



THE CITY OF MADEIRA BEACH, FLORIDA

MINUTES

PLANNING COMMISSION/LOCAL PLANNING AGENCY

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida met at City Hall in the Commission Chambers located at 300 Municipal Drive, Madeira Beach, Florida to conduct the following City business listed and at the time indicated below.

7:00 P.M.

THURSDAY, AUGUST 27, 2015

COMMISSION CHAMBERS

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- I. **CALL TO ORDER:** *The meeting was called to order at 7:00 p.m.*
- II. **INSTALLATION OF NEW PLANNING COMMISSIONERS:**
Verification of a Forum of six members present to makes a quorum. Dennis Carr was sworn in as a new member to the Planning Commission by Regina Kardash.
- III. **ELECTION OF OFFICERS:**
A motion was made by Planning Commissioner Brown to re-elect Planning Commissioner Everett as Chairman. Planning Commissioner Noble seconded the motion. The motion was approved unanimously (6-0).
A motion was made by Planning Commissioner Noble to elect Planning Commissioner Brown as 1st Vice Chair and seconded by Planning Commissioner Domingue. The motion was approved unanimously (6-0).
A motion was made by Planning Commissioner Domingue to nominate Planning Commissioner Noble as 2nd Vice Chair and seconded by Planning Commissioner Brown. The motion was approved unanimously (6-0).
- IV. **ROLL CALL:**
Present: Planning Commissioner: Brown, Carr, Domingue, Noble, Rasmussen, and Everett.
Absent: Planning Commissioner: Lawrence.
Staff: Shane Crawford, City Manager, Lynn Rosetti Planning and Zoning Director; Patty Kordis, Permit Technician; Regina Kardash, City Attorney.
- V. **APPROVAL OF MINUTES: July 20, 2015**
A motion to approve the minutes as presented was made by Planning Commissioner Brown, and was seconded by Planning Commissioner Rasmussen. The motion was approved unanimously (6-0).
- VI. **NEW BUSINESS**
A. **Application 2015.03 – Rezoning Request (Continued from July 20, 2015)**
City Attorney Kardash explained proper procedure to continue application 2015.03, Staff to bring their case,
Applicant to bring their case and then public comment. Lynn Rosetti gave an overview of the Barefoot Beach Resort located at 13220 Gulf Blvd. The existing parcel contains a three-story, 43-room hotel west of Gulf Lane and a one-story multi-tenant commercial building between Gulf Lane and Gulf Boulevard. The applicant is seeking to remove the existing commercial building and construct a 30-unit hotel building (5 stories over parking) between Gulf Lane and Gulf Boulevard. The zoning request is to change the current zoning from R-3 zoning Resort Facilities Medium (RFM)/Medium Density Residential to PD, Planned Development.

Monday August 24th, 2015 John A. Bodziak, Architect, held a neighborhood meeting to establish the Developers intend to position the new building on the property to make sure the view corridors are preserved, the height concerns, the relocation of the dumpsters on Gulf Lane and the added parking spaces.

All public speakers were sworn in by Regina Kardash, City Attorney.

Jack Bodziak, Architect for the present owners gave an overview of the Neighborhood meeting. He asked to keep the height on the proposed building, how the building will be positioned on the property and how it would allow the view corridor to be in place and balance on the property. He addressed the parking concerns and added 5 parking spaces, relocated the dumpster on Gulf Lane and moved the parking under the building to help deter the traffic entering onto Gulf Lane.

Ron Llauget voiced his concerns for the small single family homes on narrow lots along Gulf Lane. He believes the project doesn't fit in the neighborhood.

Rose Llauget would like to retain a small beach community which is consistent with the Comprehensive plan in place at this time. Mrs. Llauget also asked how many of the Commissioners had walked along Gulf Lane as requested from the last meeting to getting a better feeling of the neighborhood. Five out of six Commissioners had walked Gulf Lane.

Tom Edwards had a statement from Jan Norsaph and read it, he also passed out a copy to the Commissioners. He's concerned about the rooftop bar, moving the building north, not having the existing hotel be put into PD. He recommended a time period be imposed of twenty to twenty five years to not be allowed the start of construction on the existing property. He would also like to keep the current zoning of R-3 in effect.

Cindy Edwards asked when the property became one parce. The portion of the code was rewritten in 2014, it was a City wide decision, not just for this property. She objected to the new proposed zoning and would like to keep it R-3.

Kathy Willard bought in Madeira Beach for the small beach community, she is concerned about the environment of the beach and the turtles nests. She feels the beach is over crowded as is and parking is a problem already and with the new hotel it will become a bigger problem. She would like the R-3 zoning to stay in effect.

Gale Juedes is concerned with the new hotel and what it will do to the neighborhood. She is concerned with the height, and the rooftop bar and would like the zoning to stay an R-3.

James Adams is opposed to having anything built above three stories, he's concerned about the rooftop bar and it's proposed height.

John Johnson is concerned with the size of the hotel and what it would do to the beach both north and south along the beach. He is also concerned with what the rear of the building will look like.

Joe Jorgenson agrees the owner of the property should have the right to build on this property. He believes the Architect has made concession to the view corridors for the building across the street at Madeira Bay Resort. He is under the impression that the Developer wouldn't have an issue with keeping the current zoning at R-3. He would like to see a letter written by the City Attorney stating the notice for tonight's meeting was incorrect and that is why they didn't have their hired Consultant

at the meeting. If it had been correct, Jan Norsaph's would have been at the meeting and he wouldn't have been able to speak.

Planning Commissioner Brown gave comment about moving to Madeira Beach. He talked to the people of the community and what their thoughts are about the project. His view of the community's opinion are to include more open space to the building rather than a solid building. Commissioner Brown is in favor of moving the project forward to the BOC.

Planning Commissioner Noble asked the Developer to install sand dunes to preserve the beach for the good of the beach neighborhood.

Public comment was closed at 8:17 p.m.

Planning Commissioner Brown made a motion to move the application forward to the Board of Commissioners. Planning Commissioner Rasmussen seconded the motion. The motion was approved unanimously (6-0).

V. PLANNING COMMISSIONER DISCUSSION – NONE

VI. OLD BUSINESS – NONE

- **PLANNING AND ZONING DIRECTOR – Discussion of Meeting Time**

The Planning Commission discussed changing the time of the meeting to an earlier time. All agreed to keep the meeting at 7:00 p.m.

VII. REPORTS – NONE

- **CITY ATTORNEY – NONE**
- **PLANNING AND ZONING DIRECTOR – NONE**

VIII. NEXT MEETING: September 14, 2015

IX. ADJOURNMENT: A motion to adjourn was made by Planning Commissioner Brown and seconded by Planning Commissioner Noble. The motion was approved unanimously (6-0). Meeting was adjourned at 8:18 p.m.

Date approved: October 12, 2015



Jim Everett, Chairperson



Submitted by Patty Kordis, Permit Technician