



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

**LOCAL PLANNING AGENCY/
PLANNING COMMISSION ****Revised**** 8/3/18**

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

6:00 PM

MONDAY, AUGUST 13, 2018

COMMISSION CHAMBERS

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF THE MINUTES – June 11, 2018**
- IV. **NEW BUSINESS**
 - A. **TO CONSIDER A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED AT 850 BAY POINT DRIVE**
THE APPLICANT IS SEEKING TO INSTALL AN AMATEUR RADIO ANTENNA UNDER MADEIRA BEACH LAND DEVELOPMENT REGULATIONS, CHAPTER 110, ARTICLE V, DIVISION 2 (R-12, SINGLE FAMILY RESIDENTIAL DISTRICT), SEC. 110-179.-SPECIAL EXCEPTION USES. (4) AMATEUR/MARINE RADIO ANTENNA'S NOT EXCEEDING 50 FEET.
 - B. **TO CONSIDER A REDEVELOPMENT FOR PROPERTY LOCATED AT 13525 1ST ST EAST**
THE APPLICANT IS SEEKING TO REPLACE EXISTING SINGLE STORY HOME WITH A 1,296 SQUARE FOOT WITH FEMA COMPLIANT MULTI STORY HOME WITH A 1,273 SQUARE FOOT FOOTPRINT UNDER MADEIRA BEACH LAND DEVELOPMENT REGULATIONS,SECTION 110-97(b)(1)- REDEVELOPMENT PLANNING PROCESS; REBUILDING REGULATIONS FOR THE REDEVELOPMENT UNITS; SINGLE-FAMILY.
 - C. **APPROVAL OF CAPITAL IMPROVEMENTS PLAN AS PETITION CIP 2018-01**
- V. **OLD BUSINESS – N/A**
- VI. **PLANNING COMMISSION DISCUSSION – N/A**
- VII. **NEXT MEETING : SEPTEMBER 10, 2018 6:00PM**
- VIII. **ADJOURNMENT**

One or More Elected or Appointed Officials May Be In Attendance

Any person who decides to appeal any decision of 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.

POSTED AUGUST 3, 2018



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

I. CALL TO ORDER



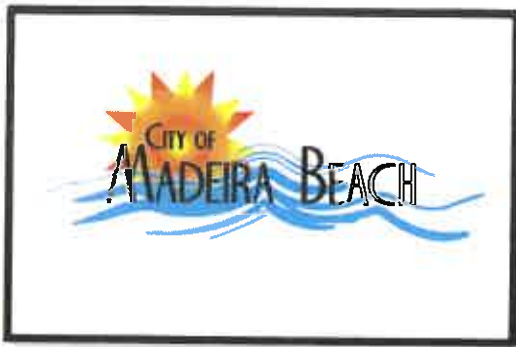
**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

II. ROLL CALL



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

III. APPROVAL OF THE MINUTES – June 11, 2018



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

LOCAL PLANNING AGENCY
PLANNING COMMISSION
MINUTES

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.

6:00 P.M.

MONDAY, JUNE 11, 2018

COMMISSION CHAMBERS

I. **CALL TO ORDER** The meeting was called to order at 6:05pm by 2nd Vice –Chairman Michael Wyckoff

II. **ROLL CALL**

1st Vice Chair Robin Biloski (Absent)*

Commissioner Maryann Hearn (Present)

2nd Vice-Chair Michael Wyckoff (Present)

Commissioner Ruth Cabella (Present)

Commissioner Marilyn Rappa (Present)

Chairman Mike Noble (Absent)*

Commissioner Gerri Clyatt (Present)

Staff Representatives:

Linda Portal, Planning & Zoning Director

Ralf Brookes, City Attorney

Gwen Sinkfield, Acting Clerk

III. **APPROVAL OF THE MINUTES – MAY 14, 2018**

Commissioner Rappa provided a motion to approve minutes for May 14, 2018.

Commissioner Cabella provided the second to the motion. The vote was 5 -0 with all members voting “aye”.

IV. **NEW BUSINESS**

A. **Petition EE 2018-01**

Request For Planning Commission Conditional Approval of A

12’ 8” Extension Along A 2’ 4” Encroachment Into The 5 Foot Side Yard

Setback

Commissioner Clyatt provided a motion to recommend approval with the conditions contained in the Ordinance and additional condition if the ordinance is approved by the City’s commission

Commissioner Rappa provided the second to the motion. The vote was 5-0 with all members voting “aye”.

B. **Petition EE 2018-02**

Request For Planning Commission Conditional Approval of A

10’ Encroachment Into The 20’ Front Yard

Setback

Commissioner Cabella provided a motion to recommend approval with conditions contained in the Ordinance and additional condition if the ordinance is approved by the City’s commission

Commissioner Rappa provided the second to the motion. The vote was 5-0 with all members voting "aye" 

- V. OLD BUSINESS – None
- VI. PLANNING COMMISSION DISCUSSION - None
- VII. NEXT MEETING – July 9, 2018 at 6:00pm - Pending To Be Announced
- VIII. ADJOURNMENT - Meeting adjourned at 6:28pm

Date Approved: August 13, 2018

Respectfully submitted:

Mike Noble, Chairman

Date

Gwen Sinkfield, Assistant to Planning/Zoning

Date



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

IV. NEW BUSINESS

- A. TO CONSIDER A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED AT 850 BAY POINT DRIVE
THE APPLICANT IS SEEKING TO INSTALL AN AMATEUR RADIO ANTENNA UNDER MADEIRA BEACH LAND DEVELOPMENT REGULATIONS, CHAPTER 110, ARTICLE V, DIVISION 2 (R-12, SINGLE FAMILY RESIDENTIAL DISTRICT), SEC. 110-179.- SPECIAL EXCEPTION USES. (4) AMATEUR/MARINE RADIO ANTENNA'S NOT EXCEEDING 50 FEET.**
- B. TO CONSIDER A REDEVELOPMENT FOR PROPERTY LOCATED AT 13525 1ST ST EAST
THE APPLICANT IS SEEKING TO REPLACE EXISTING SINGLE STORY HOME WITH A 1,296 SQUARE FOOT WITH FEMA COMPLIANT MULTI STORY HOME WITH A 1,273 SQUARE FOOT FOOTPRINT UNDER MADEIRA BEACH LAND DEVELOPMENT REGULATIONS,SECTION 110-97(b)(1)- REDEVELOPMENT PLANNING PROCESS; REBUILDING REGULATIONS FOR THE REDEVELOPMENT UNITS; SINGLE-FAMILY.**
- C. APPROVAL OF CAPITAL IMPROVEMENTS PLAN AS PETITION CIP 2018-01**

**A. To Consider A Special Exception Use For Property Located At
850 Bay Point Drive**



**SPECIAL MAGISTRATE-SPECIAL EXCEPTION
Application 2018-02**

Request for Special Exception
Staff Report and Recommendation
August 13, 2018

Petitioner/Property Owner: Thomas M. Schaefer

Property Address: 850 Bay Point Dr.

Parcel Number: 10-31-15-04500-001-0510

Land Use/Zoning Designations: RU/R-1

Legal Description: BAY POINT ESTATES 2ND ADD BLK 1, LOT 51

Nature of Request: Requesting a Special Exception Use under Madeira Beach Land Development Regulations, Chapter 110, Article V, Division 2 (R-12, single family residential district), Sec.110-179.- Special exception uses. (4) Amateur/marine radio antenna's not exceeding 50 feet.

Special Exception Criteria and Analysis

Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

(1) That the use is a permitted special use.

Radio towers are allowed as a Special Exceptions in the R-1 district per Division 2.- R-1, Single Family residential; Section 110-179 - Special exceptions uses (4) Amateur/marine radio antennas. The City's code requires the Magistrate to review towers in R-1 zoning and limits their height to 50 feet. The Magistrates decision must be made based on the recommendation of the Land Planning Agency.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

According to Florida Statute 166.0435 "...local regulations which involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonably accommodate amateur communications, and to represent the minimum practicable regulation to accomplish the local authority's legitimate purpose." The use is to be installed in the notch of the home providing screening from the front and blending in with the home generally. It will be in scale with other structural elements such as other antennas currently allowed for structures. The petitioner has provided specifications for anchoring adequate to ensure public safety.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

The screening is adequate that the tower will not be easily visible and radio towers are common accessory structures in single family areas.

- (4) **That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.**

Towers are common accessory structures in single family areas.

- (5) **That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.**

The screening is adequate that the tower will not be easily visible. There is no code indicating the exact landscaping requirement because the decision is based on each tower's location and impact.

- (6) **That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.**

This petition does not include a requirement for parking.

- (7) **That the use conforms to all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.**

The use is proposed to conform to the height of under 50 feet although it is exempt from that consideration due to licensing. Further, safety and screening conditions contained in the code for the district will be met per designed placement and anchoring.

- (8) **If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.**

No variance is requested.

- (9) **Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.**

The tower is an accessory use.

- (10) **No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.**

Fees have been paid for this Special Exception review process and the applicant has no outstanding charges.

Staff Recommendation:

Approval based on the application meeting all criteria for special exception.

Submitted by:

Linda Portal, MPA, CFM,
Planning and Zoning Director

Attachments: 1) Application and attached backup material,
2) Amateur Radio License
3) Site Plan and Anchoring Specifications,
4) Locational Map

Planning City of Madeira Beach 8/17/18
Special Magistrate Hearing 8/27/18 2:00pm

RECEIVED

JUL 13 2018

BY: Gwen S.

Special Magistrate Case #: 2018-02



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



SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE APPLICATION

***Applicant: Name and Address**

Thomas M. Schaefer
850 Bay Point Dr.
Madeira Beach, FL 33708

Telephone: 727-437-2771
Email: thomasmshaefer@gmail.com

***Property Owner: Name and Address**

Thomas M. Schaefer and Elizabeth K. Whidden
850 Bay Point Dr.
Madeira Beach, FL 33708

Telephone: 727-437-2771
Email: thomasmshaefer@gmail.com

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

850 Bay Point Dr., Madeira Beach, FL 33708

Legal Description: LOT 51, BLOCK 1, BAY POINT SECOND ADDITION TO BAY POINT ESTATES, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF RECORDED AT PLAT BOOK 27, PAGES 72 AND 73, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Lot Area: _____ **Width:** _____ **ft.** **Depth:** _____ **ft.**

Zoning District: _____

Present Structures on Property: Single Family residential structure

Present use of property: Residential

Date Building Permit Request denied: _____

Variance(s) need from the zoning requirements are: Per Section 111-179, a special exemption for an amateur radio antenna installation. Note that per Madeira Beach Ordinance Section 110-762, antennas operated by a federally licensed Amateur Radio station operator are exempt from height requirements specified in subdivision II.

**PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.**

Special Magistrate Case #: 2018-02

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

Fee: \$450 ☒ Check # 3328. ☐ Cash ☐ Receipt # _____
Date Received: 7-2-2018 Received by: Gwen Sinibaldi
Special Magistrate Case # Assigned: 2018-02
Special Magistrate Hearing Date: 8/27/2018 ☐ Approved ☐ Denied

Linda Portal, Planning & Zoning Director

Date: _____

Jonathan Evans, City Manager

Date: _____

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.

This application to the Special Magistrate is requesting permission to: _____

In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate in addition to the standards enumerated in this article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within the action for which the special exception use if required shall commence, be completed or both.

SUCH USES SHALL BE FOUND BY THE SPECIAL MAGISTRATE TO COMPLY WITH THE FOLLOWING REQUIREMENTS AND OTHER APPLICABLE REQUIREMENTS. The Applicant must provide responses to these relevant considerations on an attached page.

1. That the use is a permitted special use.
2. That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
3. That the use will not cause substantial injury to the value of the other property in the neighborhood where it is to be located.
4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That the adequate landscaping and screening is provided as required in the land development regulations or other required.
6. That the adequate off-street parking and loading is provided as egress is so designed as to cause minimum interference with traffic on abutting streets.
7. That the use conforms to all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
8. If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
9. Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
10. No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the City by the applicant or the owner or possessor of the property under any section of the Code.

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.

CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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 of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

[Signature] 7/3/2018
Property Owner's Signature Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 3rd day of July, 2018, Thomas Schaefer
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced FL DRIVERS License as identification.

[SEAL]



[Signature]
Public Notary Signature

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.

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.

CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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 of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Applicant's Signature (If other than the property owner)

7-2-2018
Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 3 day of July, 2018, AK Maynard Baker
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification
and is ☐ personally known to me or ☐ has produced B260-548-73-050-0 as identification.



Patricia Kordis
Public Notary Signature

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.

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.

SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.
- (b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:
 - (1) That the use is a permitted special use.
 - (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
 - (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
 - (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
 - (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
 - (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
 - (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
 - (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
 - (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

The 2018 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 166
MUNICIPALITIES

[View Entire Chapter](#)

166.0435 Amateur radio antennas; construction in conformance with federal requirements.—

(1) No municipality shall enact or enforce any ordinance or regulation which fails to conform to the limited preemption entitled “Amateur Radio Preemption, 101 FCC 2d 952 (1985)” as issued by the Federal Communications Commission. Any ordinance or regulation adopted by a municipality with respect to amateur radio antennas shall conform to the above cited limited preemption, which states that local regulations which involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonably accommodate amateur communications, and to represent the minimum practicable regulation to accomplish the local authority’s legitimate purpose.

(2) Nothing in this section shall effect any applicable provisions of chapter 333.

*History.—*s. 2, ch. 91-28.

Ham Radio Antennas: What Does the Law Require of Localities or Municipalities?

By
Fred Hopengarten¹

A series of materials instruct states, localities and municipalities (hereafter “localities”) as to what the law requires when a radio ham applies for an antenna permit. This challenge of localities is that they must meet each and every element of these requirements. This paper is designed to be helpful to localities in drafting an ordinance, by offering a series of questions, with the answer that is necessary for the ordinance to withstand a court challenge.

FCC Materials

PRB-1. The full text of the FCC’s seminal 1985 Order, known as PRB-1, may be found at <http://www.fcc.gov/wtb/amateur/prb-1.html>. While characterized as a “Memorandum Opinion and Order”, it has the full force of a Federal regulation or statute, and may preempt state or local law. *Fidelity Federal Savings & Loan Ass’n v. de la Cuesta*, 458 U.S. 141 (1982).

Localities must take heed of several provisions of PRB-1:

24. . . . [T]here is . . . a strong federal interest in promoting amateur communications.
25. Because amateur station communications are only as effective as the antennas employed, antenna height restrictions directly affect the effectiveness of amateur communications. Some amateur antenna configurations require more substantial installations than others if they are to provide the amateur operator with the communications that he/she desires to engage in. . . . [L]ocal regulations which involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to accommodate reasonably amateur communications, and to represent the minimum practicable regulation to accomplish the local authority’s legitimate purpose.

Thus, the locality must answer “yes” to each of the following questions:

- Is the ordinance crafted to reasonably accommodate amateur communications? [Note: If the ordinance was crafted to restrict antenna systems in ways that prevent or inhibit amateur communications, presenting unusual hurdles to amateur radio applications not present in similar accessory uses, the answer would be no.]
- Does the ordinance represent the minimum practicable regulation to accomplish the authority’s legitimate purpose? [Note: If the ordinance is not the minimum necessary, the answer would be no.]

¹ Mr. Hopengarten is an attorney whose principal practice is antenna law. He has been a licensed radio amateur (K1VR) since 1956, and an attorney since 1972. He may be reached at hopengarten@post.harvard.edu, or through www.antennazoning.com.

Court Decisions

As with many statutes and rules, the Courts have been required to resolve controversies in which a locality acted badly. Here follows a discussion of those cases, detailing further requirements of the law of amateur radio antennas.

An Open Mind.

When Andy Bodony sought to erect an 86' tall antenna system in a town with a maximum height of 25', the Court found that the town had not approached the application with an open mind. In that case, the town sought out advice from counsel in advance of a hearing on just what would be necessary to deny a permit. *Bodony v. Sands Point, NY*, 681 F. Supp. 1009 (E.D. NY 1987), www.qsl.net/k3qk/bodony.html. In what was effectively a substantive due process case, it may interest local government officials that the amateur was awarded \$60,000 in damages.

No Fixed or Unvarying Height Limit.

The *Bodony* case, above, also stands for the proposition that an arbitrarily chosen height limitation, without the consideration of the applicant's need for height, is preempted. ("We base our ruling on PRB-1, in preempting the right of the Zoning Board to arbitrarily fix a limitation on the height of an antenna to 25 feet.")²

Similarly, *Izzo v. River Edge, NJ*, 843 F.2d 765 (3d Cir. 1988), upholds the preemptive effect of PRB-1 to a 35' height limitation: "The effectiveness of radio communication depends on the height of antennas." At p. 768. The Court awarded fees of \$10,000.

See also *Howard v. Burlingame, CA*, 937 F.2d 1376 (9th Cir. 1991), (a case in which the bylaw required special permit for heights over 25'): "[T]hose [ordinances] which establish absolute limitations on antenna height . . . are . . . facially inconsistent with PRB-1."

Furthermore, see *Brower v. Indian River County Code Enforcement Board, FL*, No. 91-0456 CA-25 (June 23, 1993), 1993 WL 228785 (Fla.Cir.Ct.). (This case involved an antenna support structure of 68.88 feet, plus antennas to total of 95.6 feet; 72.4 feet from neighbor's property line.) The ordinance had an absolute prohibition on towers over 70'. The ordinance was held facially void as an unvarying maximum height: "We agree with the *Evans* court's adoption of prior rulings in that case which concluded that flat

² "One factor in determining the range and effectiveness of radio communication is the height of the antenna. Measurement from the ground tells us little. A 25 foot antenna in a valley surrounded by hills might be useless, while that equipment on a mountain top might give optimum results. An antenna rising above the obstacles that interfere with radio signals obviously gives a greater range and better reception than an antenna of a lesser height."

The simplest restriction on a locality is that it cannot consider the potential of interference to home electronic equipment, public service communications, and so forth. The interference preemption cases are quite plain.

Broyde v. Gotham Tower, 13 F.3d 994, 997 (6th Cir. 1994), <http://pacer.ca6.uscourts.gov/cgi-bin/getopn.pl?OPINION=94a0007p.06.html> (FL. Affirmed dismissal of nuisance suit regarding interference with home electronic equipment because interference falls within the FCC's exclusive jurisdiction over radio transmission technical matters).

Southwestern Bell Wireless Inc. v. Johnson County Board Of County Commissioners, 199 F.3d 1185, 1193 (10th Cir. 1999), cert. denied, 2000 WL 343599 (2000), U.S. S. Ct. Dkt. No. 99-1575, 529 U.S. ____ (2000), <http://lawdns.wuacc.edu/ca10/cases/1999/12/98-3264.htm>, <http://www.ks court.org/ca10/cases/1999/12/98-3264.html>, <http://laws.findlaw.com/10th/983264.html> (KS. Allowing local zoning authorities to condition construction and use permits on any requirement to eliminate or remedy interference "stands as an obstacle to the accomplishment and execution of the full purposes and objectives of Congress.")

Freeman v. Burlington Broadcasters, 204 F. 3d 311 (2d Cir. 2000), cert. denied, 531 U.S. 917 (2000) <http://www.tourolaw.edu/2ndCircuit/February00/97-9141.html> (VT. Found that "given the FCC's pervasive regulation in this area", allowing local zoning authorities to condition construction and use permits on any requirement to eliminate or remedy RF interference to public service communications 'stands as an obstacle to the accomplishment and execution of the full purposes and objectives of Congress'")

For a review of the field, see "The Ghost in the Computer: Radio Frequency Interference and the Doctrine of Federal Preemption", Brock, Computer Law Review and Technology Journal (1999), pp. 17-36.

Summary

Pity the drafters of a local ordinance. The task is not simple when the meaning of "reasonable accommodation" is not plain. Nonetheless, it can be done.

Questions to the Locality

A locality must answer "yes" to each of the following questions:

- Is the ordinance crafted to reasonably accommodate amateur communications?
- Does the ordinance represent the minimum practicable regulation to accomplish the authority's legitimate purpose?
- Will the permit granting authority approach each application with an open

Cut Along This Line



UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION



AMATEUR RADIO LICENSE

NY4I

SCHAEFER, THOMAS M
323 OLD OAK CIRCLE
PALM HARBOR, FL 34683

Licensee: This is your radio authorization in sizes suitable for your wallet and for framing. Carefully cut the documents along the lines as indicated and sign immediately upon receipt. They are not valid until signed.

The Commission suggests that the wallet size version be laminated (or another similar document protection process) after signing. The Commission has found, under certain circumstances, laser print is subject to displacement.

Cut Along This Line

FCC Registration Number (FRN): 0003529559

Special Conditions / Endorsements

NONE

Grant Date

Effective Date

Print Date

Expiration Date

03-21-2012

03-21-2012

03-21-2012

06-16-2022

File Number

Operator Privileges

Station Privileges

0005123677

Amateur Extra

PRIMARY

THIS LICENSE IS NOT TRANSFERABLE

Thomas M. Schaefer
(Licensee's Signature)

FCC 660 - May 2007

Cut Along This Line

Cut Along This Line

Call Sign / Number
NY4I

Grant Date
03-21-2012

Expiration Date
06-16-2022

File Number
0005123677

Print Date
03-21-2012

Effective Date
03-21-2012

Operator Privileges

Amateur Extra

Station Privileges

PRIMARY

SCHAEFER, THOMAS M
323 OLD OAK CIRCLE
PALM HARBOR, FL 34683

THIS LICENSE IS NOT TRANSFERABLE
Special Conditions / Endorsements:
NONE

AMATEUR RADIO LICENSE

FCC Registration Number (FRN): 0003529559

FCC 660 - May 2007

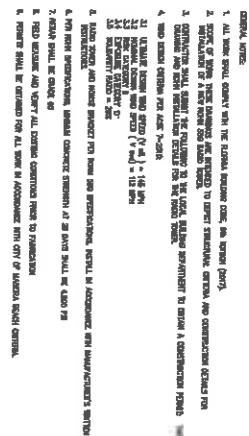
Thomas M. Schaefer
(Licensee's Signature)
FEDERAL COMMUNICATIONS COMMISSION



Cut Along This Line

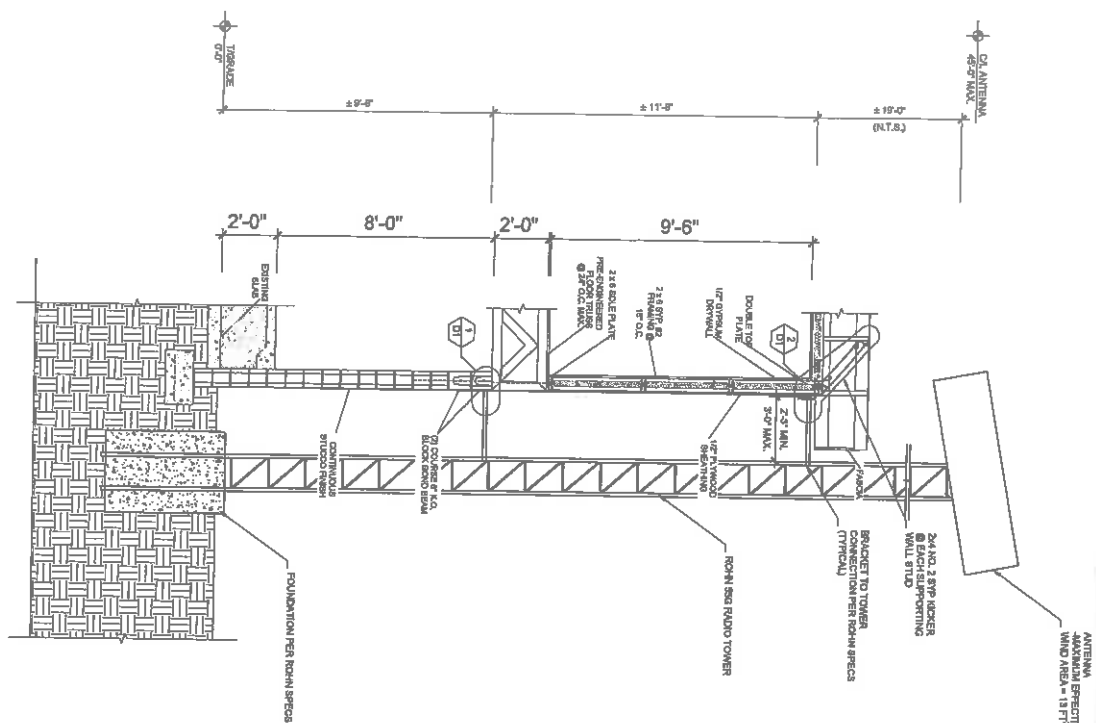
Cut Along This Line

Cut Along This Line



© 2018 LCM Engineering, PLLC. All rights reserved.

1 WALL SECTION @ TOWER ATTACHMENT

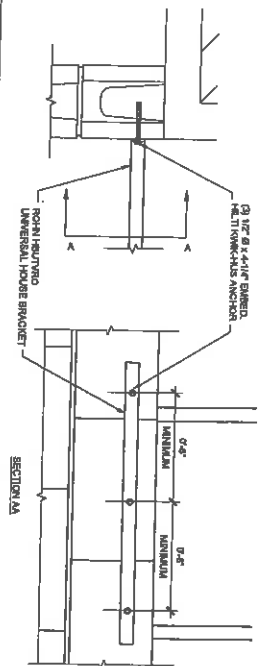


LCM Engineering, PLLC
2001 15th St. S.
Suite 200
Minneapolis, MN 55404
Tel: 612.338.1500
Fax: 612.338.1501
www.lcmeng.com

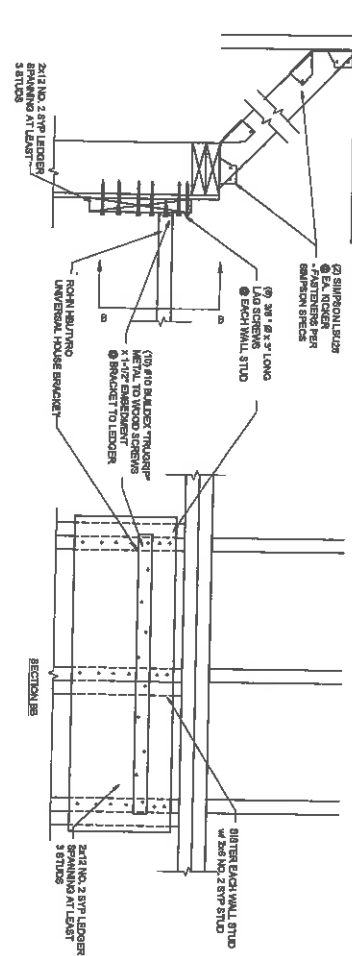
1000

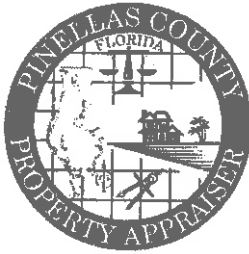
Schubert, Thomas

Wall Sections



2	BRACKET	WOOD FRAMING
01	BOULE	NONE





mailed 8-6-18

MIKE TWITTY, MAI
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 06 Aug 2018

Subject Parcel: 10-31-15-04500-001-0510

Radius: 200 feet

Parcel Count: 18

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

☑ MAIN OFFICE – COUNTY COURTHOUSE

315 Court St - 2nd Floor
Clearwater, FL 33756
Office: (727) 464-3207
Fax: (727) 464-3448
Hearing Impaired:
Office: (727) 464-3370
Commercial Appraisals:
Office: (727) 464-3284

Exemptions:
Office: (727) 464-3294
Fax: (727) 464-3408
Residential Appraisals:
Office: (727) 464-3643
Tangible Personal Property:
Office: (727) 464-8484
Fax: (727) 464-8488

☐ NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL 33761
Office: (727) 464-8780
Fax: (727) 464-8794

☐ MID COUNTY

13025 Starkey Road
Co-Located with Tax Collector
Largo, FL 33773
Office: (727) 464-3207
Fax: (727) 464-3448

☐ SOUTH COUNTY

1800 66th Street N
St. Petersburg, FL 33710
Office: (727) 582-7652
Fax: (727) 582-7610

ALL MAIL: PO Box 1957 – Clearwater, FL 33757

SMITH, NICOLE
 27817 PLEASURE RIDE LOOP
 WESLEY CHAPEL FL 33544-1842

RAVEN, VINCENT L
 RAVEN, ABIGAIL A
 849 BAY POINT DR
 MADEIRA BEACH FL 33708-2316

WALKER, KARA
 878 BAY POINT DR
 MADEIRA BEACH FL 33708-2374

ARONSON, JACK
 ARONSON, ANNETTE
 856 BAY POINT DR
 MADEIRA BEACH FL 33708-2317

MC CULLERS, DAN J
 MC CULLERS, CONSTANCE M
 876 BAY POINT DR
 MADEIRA BEACH FL 33708-2378

HOLLINGSWORTH, FREDERICK RICHARD
 874 BAY POINT DR
 MADEIRA BEACH FL 33708-2378

BYUN, SUNG TAE
 BYUN, ASSAMI
 C/O TNNW REALTY INVESTMENTS
 25344 WESLEY CHAPEL BLVD STE 104
 LUTZ FL 33559-7202

SPILE, MYRON L
 846 BAY POINT DR
 MADEIRA BEACH FL 33708-2317

OPAL, JUNE BUSH
 854 BAY POINT DR
 MADEIRA BEACH FL 33708-2317

GERSON, RONALD L
 841 BAY POINT DR
 MADEIRA BEACH FL 33708-2316

ZUKELMAN FAMILY REV TRUST
 ZUKELMAN, ROBERTO TRE
 845 BAY POINT DR
 MADEIRA BEACH FL 33708-2316

JOHNSON, ROBERT A JR
 EDWARDS, CHRISTIE BRAND
 847 BAY POINT DR
 MADEIRA BEACH FL 33708-2316

KIRCHENDORFER, CARL C
 KIRCHENDORFER, HALINA
 602 S MELVILLE AVE
 TAMPA FL 33606-2403

MUSGRAVE, JANEL
 WAGNER, JEANETTE
 5184 101ST ST N
 ST PETERSBURG FL 33708-3451

858 BAY POINT DRIVE LLC
 856 BAY POINT DR
 MADEIRA BEACH FL 33708-2317

NELSON, YVONNE M
 851 BAY POINT DR
 MADEIRA BEACH FL 33708-2316

~~MADEIRA BEACH CITY OF
 300 MUNICIPAL DR
 MADEIRA BEACH FL 33708-1916~~

GORDON, GLEN S
 GORDON, MARGARET B
 848 BAY POINT DR
 MADEIRA BEACH FL 33708-2317

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

WM

10-31-15-04500-001-0510Compact Property Record Card[Tax Estimator](#)**Updated July 3, 2018**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SCHAEFER, THOMAS M WHIDDEN, ELIZABETH K 850 BAY POINT DR MADEIRA BEACH FL 33708-2317	850 BAY POINT DR MADEIRA BEACH

[Property Use:](#) 0110 (Single Family Home)Total Living: SF:
2,336

Total Gross SF: 2,962 Total Living Units: 1

[click here to hide] Legal Description
BAY POINT ESTATES 2ND ADD BLK 1, LOT 51

Mortgage Letter File for Homestead Exemption			2018 Parcel Use
Exemption	2018	2019	
Homestead:	Yes	Yes	Homestead Use Percentage: 100.00%
Government:	No	No	Non-Homestead Use Percentage: 0.00%
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/Page
19295/1814	\$667,800 Sales Query	121030278022	A	27/72

2017 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$547,630	\$547,630	\$547,630	\$547,630	\$547,630

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$547,630	\$547,630	\$547,630	\$547,630	\$547,630
2016	Yes	\$462,586	\$385,383	\$335,383	\$360,383	\$335,383
2015	Yes	\$415,501	\$382,704	\$332,704	\$357,704	\$332,704
2014	Yes	\$379,667	\$379,667	\$329,667	\$354,667	\$329,667
2013	Yes	\$357,581	\$228,088	\$178,088	\$203,088	\$178,088
2012	Yes	\$329,840	\$224,275	\$174,275	\$199,275	\$174,275
2011	Yes	\$320,046	\$217,743	\$167,743	\$192,743	\$167,743
2010	Yes	\$339,070	\$214,525	\$164,525	\$189,525	\$164,525
2009	Yes	\$427,682	\$208,885	\$158,885	\$183,885	\$158,885
2008	Yes	\$547,800	\$208,676	\$158,676	\$183,676	\$158,676
2007	Yes	\$644,800	\$202,598	\$177,598	N/A	\$177,598
2006	Yes	\$702,600	\$197,657	\$172,657	N/A	\$172,657
2005	Yes	\$545,400	\$191,900	\$166,900	N/A	\$166,900
2004	Yes	\$467,400	\$179,500	\$154,500	N/A	\$154,500
2003	Yes	\$399,900	\$176,200	\$151,200	N/A	\$151,200
2002	Yes	\$334,500	\$172,100	\$147,100	N/A	\$147,100
2001	Yes	\$252,800	\$169,400	\$144,400	N/A	\$144,400
2000	Yes	\$202,700	\$164,500	\$139,500	N/A	\$139,500
1999	Yes	\$175,200	\$160,200	\$135,200	N/A	\$135,200
1998	Yes	\$180,500	\$157,700	\$132,700	N/A	\$132,700
1997	Yes	\$161,900	\$155,100	\$130,100	N/A	\$130,100
1996	Yes	\$157,900	\$150,600	\$125,600	N/A	\$125,600

2017 Tax Information[2017 Tax Bill](#)Tax District: [MB](#)

2017 Final Millage Rate 17.4600

Do not rely on current taxes as an estimate following a change in ownership.
A significant change in taxable value may occur after a transfer due to a loss

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
04 Aug 2016	19295 / 1814	\$649,900	Q	I
12 Sep 2013	18168 / 1148	\$550,000	Q	I
	04602 / 0034	\$55,000	Q	

of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

04392 / 0542 ■

\$45,000 Q

03013 / 0683 ■

\$23,800 U

Amendment 1 - Will you Benefit?

[Check Estimated 3rd Homestead Exemption Benefit](#)

2017 Land Information

Seawall: Yes

Frontage: Bay

View:

[Land Use](#)

Land Size

Unit Value

Units

[Total Adjustments](#)[Adjusted Value](#)[Method](#)

Single Family (01)

65x113

7000.00

65.5000

1.0395

\$476,611

FF

[\[click here to hide\] 2018 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 850 BAY POINT DR

Building Type: Single Family

Quality: Average

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Flat Shed

Roof Cover: Bu Tar & Gravel Alt

Stories: 1

Living units: 1

Floor Finish:

Carpet/Hardtile/Hardwood

Interior Finish: Upgrade

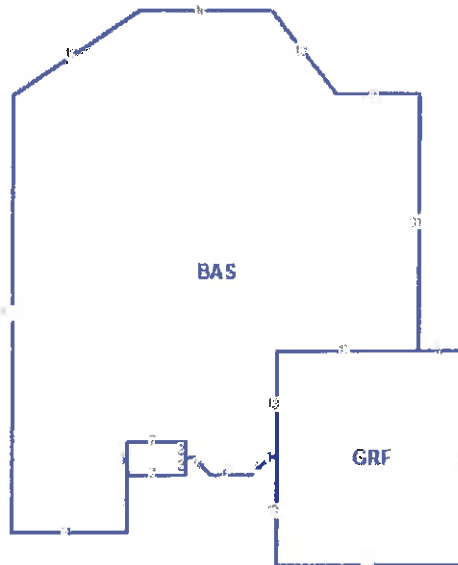
Fixtures: 11

Year Built: 1956

Effective Age: 24

Heating: Central Duct

Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description

[Living Area SF](#)[Gross Area SF](#)[Open Porch](#)

0

28

[Garage](#)

0

598

[Base](#)

2,336

2,336

Total Living SF: 2,336

Total Gross SF: 2,962

[\[click here to hide\] 2018 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	300.00	\$2,700.00	\$1,080.00	1975
DOCK	\$45.00	288.00	\$12,960.00	\$5,184.00	1988

[\[click here to hide\] 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 required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BR2246	RESIDENTIAL ADD	18 Jan 2018	\$437,319
891	RESIDENTIAL ADD	12 Sep 2016	\$5,000
CB313092	ROOF	24 Feb 2005	\$9,160
CB208502	SEA WALL	03 Jan 2000	\$9,600





[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



850 Bay Point Drive – Property Posted 6-3-18



**B. To Consider A Redevelopment For Property Located At
13525 1st St E**



**Planning Commission
Application RDV 2018-01**

**Request for Redevelopment
Staff Report and Recommendation
August 13, 2018**

Petitioner/Property Owner: Mercy Roberg and Christopher Scott Lant

Property Address: 13525 1st Street E

Parcel Number: 15-31-15-94465-001-0010

Land Use/Zoning Designations: RM/R-2

Legal Description: VIRKLER'S SUB BLK 1, LOT 1

Nature of Request: Request for Redevelopment to replace existing single story home with a 1,296 square foot with FEMA compliant multi story home with a 1,273 square foot footprint under Madeira Beach Land Development Regulations, Section 110-97(b)(1)- Redevelopment planning process; Rebuilding regulations for the redevelopment units; Single-family.

Background:

The petition is for the demolition of a single family, single story home on an existing, legal, non-conforming lot and replacement with a single family, code compliant single family structure in the same footprint. Section 110-97. – Redevelopment planning process, provides for the rebuilding of a home within the same footprint if the home complies with all other existing regulatory codes and provisions.

The lot at approximately 3,790 square feet is slightly smaller in area than the 4,000 square feet currently required for the R-2 district and is irregularly shaped, but is a legal platted lot created by the City of Madeira Beach in 1992 (Pinellas County, Plat 108/50), and made non-conforming by subsequent code amendments. The structure being proposed is to be constructed within the existing footprint but be slightly smaller, be built to FEMA standards and built 5 feet away from the eastern property line from which it currently sets back just over 1 foot. The non-conformity of the structure will thus be reduced in regard to setbacks and eliminated as regards to the Floodplain Management Code. The required, secondary external access to the home will be by way of a staircase leading down to a concrete pad in the same location as the current home's rear concrete landing.

Staff Recommendation:

Staff recommends approval based on the application meeting the intent and criteria for redevelopment.

Submitted by:

Linda Portal, MPA, CFM,

Planning and Zoning Director

Attachments: 1) Application and attached backup material,
2) Tax Parcel View
3) Locational Map



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 to: planning@madeirabeachfl.gov



REDEVELOPMENT PLAN APPLICATION

Application #:

RDV 2018-01

Date: 5/11/18

Applicant:

Mercy Roberg and Christopher Scott Lant

Property Owner:

Christopher Scott Lant

Telephone: 352.359.1910

Telephone:

908 477 7491

Email Address: mercy@solariaenrichment.com

Email Address:

scott@solariaenrichment.com

Property located at (Street address or
location of vacant lot)

13525 1ST STREET E

Legal Description:

VIRKLER'S SUB BLK 1, LOT 1

Approx. Lot Area 3436 sq. ft. Lot width: 65 ft. Lot Depth: 58 ft.

Zoning District:

RS-2

Present Structure on Property:

SINGLE FAMILY HOME

Present Use of Property:

SINGLE FAMILY HOME



Redevelopment Plan

FILING FEE

Filing Fee: **\$300.00** per request

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.

*****PLEASE ATTACH REQUIRED SUPPORTING MATERIALS*****
SITE PLAN, SURVEY, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

This application to the Planning Commission/Board of Commissioners is requesting permission to be allowed:

This proposal is to redevelop the single family home at 13525 1st Street E, rebuilding within the existing footprint of the current home. The lot and the existing footprint are non-conforming with regards to current zoning regulations. In order to meet current building codes and flood zone regulations, the home must be rebuilt and elevated. The first floor of the proposed structure will be elevated to 14' above mean sea level (12' BFE + 2' free board.)

A Redevelopment Plan granted by the Board of Commissioners shall be consistent with Section 110-97, Redevelopment Planning Process, pertaining to providing provisions for the redevelopment of existing grandfathered and nonconforming uses (Ordinances 2012-14; Section 110-97, of the Code).	
a.1.	Existing dwelling unit verification. The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
a.2.	Preliminary Site Plan Review of Redevelopment Plan. Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
b.1.	Single-Family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. <i>(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).</i>
b.2.	Duplexes and triplexes on a Nonconforming Lot. Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
b.3.	Multifamily on a Nonconforming Lot. Multifamily in R-1 and R-2, except for those in an R-1 Zoning District, on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy.
b.4.	Multifamily, hotel, motel, motor lodges. Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
b.5.	Commercial. Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
b.6.	Business Tax Receipt Required. Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section form applying to that property.

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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 fact 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 fee 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 of the Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Applicant's Signature:

Mercy Roberg

Date:

5/16/18
5/11/18

STATE OF

Florida

COUNTY OF

Pinellas

Before me, this *16th* day of *May*, 20 *18*, appeared in person

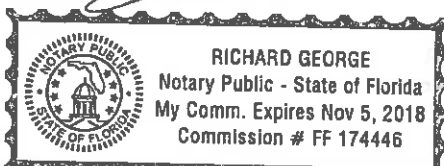
Christopher Lamb & Mercy Roberg who, being sworn, deposes and says that the forgoing
(name of applicant)

is true and correct certification and who is ☐ personally know to me or has
produced *FL Driver's License* as identification.

[Signature]
(notary signature)

Commission Expires:
Stamp

11-05-2018



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.

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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 fact 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 fee 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 of the Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

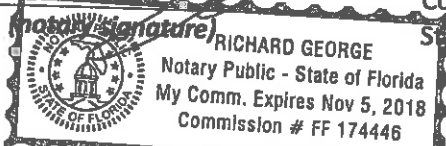
Property Owner's Signature: Chris Scott Runt Date: 5/16/18 5/11/18

STATE OF Florida
COUNTY OF Pine Hills

Before me, this 16th day of May, 20 18, appeared in person

Christopher Lantieri RG Robert who, being sworn, deposes and says that the forgoing
(name of property owner)

is true and correct certification and who is ☐ personally know to me or has produced Florida Driver's License as identification.



Commission Expires: 11-05-2018

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.

REDEVELOPMENT PLANNING PROCESS, CODE SECTION 110-97 REQUIREMENTS AND PROCEDURES

(a) *Purpose and Intent*

- (1) *Existing Dwelling Unit Verification.* The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
- (2) *Preliminary Site Plan Review of Redevelopment Plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
- (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in Article III, Community Development, Section D, Site Plan, Numbers 2 and 3, as adopted in the most recent edition of the City's *Fees and Collection Procedure Manual*.
- (4) *Plan Review.* The review of the Redevelopment Plan shall be through the quasi-judicial public hearing process outlined in Chapter 2, *Administration*, Article 1, *In General*, Division 2, *Quasi-Judicial Proceedings* before the Board of Commissioners. The notification procedure shall follow Sec. 2-503(c) *Notification*, found in Chapter 2, Article VIII, *Special Magistrate*, of the Code.
- (5) *Changes in the Redevelopment Plan.* The redevelopment plan may be amended by mutual consent of the City and applicant, provided the notification and public hearing process of this Article are followed.

(b) *Rebuilding Regulations for the Redevelopment of Existing Dwelling Units*

- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. (*Please note that these regulations do not apply to properties located in the R-1, single family, zoning district*).
- (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
- (3) *Multifamily on a nonconforming lot.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) *Business Tax Receipt required.* Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section from applying to that property.

(c) **Planning Commission and Board of Commissioners Review.** The Planning Commission shall conduct one public hearing to consider any application to review or change a Redevelopment Plan. The Board of Commissioners shall conduct a second public hearing, the application to review or change a Redevelopment Plan, the recommendations of the City Manager or his/her designee, the recommendations of the Planning Commission and the testimony at the public hearings. The Board of Commissioners shall thereafter approve, approve with conditions, or deny the application to approve or change a Redevelopment Plan.

Appeals. (City Code, Sec.2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I have received a copy of the Special Magistrate Requirements and Procedures, read and understand the reasons necessary for granting a variance and the procedure, which will take at the Public Hearing.

Christine Mery-Roy
Signature of Applicant

5/16/18
Date

REDEVELOPMENT PLANNING PROCESS, CODE SECTION 110-97 REQUIREMENTS AND PROCEDURES

APPLICANT'S COPY

(a) **Purpose and Intent**

- (1) **Existing Dwelling Unit Verification.** The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
- (2) **Preliminary Site Plan Review of Redevelopment Plan.** Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
- (3) **Fee.** The application fee shall be the same as the regular site plan review fee found in Article III, Community Development, Section D, Site Plan, Numbers 2 and 3, as adopted in the most recent edition of the City's *Fees and Collection Procedure Manual*.
- (4) **Plan Review.** The review of the Redevelopment Plan shall be through the quasi-judicial public hearing process outlined in Chapter 2, *Administration*, Article 1, *In General*, Division 2, *Quasi-Judicial Proceedings* before the Board of Commissioners. The notification procedure shall follow Sec. 2-503(c) *Notification*, found in Chapter 2, Article VIII, *Special Magistrate*, of the Code.
- (5) **Changes in the Redevelopment Plan.** The redevelopment plan may be amended by mutual consent of the City and applicant, provided the notification and public hearing process of this Article are followed.

(b) **Rebuilding Regulations for the Redevelopment of Existing Dwelling Units**

- (1) **Single-family.** May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. *(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).*
- (2) **Duplexes and triplexes on a nonconforming lot.** Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
- (3) **Multifamily on a nonconforming lot.** Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (4) **Multifamily, hotel, motel, motor lodges.** Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) **Commercial.** Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) **Business Tax Receipt required.** Failure to be current with respect to full payment of the required

annual Business Tax at the time a redevelopment plan is sought will prevent this section from applying to that property.

- (c) *Planning Commission and Board of Commissioners Review.* The Planning Commission shall conduct one public hearing to consider any application to review or change a Redevelopment Plan. The Board of Commissioners shall conduct a second public hearing, the application to review or change a Redevelopment Plan, the recommendations of the City Manager or his/her designee, the recommendations of the Planning Commission and the testimony at the public hearings. The Board of Commissioners shall thereafter approve, approve with conditions, or deny the application to approve or change a Redevelopment Plan.

Appeals. (City Code, Sec.2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

ORDERED BY:

BAH
PROTECT YOUR FUTURE
BOSS | ARRIGHI | HOAG
ATTORNEYS AT LAW



PROPERTY ADDRESS: 13525 1ST STREET E MADEIRA BEACH, FLORIDA 33708

SURVEY NUMBER: FL1503.2688

FIELD WORK DATE: 3/31/2015

REVISION DATE(S): (REV. 1 3/31/2015)

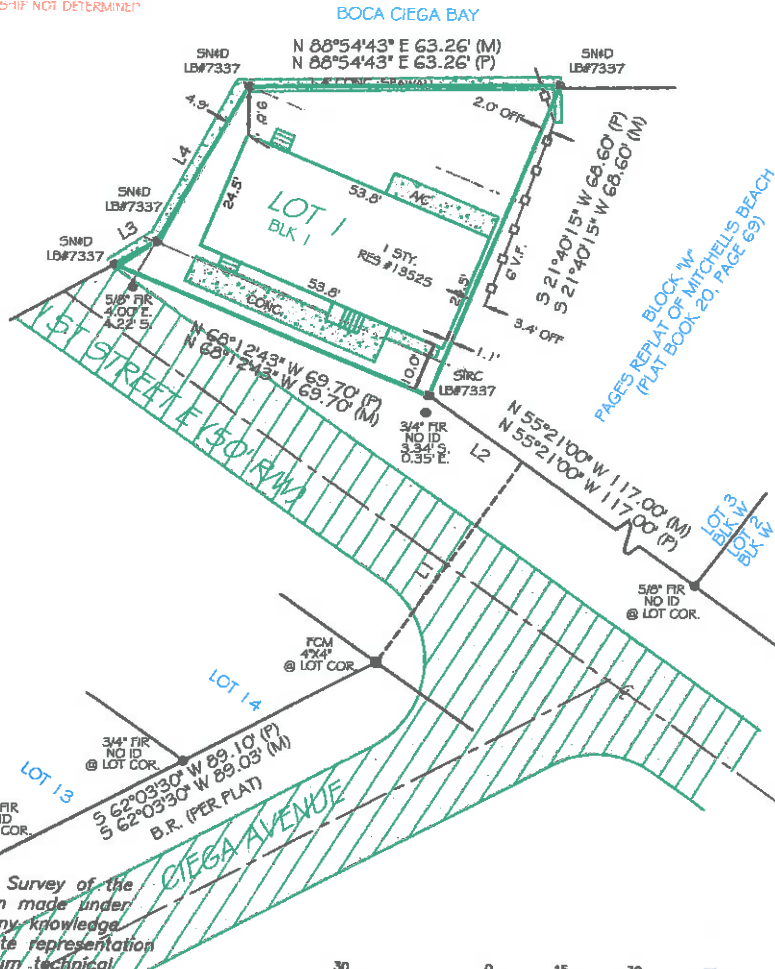
FL1503.2688

BOUNDARY SURVEY
PINELLAS COUNTY

NOTES
*ENCE OWNERS: IF NOT DETERMINED

TABLE:

- L1 N 34°39'00" E 49.94' (P)
- N 34°39'00" E 50.55' (M)
- L2 N 55°21'00" W 23.32' (P)
- N 55°21'00" W 23.41' (M)
- L3 N 60°34'13" E 9.66' (P)
- N 60°34'13" E 9.66' (M)
- L4 N 29°56'11" E 36.85' (P)
- N 29°56'11" E 36.85' (M)



I hereby certify that the Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing herein shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 12). THIS PROPERTY WAS FOUND IN THE CITY OF MADEIRA BEACH, COMMUNITY NUMBER 125127, DATED 09/03/03.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 15-060

DATE: 3/31/2015

BUYER: CHRISTOPHER SCOTT LANT

SELLER: PATRICIA HUBBARD

CERTIFIED TO: CHRISTOPHER SCOTT LANT; BOSS, ARRIGHI & HOAG, P.L.; FIRST AMERICAN TITLE INSURANCE COMPANY; BANK OF AMERICA, N.A.

This is page 1 of 2 and is not valid without all pages.



Florida Land
Title Association

AFFILIATE
MEMBERS

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactalands.com
P866-735-1916 • F866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Patricia Hubbard		For Insurance Company Use: Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 13525 1 st Street East		Company NAIC Number	
City Madiera Beach	State FL	ZIP Code 34708	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) lot 1, block 1.			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>			
A5. Latitude/Longitude: Lat. _____ Long. _____		Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number <u>8</u>			
A8. For a building with a crawl space or enclosure(s), provide: a) Square footage of crawl space or enclosure(s) <u>1312</u> sq ft b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>2</u> c) Total net area of flood openings in A8.b <u>1178</u> sq in		A9. For a building with an attached garage, provide: a) Square footage of attached garage _____ sq ft b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A9.b _____ sq in	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Madeira Beach 125127		B2. County Name Pinellas		B3. State FL	
B4. Map/Panel Number 12103C0191G	B5. Suffix G	B6. FIRM Index Date 9-3-03	B7. FIRM Panel Effective/Revised Date 9-3-03	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 11.0' & 12.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9. ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____					
B11. Indicate elevation datum used for BFE in item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ ☐ CBRS ☐ OPA ☐ Yes ☒ No					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-g below according to the building diagram specified in item A7.
Benchmark Utilized #220 Standard Disk BM/NO. 5 1951 Vertical Datum EL = 6.45'(N.A.V.D.)
Conversion/Comments _____

Check the measurement used.

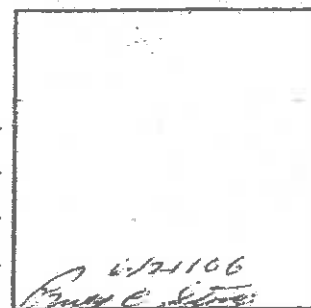
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>3.43</u> ☒ feet	☐ meters (Puerto Rico only)
b) Top of the next higher floor	<u>5.51</u> ☒ feet	☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>0.8</u> ☒ feet	☐ meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>3.43</u> ☒ feet	☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>3.43</u> ☒ feet	☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>2.5</u> ☒ feet	☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>3.1</u> ☒ feet	☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Certifier's Name Phillip C. Stock		License Number RLS#3035	
Title President	Company Name Tarnet Land Surveying, Inc.		
Address P.O. Box 663	City Dunedin	State FL	ZIP Code 34697
Signature <i>Phillip C. Stock</i>	Date 6-21-08	Telephone (727) 784-0573	



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

13525 1st Street East

City
Madera Beach

State

FL

ZIP Code

34708

For Insurance Company Use:

Policy Number

Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

060607.02

C2. E. WATER HEATER

Signature

Date

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments

SITE & BUILDING DATA

FLOOD ZONE AE
BASE FLOOD ELEVATION = 12'-0" NAVD
MINIMUM LOWEST FLOOR ELEVATION = 14'-0" NAVD
GRADE = +/- 2'-6" NAVD

PROPOSED BUILDING SETBACKS

EXISTING SETBACKS	PROPOSED SETBACKS
FRONT	10'-0"
SIDE (EAST)	1'-2"
SIDE (WEST)	4'-11"
REAR	10'-8"
	12'-4"

* THE PROPOSED RESIDENCE HAS AN OPEN EXTERIOR STAIR ON THE REAR THAT ENCLOSES AN ADDITIONAL 5'-0" INTO THE SETBACK. THE PROPOSED STAIRS IS STILL WITHIN THE FOOTPRINT OF THE EXISTING HOME & EXISTING CONCRETE STAIR - SEE ASDO

FLOOR AREA RATIO

LOT SIZE = 3,436 SF
FAR = .8 (2,748 SF = MAX FLOOR AREA PERMITTED)

PROPOSED FLOOR AREA (INCLUDES ALL ENCLOSED AREAS)

GROUND	320 SF
LEVEL 1	849 SF
LEVEL 2	1,081 SF
LEVEL 3	318 SF
TOTAL	2,579 SF

MAXIMUM BUILDING COVERAGE

LOT SIZE = 3,436 SF
MAX BUILDING COVERAGE ALLOWED 1,374 SF OR 40%
BUILDING COVERAGE PROPOSED 1,152 SF OR 34%

MAXIMUM IMPERVIOUS SURFACE COVERAGE

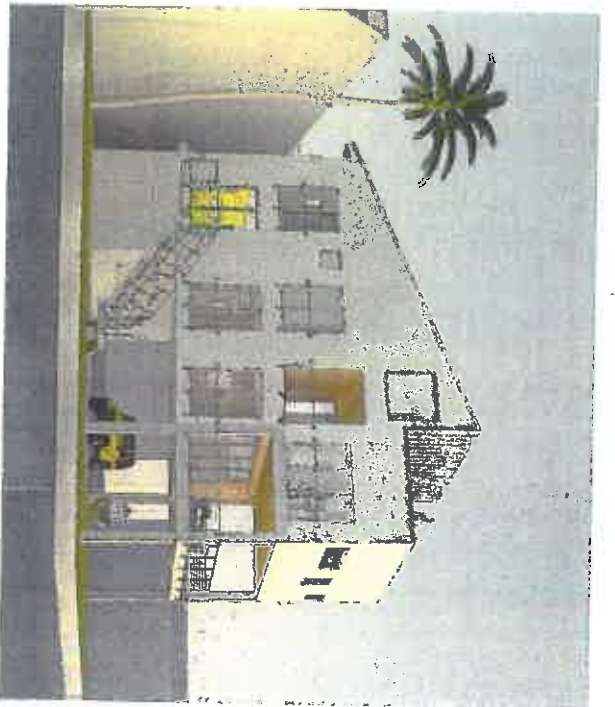
LOT SIZE = 3,436 SF
MAX IMPERVIOUS COVERAGE ALLOWED 2,405 SF OR 70%
IMPERVIOUS COVERAGE PROPOSED 1,152 SF

SQUARE FOOTAGE TOTALS

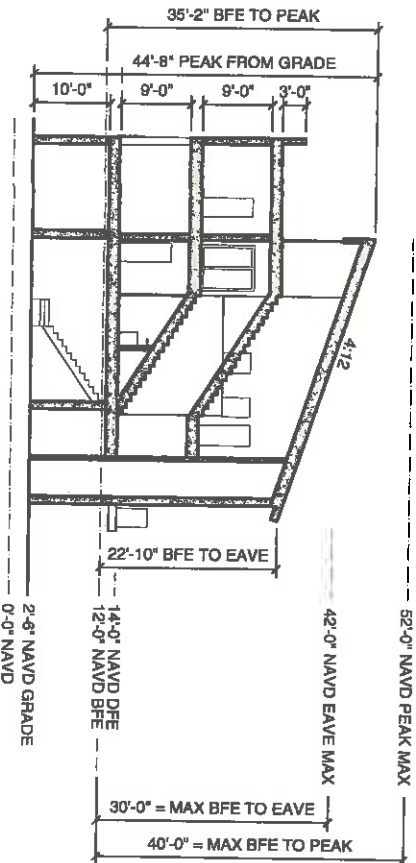
AC SPACE	80 SF
GROUND FLOOR	725 SF
LEVEL ONE	940 SF
LEVEL TWO	240 SF
LOFT	
TOTAL AC SPACE	1,985 SF

SHEET INDEX

- COV COVER SHEET & SITE DATA
- SD0 SITE & CONTEXT PLAN
- SD1 GROUND & 1ST FLOOR PLAN
- SD2 2ND & 3RD FLOOR PLAN
- SD3 ELEVATIONS
- SD4 ELEVATIONS
- SD5 ELEVATIONS



B PERSPECTIVE FROM BOCA CIEGA BAY
NOT TO SCALE



A ZONING ANALYSIS: HEIGHT DIAGRAM
SCALE 1/16" = 1'-0"



014 882-7180
traction@traction.com
3412 Bay to Bay Blvd, Suite C
Tampa, FL 33628
www.tractionarchitecture.com
A43000228

SOLARIA HOUSE

NEW ELIMATED HOME
14224 1ST STREET EAST
MADEIRA BEACH, FL 33708
CLIENT:
MERCY ROBERT & SCOTT LANT

NO.	DESCRIPTION	DATE
-----	-------------	------

1	SD-1	4/20/18
2	SD-2	5/29/18
3	SD-FINAL	6/14/18
4	REBEA A.S.T.	6/28/18

NOT FOR CONSTRUCTION

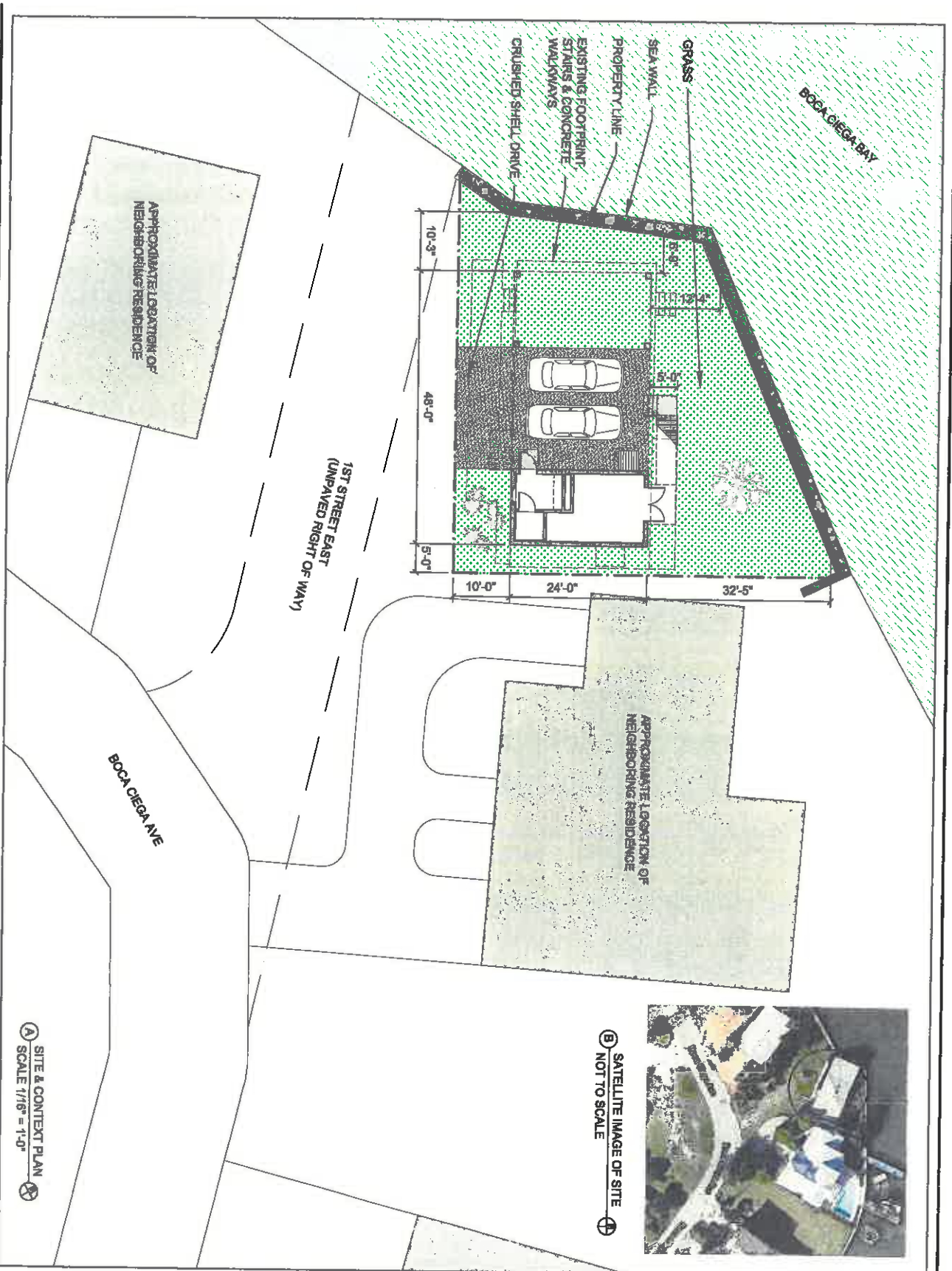
Confidential and Proprietary
Traction Architecture, P.L.C. ©
6/15/2018

JODY BECK, AIA
APR6140

PROJECT NO: 1828

COVER SHEET & SITE DATA

COV



B SATELLITE IMAGE OF SITE
NOT TO SCALE

TRACTION
architecture pc

010 860.2786
www.tractionarch.com
3412 Bay to Bay Blvd, Suite C
Tampa, FL 33608
www.tractionarch.com
AIA 00000000

SOLARIA HOUSE

NEW ELEVATED HOME
1325 1ST STREET EAST
NADERSA, FL 33708

CLIENT:
BENNY ROSENBERG & SCOTT LAMT

NO.	DESCRIPTION	DATE
1	SD-1	4/20/18
2	SD-2	6/25/18
3	SD-FINAL	8/15/18
4	REDCY APP.	8/20/18

NOT FOR CONSTRUCTION

Confidential and Proprietary
Traction Architecture, P.L.C. ©
8/18/2018

JODY BECK, AIA
A088140

PROJECT NO.: 18-03

**SITE &
CONTEXT PLAN**

SD0



TRACTION
architecture pc

141.000.1.000
info@tractionpc.com
1412 Bay to Bay Blvd, Suite C
Tampa, FL 33606
www.tractionpc.com
ARCHITECT

SOLARIA HOUSE

NEW ELEVATED HOME
1325 5TH STREET EAST
MADISON BEACH, FL 33708
CLIENT:
BENNY HERNANDEZ & SCOTT LANT

NO.	DESCRIPTION	DATE
1	REV. 1	4/20/18
2	REV. 2	6/20/18
3	REV. 3	6/20/18
4	REV. 4	6/20/18

NOT FOR CONSTRUCTION

Confidential and Proprietary
Traction Architecture, P.L.C. ©
6/18/2018

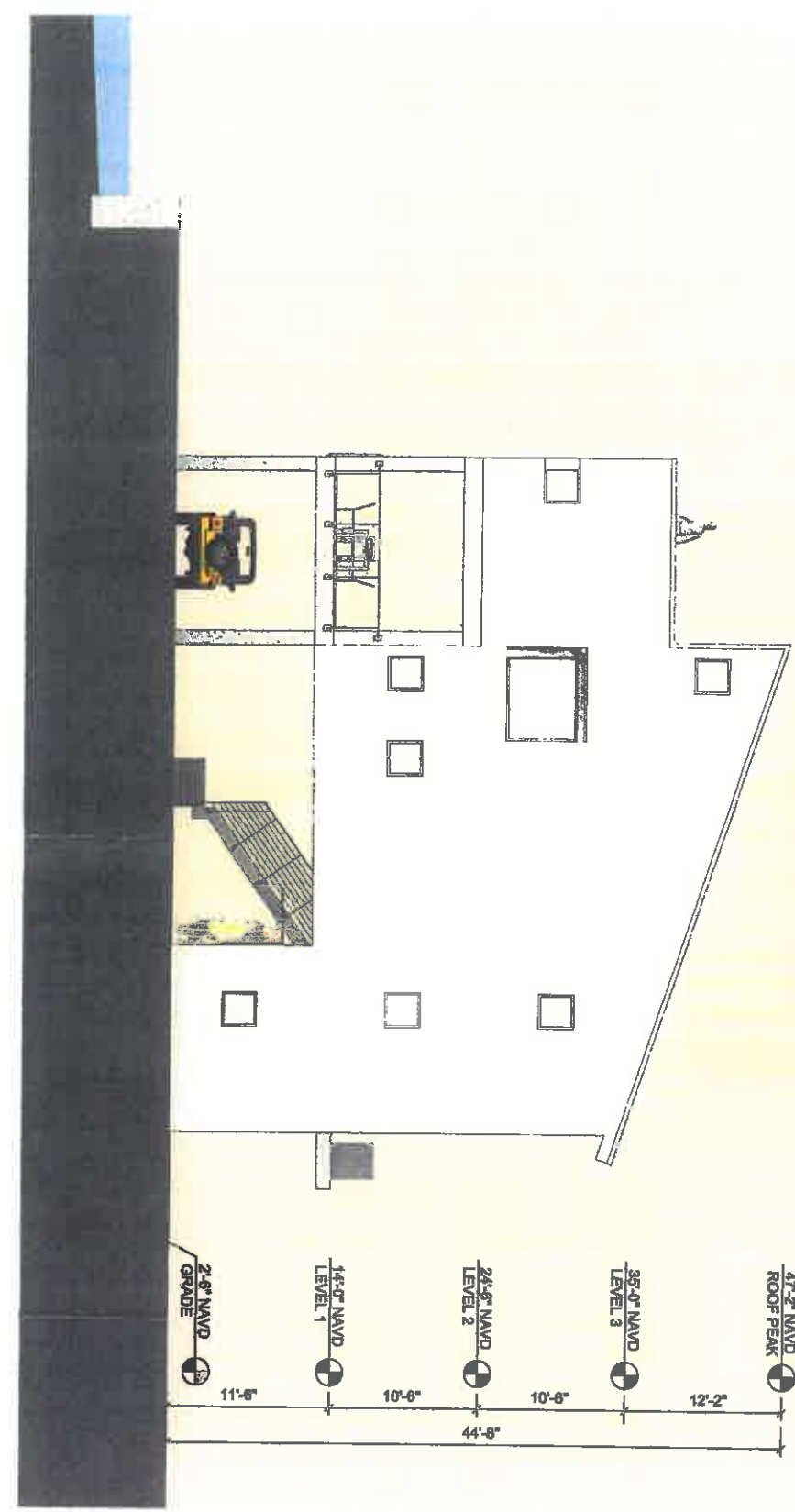
JODY BECK, AIA
Architect

PROJECT NO. 14.03

ELEVATIONS

SD3

Ⓐ SOUTH (FRONT) ELEVATION
SCALE 1/8" = 1'-0"



TRACTION
architecture pc

611 S. 13TH
TWO GRANDS AVENUE, SUITE 100
3412 Bay to Bay Blvd, Suite C
Tampa, FL 33606
www.tractionpc.com
408.282.0039

**SOLARIA
HOUSE**

NEW ELEVATED HOME

13625 1ST STREET EAST
NADLERIA BEACH, FL 33706

CLIENT:
BENNETT ROBERTS & SCOTT LANT

NO.	DESCRIPTION	DATE
1	SD-1	4/20/16
2	SD-2	6/20/16
3	SD-FINAL	9/16/16
4	REVIEW APP.	9/20/16

NOT FOR CONSTRUCTION

Confidential and Proprietary
Traction Architecture, P.L.L.C.
8/15/2016

JODY BECK, AIA
A196140

PROJECT NO. 1423

ELEVATIONS

SD4

A NORTH (REAR) ELEVATION
SCALE 1/8" = 1'-0"



TRACTION
architecture inc

915.360.3716
info@tractionarchitecture.com
3415 Bay Pk Blvd, Suite C
Tampa, FL 33609
www.tractionarchitecture.com
A000000000

**SOLARIA
HOUSE**

NEW ELEVATED HOME
1425 4TH STREET EAST
BONITA BEACH, FL 33708
CLIENT:
MERCY MORRIS & SCOTT LAMT

NO.	DESCRIPTION	DATE
1	SD-1	4/20/18
2	SD-2	5/20/18
3	SD-3/4/5	6/19/18
4	REDEV APP.	6/20/18

NOT FOR CONSTRUCTION

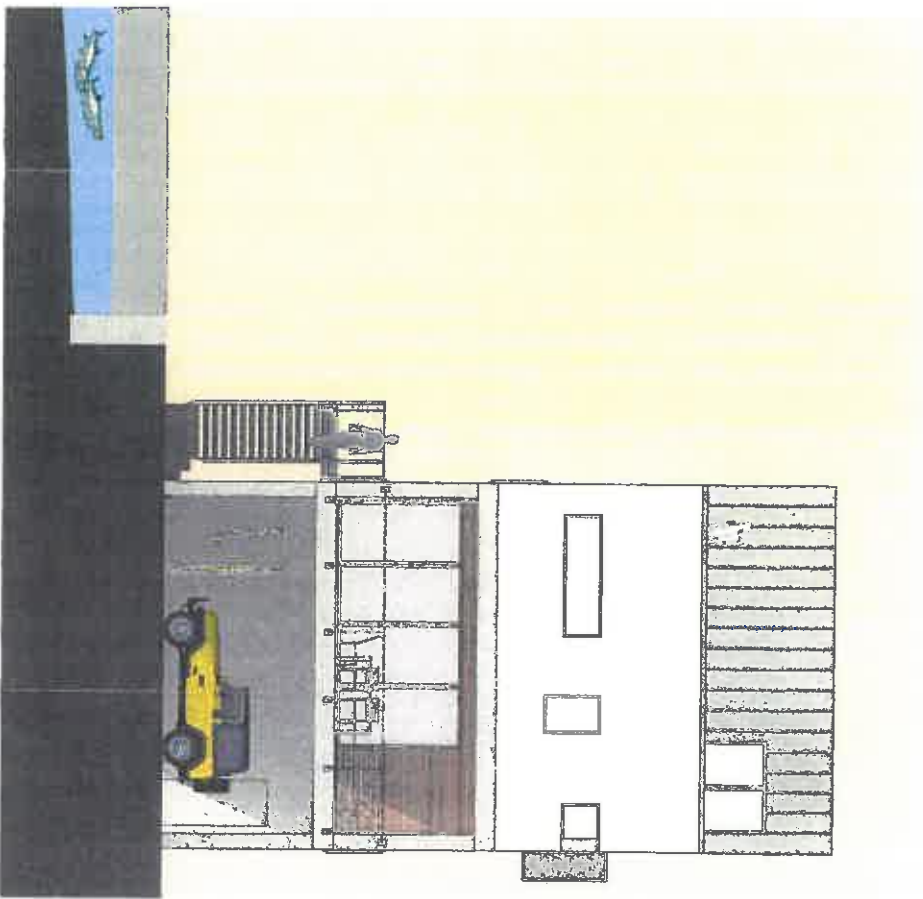
Confidential and Proprietary
Traction Architecture, P.L.C. ©
07/20/18

JODY BECK, AIA
ARCHD

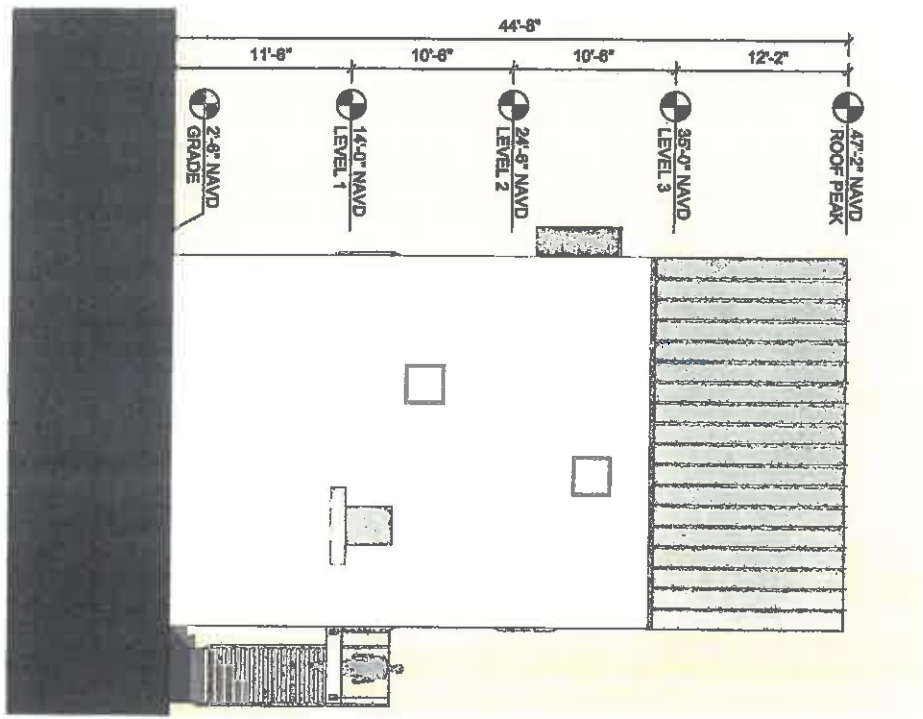
PROJECT NO. 1610

ELEVATIONS

SD5



Ⓐ WEST (SIDE) ELEVATION
SCALE 1/8" = 1'-0"



Ⓑ EAST (SIDE) ELEVATION
SCALE 1/8" = 1'-0"

RDV 2018-01

Locational Map

Legend



13525 1st St E



13525 1st Street E

Locational Map

Legend

- 13525 1st St E
- Bay Pines National Cemetery
- Church by the Sea
- Compass Music
- Del Sol
- Dunkin' Donuts
- Feature 1
- Feature 2
- Feature 3
- Gulf Beaches Public Library
- John's Pass Waverunners Inc
- Key
- Madeira Beach Fire Dept
- Madeira Beach Middle School
- Marina
- Park
- Publix Super Market at Madeira Shopping Center
- Resort
- Smugglers Cove Adventure Golf
- South Beaches Real Estate Professionals

Google Earth

© 2018 Google





13525 1st St E – Property Posted 6-3-18

C. Approval of Capital Improvements Plan As Petition CIP 2018-01

City of Madeira Beach Planning Commission

CIP 2018-01

Amendment to the 5 Year Capital Improvement Plan (CIP) as Ordinance 2018-0

Staff Report and Recommendation
August 13, 2018

Petitioner/Property Owner: Planning Commission

Area of Impact: City wide

Category of Review: Local Planning Agency (LPA), Comprehensive Plan

Nature of Request: CIP 2018-01: Amend 5 Year Capital Improvements Plan

Staff Recommendation: Approval of CIP 2018-01 as Ordinance 2018-0

Explanation:

Each Fiscal year the City is required by Florida Statutes and by its own comprehensive policy plan to amend its 5 year Capital Improvements Plan (Schedule) and then to update the Capital Improvement Element of the Comprehensive Plan. As the City's Local Planning Agency (LPA), the Planning Commission is required to review and make recommendations regarding the capital improvements Plan and then to have a public hearing to update the Capital Improvements Element. The portions of the CIP that are to be reviewed are those facility improvements of \$100,000 or more that effect levels of service standards adopted in the Comprehensive Plan.

Attached you will find a copy of the Capital Improvements Element with those policies in blue which directly relate to the review of the CIP. Also attached is the CIP as it has been recommended by the staff and the Budget Committee and reviewed for ordinance preparation by the Board of Commissioners. Finally, the language for the enacting ordinance as it would appear on the agenda for the Board of Commissioners is attached.

Please review all material in preparation for the public meeting of August 13, 2018 where you will hear a presentation by City Manager Jonathan Evans, accept public comment, discuss the item and vote on a recommendation to the Board of Commissioners.

Proposed Amendment:

See Attached, City of Madeira Beach, FY 2019-FY2023 Capital Improvement Program (CIP) and Funding Source Summary: CIP Fund

Submitted by:

Jonathan Evans, MPA, MBA, ICMA-CM
City Manager - Madeira Beach

Attachments:

- City of Madeira Beach, FY 2019-FY2023 Capital Improvement Program (CIP) and Funding Source Summary: CIP Fund
- Proposed Ordinance 2018-0
- Capital Improvements Element

Parking Expansion Facility (TE)	Unfunded								
Recreation and Playground Amenities (R/OS)	Funded								
Recreation field lighting (R/OS)	Unfunded								
Road Sign Replacements (TE)	Funded								
Seawall Rehabilitation (CCME)	Funded								
Stormwater Drainage & Roadway Improvements (IE)	Funded								
Street Resurfacing (TE)	Funded								
Tom Stuart Causeway Improvements (TE)	Unfunded								
Transient Dock Construction (R/OS)	Funded								
Total Cost:									

TE – Transportation Element

R/OS – Recreation/Open Space Element

IE – Infrastructure Element

CCME – Conservation and Coastal Management Element

ORDINANCE NO 2018-0

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA PROVIDING FOR AMENDMENT TO THE 5 YEAR CAPITAL IMPROVEMENT PLAN FY 2019-2023; DELETING PAST FISCAL YEARS; UPDATING PROJECTS AND FUNDING LEVELS FOR FISCAL YEARS 2019-2022 AND ADDING FISCAL YEAR 2023. PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, F.S., known as the Growth Policy Act the City of Madeira Beach seeks to maintain the effectiveness of its Comprehensive Plan; and

WHEREAS, pursuant to s. 163.3161 (4), F.S., the City of Madeira Beach seeks through, implementation of the Capital Improvement Plan to preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare, and facilitate the adequate and efficient provision of public facilities; and

WHEREAS, pursuant to the requirements of s. 163.3177(3), F.S., the City of Madeira Beach seeks to ensure funds needed to provide and maintain infrastructure at adopted level-of-service standards is identified in the 5-year period of the capital improvement schedule; and

WHEREAS, the Local Planning Agency held an advertised public meeting on August, 13, 2018 to discuss and accept public comment on the proposed amendment to the 5 year Capital Improvement Plan and voted to recommend approval to the proposed amendment; and

WHEREAS, the City of Madeira Beach, prior to a public meeting of September 11, 2018, provided adequate public notice and, pursuant to s. 163.3181(3)(a), F.S., prior to the date of a public hearing on October 9, 2018, to discuss the proposed public projects, published public notice of its intent to decide the issue according to the notice procedures described by s. 166.041(3)(c)2.b.;

NOW BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF MADEIRA BEACH, FLORIDA;

Section 1: The Capital Improvement Plan be amended as follows:

Section 2: The provisions of this ordinance shall be deemed severable. If any part of the ordinance is deemed unconstitutional, it shall not affect the constitutionality of the other portions of the ordinance.

Section 3: All ordinances or parts of ordinances in conflict with the provision of this ordinance be hereby repealed insofar as the same affect this ordinance.

Section 4: This ordinance shall be in full force and effect upon adoption in the manner provided by law.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF
MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2018.**

ATTEST:

CLARA VANBLARGAN, City Clerk

MARGARET BLACK, Mayor

PUBLISHED:

FIRST READING:

PUBLISHED:

PASSED ON SECOND READING:

Approved as to legal sufficiency:

City Attorney

3.10 CAPITAL IMPROVEMENTS ELEMENT

Goal 1:

The city shall undertake fiscal actions necessary to provide and maintain public facilities for all residents, within its jurisdiction, at the adopted levels-of-service.

Objective 1.1:

Capital improvements will be provided to correct existing deficiencies, to accommodate desired future development and redevelopment, and to replace worn out or obsolete facilities, as indicated in the five-year Schedule of Capital Improvements adopted in this element which will serve to coordinate land use decisions with available or projected fiscal resources to maintain adopted levels-of-service.

Policy 1.1.1:

The Board of City Commissioners shall evaluate projects proposed for inclusion in the five-year Schedule of Capital Improvements.

Policy 1.1.2:

The City shall continue to develop and update annually a multi-year Capital Improvement Program (CIP), and the first year shall be the Capital Budget.

Policy 1.1.3:

Proposed capital improvement projects shall be evaluated according to the following guidelines:

- Project is needed to eliminate a proven or obvious hazard to public health and safety;
- Project is needed to fulfill a legal commitment;
- Project is needed to preserve, maintain, refurbish, achieve full use of, or replace existing facilities;
- Project will bring an existing facility up to an adopted level-of-service;
- Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
- Project is needed to accommodate facility demands resulting from new development or redevelopment;
- Project furthers policies adopted in other elements of this plan;
- Project needed to serve development for which a development order was issued prior to adoption of this comprehensive plan;
- Project will increase the economic base or quality of life of the residents;
- Budget impact of project, both capital and operating, will be considered and the Board of City Commissioners will consider financial feasibility of project; and
- Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

Policy 1.1.4:

The City shall ensure the availability of public facilities at adopted levels-of-service needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan. Such facilities shall be provided in keeping with guidelines for

the evaluation of capital improvements established in this element.

Policy 1.1.5:

It is the policy of the City of Madeira Beach to set a capital improvements cost threshold of \$100,000 for projects to be included in the CIE of this comprehensive plan.

Policy 1.1.6:

Existing and anticipated capacity deficiencies identified in other elements of this plan shall be corrected according to the financially feasible Schedule of Capital Improvements adopted through this capital improvements element policy.

Policy 1.1.7:

The City shall periodically examine the cost benefit of having outside sources provide various services.

Policy 1.1.8:

The city hereby adopts by reference the Pinellas County School District work plan as applicable to Madeira Beach.

**Schedule of Capital Improvements for Fiscal Years 2007-08 through 2011-12
(costs in thousands)**

Improvements	2007-08	2008-09	2009-10	2010-11	2011-12
None					
Totals	0.0	0.0	0.0	0.0	0.0

Source: The City of Madeira Beach, 2007.

Objective 1.2:

The Board of City Commissioners, through the budget process, shall continue to manage City debt in a manner to maintain the integrity of its fiscal resources.

Policy 1.2.1:

The City shall confine long-term borrowing to capital improvements too large to be financed by the annual operating budget.

Policy 1.2.2:

The City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.

Policy 1.2.3:

If financially feasible, special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

Policy 1.2.4:

Total debt service for general obligation debt will not exceed 10 percent of net operating revenues.

Policy 1.2.5:

Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements as determined by the Board of Commissioners.

Objective 1.3:

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and provide needed capital improvements for future development and redevelopment, through the site plan approval process, at adopted levels-of-service as specified in the elements of this comprehensive plan.

Policy 1.3.1:

The City shall work with other governmental jurisdictions to establish a strategy to ensure that the entire cost of providing necessary capital facilities, at adopted levels-of-service, for any new development or redevelopment within the jurisdiction shall not be borne entirely by existing residents.

Policy 1.3.2:

The City shall coordinate with Pinellas County, other state agencies, water management district, and other municipalities that provide public facilities within the City's jurisdiction to ensure that projects are funded in a fiscally equitable manner, apportioning the costs of growth among those who are responsible for it.

Policy 1.3.3:

The City shall, when appropriate, continue to administer existing and future impact fees.

Policy 1.3.4:

The City shall issue development orders and permits only when required capital facilities are present or will be available concurrent with the impact of development.

Policy 1.3.5:

The adopted levels-of-service for public facilities within the jurisdiction of the City of Madeira Beach shall be those adopted in the other elements of this plan and Policy 1.5.4 of this *Capital Improvements Element*.

Objective 1.4:

Public expenditures that subsidize development in the Coastal Storm Area shall be limited to those improvements anticipated in this comprehensive plan or determined by the Board of City Commissioners to be an overriding public benefit.

Policy 1.4.1:

The City shall expend funds in the Coastal Storm Area only for the replacement and renewal of public facilities in order to maintain adopted levels-of-service.

Objective 1.5: Concurrency Management System

The City of Madeira Beach shall provide, or require provision of, needed infrastructure for

development and redevelopment concurrently with their impacts through the use of a concurrency management system, implementation monitoring of the comprehensive plan, and enforcement of development regulations.

Policy 1.5.1:

The City of Madeira Beach shall ensure that no development and redevelopment taking place within its municipal boundaries results in a reduction of the level-of-service requirements established and adopted in the financially feasible *Capital Improvements Element* of this comprehensive plan.

Policy 1.5.2:

Development orders and permits shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Policy 1.5.3:

The land development regulations shall contain provisions whereby the development of residential and commercial land is timed and staged in conjunction with provision of supporting community facilities.

Policy 1.5.4:

The City of Madeira Beach shall use the following levels-of-service to determine the impacts of development and redevelopment.

Roads:

The operational level-of-service (LOS) D peak hour shall be the standard for all roads within the city.

Sanitary Sewer:

The adopted sanitary sewer level-of-service standard to extend throughout the time frame of this comprehensive plan is 111 gallons per capita per day.

Solid Waste:

The adopted solid waste level-of-service standard to extend throughout the time frame of this comprehensive plan is 4.9 pounds per capita per day of nonrecyclable waste.

Drainage:

The City shall require the first one inch of runoff from impervious surfaces to be retained on the site of the development. The adopted level-of-service shall be the 10-year frequency, 60-minute storm event.

Potable Water:

The adopted potable water level-of-service standard is as follows:

Year	2005	2015	2020	2025
Gallons per capita per day (gpcd)	137	134	132	130

Source: Regional Water Supply Plan, Chapter 4, Appendix 4, Table 34-A

Coastal Management:

The City shall protect water storage and water quality enhancement functions of wetlands and floodplain areas through land acquisition if feasible, enforcement of laws, and the application of land and water management practices which provide for compatible uses

Parks and Recreation:

The level-of-service standard for parkland is 6.5 acres per 1,000 people.

Public Schools:

Madeira Beach hereby adopts, consistent with Section 11 of the *Public Schools Interlocal Agreement*, the following level-of-service standard, which shall be applied consistently district-wide by all partner local governments within Pinellas County and by the School District. District-wide level-of-service standard: Student enrollment plus vested students divided by *Florida Inventory of School Houses (FISH) School Capacity* plus additional capacity does not exceed 100 percent. This level-of-service standard shall apply to each type of public school facility.

Policy 1.5.5:

The City of Madeira Beach shall adopt and incorporate into its land development regulations a monitoring system designed to ensure:

- Continued application of levels-of-service; and
- Provision of required public facility capacity.

Policy 1.5.6:

The monitoring system shall be reviewed on an annual basis together with the review of the *Capital Improvements Element* and shall be updated the year prior to preparation of the required Evaluation and Appraisal Report.

Policy 1.5.7:

Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to the public facilities being in place at the time of issuance of the certificate of occupancy or:

- The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place at the time of certificate of occupancy issuance.

Policy 1.5.8:

Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to the facilities and services being in place or under construction at the time of development order issuance or:

- Dedications of land and facilities or payment of the developer's fair share are committed by the time of certificate of occupancy issuance; or
- The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy issuance as provided in the Schedule of Capital Improvements; or

- The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
- When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place or under construction not more than one year after certificate of occupancy issuance.

Policy 1.5.9:

Developments or redevelopments requiring the use of road facilities shall receive development orders subject to the public facilities being in place or under construction at the time of issuance of the certificate of occupancy or:

- The development order issuance is conditioned upon the necessary facilities and services being in place or under construction not more than three years after building permit issuance as provided in the Schedule of Capital Improvements.

Policy 1.5.10:

The Schedule of Capital Improvements may include projects listed in the first three years of the Florida Department of Transportation five-year work program.

Policy 1.5.11:

The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.

Policy 1.5.12:

The elimination, deferral, or delay of construction of any road facility or service needed to maintain adopted level-of-service standards and which is listed in the Schedule of Capital Improvements shall require amendment of the comprehensive plan.

Policy 1.5.13:

- Developments or redevelopments shall be considered to have de minimis transportation impact if the transportation impact is limited to a single family home on an existing lot or if the development or redevelopment complies with the following conditions
- The transportation impact of the development alone does not exceed one percent of the maximum service volume at the adopted level-of-service standard.
- The cumulative total transportation impact from the de minimis exceptions does not exceed 110 percent of the maximum service volume at the adopted level-of-service standard.
- The transportation impact does not affect a designated hurricane evacuation roadway.

Policy 1.5.14:

The city will contact Pinellas County Utilities prior to issuance of a building permit for development of vacant parcels to determine if adequate potable water supplies exist to serve the projected development.



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

v. OLD BUSINESS – N/A



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

vi. PLANNING COMMISSION DISCUSSION – N/A



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

vii. NEXT MEETING: September 10, 2018 6:00pm



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

VIII. ADJOURNMENT