Resort South, LLC
P. O. Box 10210
Forth Smith, Arkansas. 72917-0210

Property Address: 13220 Gulf Boulevard

Parcel#: 15-31-15-02741-000-0010 and 15-31-15-002741-000-0020

DIVISION 10. PD, PLANNED DEVELOPMENT

Sec. 110-386. Purpose.

The PD district is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for those uses consistent with the applicable Future Land Use Plan category and which are compatible with adjacent and nearby lands and activities.

In particular the PD district is intended, and shall be required, to be used in conjunction with any Resort Facilities High plan category; and for any project in the Town Center Special Area Plan that proposes to utilize the additive density/intensity provided for in the Commerical Core and the enumerated portions of the Causeway sub-districts.

Sec. 110-387. Uses permitted.

No specific list of uses permitted is established for the PD district. Land proposed for development under the PD district may contain a mixture of temporary lodging, residential, commercial, recreational and other uses, as permitted by the Future Land Use Map designation on the site

Sec. 110-391. Review by local planning agency.

The local planning agency shall review the rezoning application to ensure that the following zoning standards are met and shall recommend denial of the application if the following standards are not met. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner.

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

- (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.
- (4) *Public interest.* Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.
- (5) *Consistency with land development regulations.* Zoning district designations shall be consistent with the purpose and intent of these land development regulations.

Request:

REZONE FROM THE EXISTING R-3, MEDIUM DENSITY MULTIFAMILY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT, ZONING. The existing Land Use is RFM, Resort Facilities Medium. The existing parcel contains a 43 room hotel west of Gulf Lane and retail uses between Gulf Lane and Gulf Boulevard. The applicant is seeking to remove the existing commercial and construct a 30 unit hotel building (5 stories over parking) between Gulf Lane and Gulf Boulevard.

Notification: 124 property owners were notified

B. Madeira Beach Evaluation and Appraisal Notification Letter

V. PLANNING COMMISSIONER DISCUSSION

VI. OLD BUSINESS

- **PLANNING AND ZONING DIRECTOR – Carry-Over Items**

VII. REPORTS

- **CITY ATTORNEY**
- **PLANNING AND ZONING DIRECTOR**

VII. NEXT MEETING: May 11, 2015

IX. ADJOURNMENT

Any person who decides to appeal any decision of the Planning Commission serving as the Local Planning Agency 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.

Agenda Posted 04/02/2015