



THE CITY OF MADEIRA BEACH, FLORIDA PUBLIC NOTICE

LOCAL PLANNING AGENCY/ PLANNING COMMISSION

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, JULY 31, 2017

COMMISSION CHAMBERS

- I. CALL TO ORDER
- II. ROLL CALL
- III. ELECTION OF OFFICER- 1ST VICE CHAIRMAN
- IV. APPROVAL OF THE MINUTES – DECEMBER 12, 2016 & FEBRUARY 6, 2017
- V. NEW BUSINESS
 - A. TO CONSIDER A REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 355 BOCA CIEGA DRIVE

THE APPLICANT IS SEEKING TO DEMOLISH AND REBUILD WITHIN THE SAME FOOTPRINT A SINGLE-FAMILY RESIDENCE ON THIS PROPERTY. THE PROPERTY IS ZONED R-2 (Low Density Multi-Family Residential) AND HAS A FUTURE LAND USE DESIGNATION OF RM (Residential Medium)
- VI. PLANNING COMMISSION DISCUSSION
- VII. OLD BUSINESS – N/A
- VIII. REPORTS
 - INTERIM CITY MANAGER
 - INTERIM CITY ATTORNEY
 - PLANNING AND ZONING CONSULTANT
- IX. NEXT MEETING : AUGUST 7, 2017
- X. ADJOURNMENT

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 JULY 21, 2017



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
July 31, 2017

I. CALL TO ORDER



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PLANNING COMMISSION MEETING**
July 31, 2017

II. ROLL CALL



**LOCAL PLANNING AGENCY/
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July 31, 2017

III. ELECTION OF OFFICER – 1ST VICE CHAIRMAN



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
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**IV. APPROVAL OF THE MINUTES – DECEMBER 12, 2016 &
FEBRUARY 6, 2017**



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.

7:00 P.M.

MONDAY, DECEMBER 12, 2016

COMMISSION CHAMBERS

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

Chairperson (None) 1 st Vice-Chair (None) 2 nd Vice-Chair Mike Noble (Absent) Commissioner Dennis Carr (Present) Commissioner Robin Biloski (Present)	Commissioner Ann Rasmussen (Present) Commissioner Ingrid Spilde (Present) Commissioner Sonny Flynn (Present) Commissioner David Lawrence (Present)
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Staff Representatives:
Shane Crawford, City Manager
Michelle Orton, Planning and Zoning Director

Tom Trask, City Attorney
- III. **ELECTION OF OFFICERS- CHAIRMAN, 1ST VICE CHAIRMAN AND 2ND VICE CHAIRMAN**

Commissioner David Lawrence appointed Mike Noble to be declared as the elected Chairman
Commissioner David Lawrence appointed himself to be declared as the elected 1st Vice Chairman
Commissioner David Lawrence appointed Sonny Flynn to be declared as the elected 2nd Vice Chairman
The vote was 6-0 with all members voting, "aye"
- IV. **APPROVAL OF THE MINUTES**

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

2nd Vice-Chair Flynn provided a motion to approve the minutes for July 11, 2016 and September 12, 2016.
Commissioner Rasmussen provided the second to the motion. The vote was 6-0 with all members voting "aye".
- V. **NEW BUSINESS**
 - A. **Ordinance 2017-01**

Rezoned From Planned Development (PD) To
Planned Development (PD)

Applicant: Madeira Beach Town Center, LLC and Madeira Commons, Inc.
Location: City-Wide
Request: To consider the application for the rezoning of the Planned Development (PD)

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

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

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

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

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

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

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

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

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

The City Attorney discussed the City's Code State Statue Sec. 2.7

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

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

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

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

Since starting the process a new and complying with the City's Code, two neighborhood meetings were held. Finally Cate explained the purpose of this hearing is to determine that they have complied with the City's standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Clemons responded it will be public use.

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

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

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

Commissioner Lawrence asked if there are any questions to the Commission.

Commissioner Biloski questioned turning on to Madeira Way from Tom Stuart.

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

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

Commissioner Lawrence asked if there are any questions to the Commission.

There was no comment from the Commission.

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

Commissioner Lawrence accepted presentations into record and considered all the presenters as expert witnesses.

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

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

Applicant: City of Madeira Beach

Location: City-Wide

Request: Consideration of an Approval of the draft Development Agreement

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

Commissioner Lawrence asked if there are any comments from the City Staff.

There were no comments from the staff.

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

John Lipa, 399 150th Ave, Madeira Beach, FL 33708 spoke of his concerns regarding the Madeira Beach Comprehensive Plan, Amendments and Special Area Plan. He also discussed the overview of Madeira Beach Town Center master plan and meeting with the developers. He also discussed the Impact of MBTC proposed changes. Commended the developers on the changes they made to accommodate the citizens of Madeira Beach. He mentioned the Madeira Way before and after revised plan and Developers Agreement Approval, Current view of

Madeira Beach Town Center, Project Data, 150th Ave, Traffic and Pedestrian Safety Initiatives. His concern is traffic, he feels it is an issue on 150th Ave. He asking that a traffic light be added to the new intersection.

Commissioner Lawrence asked if there are any questions to the Commission.

There were no comment from the Commission.

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

Commissioner Lawrence asked if there are any questions to the Commission.

There were no comment from the Commission.

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

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

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

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

Attorney Cate Wells said Steven Miller can be allowed to speak during public comment but no as an affected party. Said he isn't impacted as an affected party.

Commissioner Lawrence denied Steven Miller affected party status but can speak as a resident.

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

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

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

Commissioner Lawrence denied Sam Baker affected party status.

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

Commissioner Lawrence opened the floor for public comment.

Public Comment:

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

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

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

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

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

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

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

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

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

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

The City Attorney announced the rebuttal for the applicant.

Attorney Cate Wells spoke on the concerns of the traffic flow and that the improvements will be addressed with the FDOT has to be approved by the FDOT. She spoke on non-relevant parking speculations. She asked that Mr. Pergolizzi speak on Mr. William Gay's comments/concerns.

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

Commissioner Lawrence asked if there are any questions to the Commission.

There were no comment from the Commission.

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

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

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

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

C. Ordinance 2017-02
Annual Update Of The Capital Improvement Projects

Applicant: City of Madeira Beach
Location: City- Wide
Request: Update of the Capital Improvement

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

Commissioner Lawrence opened the floor for public comment.

There were no comments from the public.

Commissioner Spilde made a motion to recommend approval of Ordinance 2017-02.
Commissioner Flynn provided the second to the motion. The vote was 6-0 with all members voting, "aye".

VI. PLANNING COMMISSION DISCUSSION None

VII. OLD BUSINESS None

VIII. REPORTS

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

IX. NEXT MEETING January 9, 2017

X. ADJOURNMENT – Commissioner Biloski made a motion to adjourn. Commissioner Spilde provided the second to the motion. The Vote was 6-0 with all members voting, "aye".
Meeting adjourned at 10:00 PM

Date Approved: January 9, 2017

Respectfully submitted:

Mike Noble, Chairman

Date

Gwen Sinkfield, Administrative Assistant to Planning/Zoning

Date



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PLANNING COMMISSION
MINUTES *Amended 2-6-17*

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MONDAY, DECEMBER 12, 2016

COMMISSION CHAMBERS

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

II. **ROLL CALL**

Chairperson (None)

1st Vice-Chair (None)

2nd Vice-Chair Mike Noble (Absent)

Commissioner Dennis Carr (Present)

Commissioner Robin Biloski (Present)

Commissioner Ann Rasmussen (Present)

Commissioner Ingrid Spilde (Present)

Commissioner Sonny Flynn (Present)

Commissioner David Lawrence (Present)

Staff Representatives:

Shane Crawford, City Manager

Michelle Orton, Planning and Zoning Director

Tom Trask, City Attorney

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

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

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

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

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

IV. **APPROVAL OF THE MINUTES**

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

2nd Vice-Chair Flynn provided a motion to approve the minutes for July 11, 2016 and September 12, 2016. Commissioner Rasmussen provided the second to the motion. The vote was 6-0 with all members voting "aye".

V. **NEW BUSINESS**

A. **Ordinance 2017-01**

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

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

Location: City-Wide

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

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

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

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

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

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

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

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

There was no comment from the Commission.

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

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

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

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

Applicant: City of Madeira Beach

Location: City-Wide

Request: Consideration of an Approval of the draft Development Agreement

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

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

There were no comments from the staff.

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

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

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

There were no comment from the Commission.

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

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

There were no comment from the Commission.

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

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

Steven Miller, resident of Redington Beach explained to the Commission Board why he believes he is an affected party.
He spoke of safety and transportation facilities. He spoke on the problem of traffic flow. He is asking is there can be a better solution

Attorney Cate Wells said Steven Miller will be allowed to speak during public comment but not as an affected party.
Said he isn't impacted as an affected party.

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

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

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

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

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

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

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

Public Comment:

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

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

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

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

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

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

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

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

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

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

The City Attorney announced the rebuttal for the applicant.

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

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

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

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

There were no comment from the Commission.

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

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

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

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

C. Ordinance 2017-02

Annual Update Of The Capital Improvement Projects

Applicant: City of Madeira Beach

Location: City- Wide

Request: Update of the Capital Improvement

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

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

There were no comments from the public.

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

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

VI. PLANNING COMMISSION DISCUSSION None

VII. OLD BUSINESS None

VIII. REPORTS

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

IX. NEXT MEETING January 9, 2017

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

Meeting adjourned at 10:30 PM

Date Approved: July 31, 2017

Respectfully submitted:

Mike Noble, Chairman

Date

Gwen Sinkfield, Administrative Assistant to Planning/Zoning

Date



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.

7:00 P.M.

MONDAY, FEBRUARY 6, 2017

COMMISSION CHAMBERS

I. **CALL TO ORDER** The meeting was called to order at 7:00pm by Chairman Mike Noble

II. **ROLL CALL**

Chairman Noble (Present)
1st Vice-Chair Lawrence (Absent)
2nd Vice-Chair Sonny Flynn (Present)

Commissioner Ann Rasmussen (Present)
Commissioner Dennis Carr (Present)
Commissioner Robin Biloski (Present)

Staff Representatives:

Shane Crawford, City Manager
Luis Serna, Planning Consultant

Tom Trask, City Attorney

III. **APPROVAL OF MINUTES - DECEMBER 12, 2016 & FEBRUARY 6 , 2017**

Commissioner Rasmussen provided a motion to approve amended changes for December 12, 2016.

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

IV. **NEW BUSINESS**

A. **Ordinance 2017-04 pertaining to
Rezone From Planned Development (PD) To
Planned Development (PD) District**

Commissioner Biloski provided a motion to recommend approval for
Rezoning & Development Agreement

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

B. **To Consider the Application For Entering Into a Development Agreement Between
The City of Madeira Beach and MHH Enterprise, Inc. and C & T Enterprises, Inc.
Ordinance No.2017-05**

An Ordinance of the City of Madeira Beach, Florida, Amending Chapter 2
(Administration), Article III (Boards, Committees, Division 2 (Planning Commission),
Section 2-77 (Organization) To Change The Meeting Date Of The Planning Commission
From the Second Monday Of Each Month To The First Monday of Each Month, As Needed;
And By Providing For an Effective Date.

Commissioner Rasmussen provided a motion to recommend approval of the application for the Development Agreement and to Ordinance 2017-05 in addition to changing the meeting time from 7:00pm to 6:00pm. Commissioner Flynn provided the second to the motion. The Vote was 5-0 with all members voting "aye"

V. PLANNING COMMISSION DISCUSSION - None

VI. OLD BUSINESS - None

VII. REPORTS

- CITY MANAGER - Discussed seeking to hire a full time Planning & Zoning Director. He also mentioned taking a 60 day hiatus for the Planning Commission meetings and cancelling the next meeting that is scheduled on March 6, 2017. A \$50 Gift Card will be issued to all the Planning Commission members as an appreciation for their time in service since they didn't receive them during Christmas.

- CITY ATTORNEY - None

- PLANNING AND ZONING CONSULTANT - None

VIII. NEXT MEETING - March 13, 2017 - To be determined

IX. ADJOURNMENT - Meeting adjourned at 8:09 PM

Date Approved: July 31, 2017

Respectfully submitted:

Mike Noble, Chairman

Date

Gwen Sinkfield, Administrative Assistant to Planning/Zoning

Date

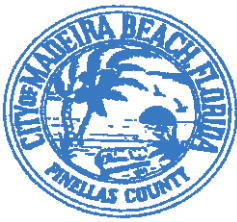


LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING
July 31, 2017

V. NEW BUSINESS

- A. APPLICATION SUBMITTAL DOCUMENT TO CONSIDER A REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 355 BOCA CIEGA DRIVE
- B. PINELLAS COUNTY PROPERTY APPRAISER'S DATA
- C. SITE PHOTOGRAPHS

APPLICATION SUBMITTAL DOCUMENT



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

REDEVELOPMENT PLAN APPLICATION

Application #:

Date: 6-1-17

Applicant:

REBECCA R FURLONG

Property Owner:

REBECCA R FURLONG

Telephone: 727.735.8532

Telephone: 727.735.8532

Email Address: rebecca.furlong4@gmail.com

Email Address: rebecca.furlong4@gmail.com

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

355 BOCA CIEGA DRIVE

MADEIRA BEACH, FL 33708

Legal
Description:

2
Block

14
Lot(s)

PAGE'S REPLAT NO 2
Subdivision

Approx. Lot Area 4176 sq. ft. Lot width: 40' ft. Lot Depth: 104.4 ft.

Zoning District:

Present Structure on Property:

SINGLE FAMILY HOME

Present Use of Property:

HOME

☒ Redevelopment Plan

FILING FEE

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

*****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:

*REBUILD A SINGLE-FAMILY HOME WITHIN THE SAME FOOTPRINT
IN ACCORDANCE WITH CURRENT MADEIRA BEACH CODES AND
FLOOD PLAIN REGULATIONS.*

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.

Property Owner's Signature: _____

Date: 6/1/17

STATE OF Florida

COUNTY OF Pinellas

Before me, this 1 day of June, 20 17, appeared in person

REBECCA B. Furlink
(name of property owner)

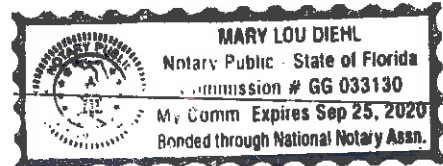
who, being sworn, deposes and says that the forgoing

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

F645-736-61-624-0

Mary Lou Diehl
(notary signature)

Commission Expires: _____
Stamp



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.

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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.

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Applicant's Signature:

Robert R. Fy

Date:

6/1/17

STATE OF Florida
COUNTY OF Pinellas

Before me, this 1 day of June, 20 17, appeared in person

REBECCA R. FURLONG
(name of applicant)

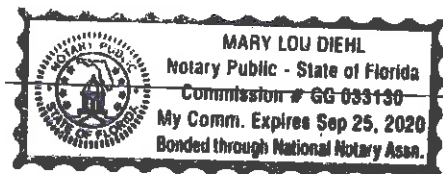
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is true and correct certification and who is _____ personally know to me or has produced FL Driver's License as identification.

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Mary Lou Diehl
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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.



Signature of Applicant



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.
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- (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 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.



FLORIDA COAST SURVEYING, INC.

PROFESSIONAL SURVEYOR'S, & MAPPER'S

CERTIFICATE NO. LB-0006938

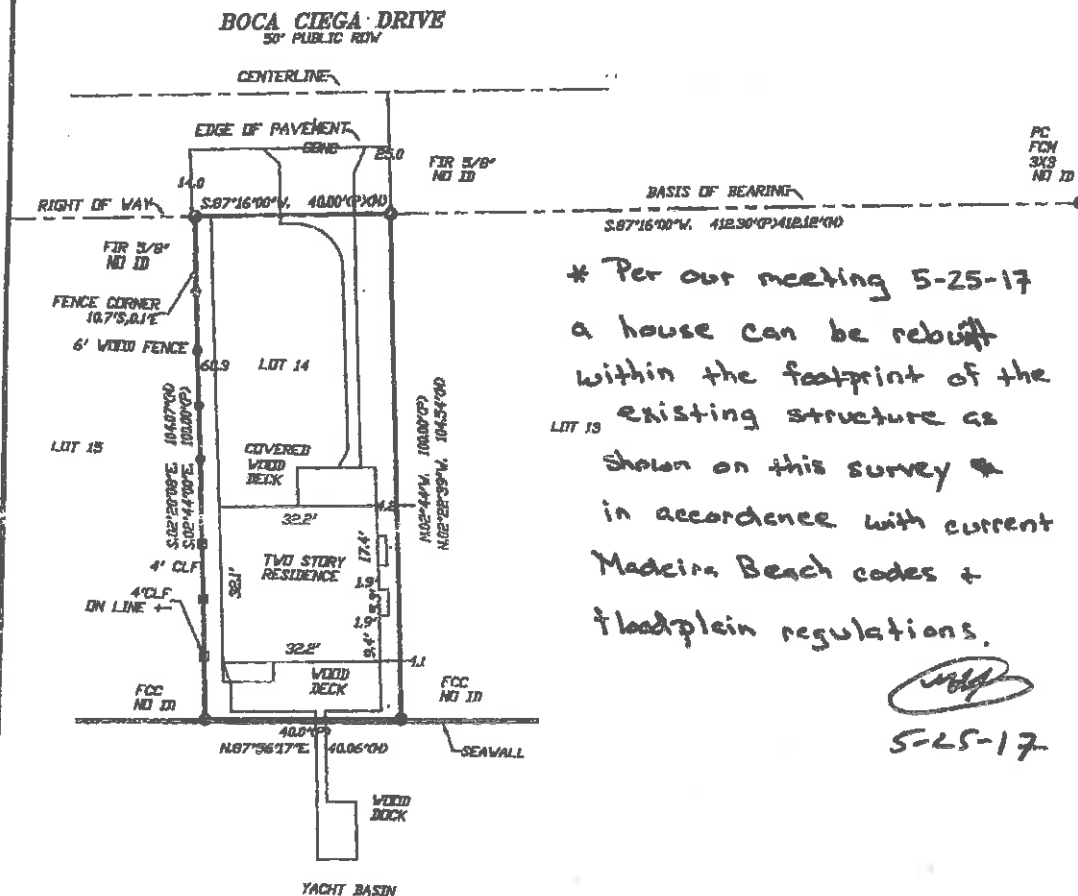
2411 22ND AVENUE WEST
BRADENTON, FLORIDA 34205
941-744-9295 FAX 941-748-6751

SCALE 1" = 30'

NOTE: SUBJECT PROPERTY
IS IN CENTRAL WATER

FLOOD ZONE : 1
COMMUNITY PANEL 125127 0001 B
DATED : 3-2-83
(FLOOD ZONE : "B", "C", "D", & "X" ARE NOT
IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

STREET ADDRESS:
355 BOCA CIEGA DR.
MADERIA BEACH, FL.



* Per our meeting 5-25-17
a house can be rebuilt
within the footprint of the
existing structure as
shown on this survey &
in accordance with current
Madera Beach codes &
floodplain regulations.

[Signature]

5-25-17

BOUNDARY SURVEY

LEGAL DESCRIPTION :

LOT 14, BLOCK Z, PAGE'S REPLAT NO. 2, AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE
66, PUBLIC RECORDS OF PINELLAS COUNTY,
FLORIDA.

CERTIFIED TO :

PENNY LEVIN
WASHINGTON MUTUAL BANK, FA
SEMINOLE TITLE
COMMONWEALTH LAND TITLE INSURANCE CO.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS
THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL
LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY : *[Signature]*
SCOTT CRIDER, PSM #6671

SURVEY DATE : 12-28-99

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES
61G17-6.0031 (5) (E) IF LOCATION OF
EASEMENTS OR RIGHT-OF-WAY OF RECORD,
OTHER THAN THOSE ON RECORD PLAT, IS
REQUIRED, THIS INFORMATION MUST BE
FURNISHED TO THE SURVEYOR AND MAPPER.

IF A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
LESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
IF THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID
PLEASE REFER TO REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.

REVISIONS

PROJECT NO:
99_PI11722

ABBREVIATIONS:

BM = BENCHMARK.	ME = MAINTENANCE EASEMENT.
BOB = BASIS OF BEARING.	MH = MANHOLE.
BRG = BEARING.	NTS = NOT TO SCALE.
C = CURVE.	OUL = OVERHEAD UTILITY LINE.
CALC = CALCULATED.	P = PLAT.
CB = CATCH BASIN.	PC = POINT OF CURVATURE.
CLF = CHAINLINK FENCE.	PCP = PERMANENT CONTROL POINT.
CM = CONCRETE MONUMENT.	PI = POINT OF INTERSECTION.
CO = CLEAN OUT.	PK = PK NAIL.
CONC = CONCRETE.	PLS = PROFESSIONAL LAND SURVEYOR.
CSW = CONCRETE SIDEWALK.	POB = POINT OF BEGINNING.
CTV = CABLE RISER.	POC = POINT OF COMMENCEMENT.
D = DEED.	PP = POWER POLE.
DE = DRAINAGE EASEMENT.	PRC = POINT OF REVERSE CURVE.
DH = DRILL HOLE.	PRM = PERMANENT REFERENCE MONUMENT.
DI = DROP INLET.	PRM = PROFESSIONAL SURVEYOR AND MAPPER.
EOP = EDGE OF PAVEMENT.	(R) = RADIAL.
ROW = EDGE OF WATER.	ROW = RIGHT OF WAY.
FCC = FOUND CROSS CUT.	RR SPIKE = RAILROAD SPIKE.
FCM = FOUND CONCRETE MONUMENT.	SCC = SET CROSS CUT.
FFE = FINISHED FLOOR ELEVATION.	SDH = STREET DRAINAGE EASEMENT.
FH = FIER HYDRANT.	SDH = SET DRILL HOLE.
FIP = FOUND IRON PIPE.	SEC = SECTION.
FIR = FOUND IRON ROD.	SEP = SET IRON PIPE.
FN = FOUND NAIL.	SIR = SET 5/8" IRON ROD WITH CAP.
FND = FOUND.	\$6671
FPE = FOUND PK NAIL.	SN = SET NAIL.
IP = LIGHT POLE.	TEM = TEMPORARY BENCH MARK.
LME = LAKE MAINTENANCE EASEMENT.	TEL = TELEPHONE FACILITIES.
M = MEASUREMENT.	TOB = TOP OF BANK.
	TP = TRANSMITTER PAD.
	TVE = TELEVISION RISER.
	UE = UTILITY EASEMENT.
	W = WATER SERVICE.
	WB = WATER BOX.
	Δ = DELTA OR CENTRAL ANGLE.

1. DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF.
2. BEARING ARE BASED ON PLAT OR OTHERWISE SHOWN
3. THE LEGAL DESCRIPTION SHOWN HEREON IS PROVED BY CLIENT UNLESS NOTED OTHERWISE.
4. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. TIES ARE TO PLAT BOUNDARIES UNLESS OTHERWISE NOTED.
6. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THE SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.
7. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS PART OF THIS SURVEY.
8. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS 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.

SITE PHOTOGRAPHS







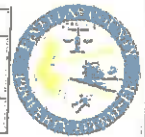
PINELLAS COUNTY PROPERTY APPRAISER'S DATA

15-31-15-65322-026-0140

Compact Property Record Card

[Portability Calculator](#)

Updated June 8, 2017

[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
FURLONG, REBECCA REV LIV TRUST FURLONG, REBECCA R TRE 351 BOCA CIEGA DR MADEIRA BEACH FL 33708-2455	351 BOCA CIEGA DR MADEIRA BEACH
	Jump to building: (1) 351 BOCA CIEGA DR ▾

Property Use: 0810 (Single Family - more than one house per parcel)

Living Units: 2

[click here to hide] Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 14 & 15

Mortgage Letter	☐ File for Homestead Exemption	2017 Parcel Use	
Exemption	2017	2018	
Homestead:	Yes	Yes	
Government:	No	No	
Institutional:	No	No	
Historic:	No	No	
			Homestead Use Percentage: 100.00%
			Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone	Plat Book/Page
19199/0849	\$688,500 Sales Query	121030278021	(NOT the same as a FEMA Flood Zone) A	23-66

2016 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$580,474	\$580,474	\$580,474	\$580,474	\$580,474

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	No	\$580,474	\$580,474	\$580,474	\$580,474	\$580,474
2015	Yes	\$682,284	\$584,072	\$534,072	\$559,072	\$534,072
2014	Yes	\$618,936	\$579,437	\$529,437	\$554,437	\$529,437
2013	Yes	\$400,397	\$369,001	\$319,001	\$344,001	\$319,001
2012	Yes	\$242,927	\$234,049	\$184,049	\$209,049	\$184,049
2011	Yes	\$233,188	\$227,232	\$177,232	\$202,232	\$177,232
2010	Yes	\$272,837	\$223,874	\$173,874	\$198,874	\$173,874
2009	Yes	\$300,401	\$217,988	\$167,988	\$192,988	\$167,988
2008	Yes	\$347,100	\$217,770	\$167,770	\$192,770	\$167,770
2007	Yes	\$398,000	\$211,427	\$186,427	N/A	\$186,427
2006	Yes	\$369,500	\$170,465	\$145,465	N/A	\$145,465
2005	Yes	\$272,800	\$165,500	\$140,500	N/A	\$140,500
2004	Yes	\$245,500	\$160,700	\$135,700	N/A	\$135,700
2003	Yes	\$221,400	\$157,700	\$132,700	N/A	\$132,700
2002	Yes	\$175,700	\$154,000	\$129,000	N/A	\$129,000
2001	Yes	\$151,600	\$151,600	\$126,600	N/A	\$126,600
2000	No	\$109,200	\$88,100	\$63,100	N/A	\$63,100
1999	Yes	\$97,900	\$85,800	\$60,800	N/A	\$60,800
1998	Yes	\$100,800	\$84,500	\$59,500	N/A	\$59,500
1997	Yes	\$97,800	\$83,100	\$58,100	N/A	\$58,100
1996	Yes	\$82,900	\$79,100	\$54,100	N/A	\$54,100

2016 Tax Information

[Click Here for 2016 Tax Bill](#)

Tax District: MB

2016 Final Millage Rate	17.7663
2016 Est Taxes w/o Cap or Exemptions	\$10,312.88

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	Q/U	Y/A
04 Mar 2016	19115 / 0812	\$585,000	U	I
04 Jan 2000	10774 / 2312	\$228,000	Q	I
	06315 / 1039	\$81,500	Q	
	05935 / 1870	\$70,000	Q	
	03389 / 0492	\$15,500	Q	

2016 Land Information

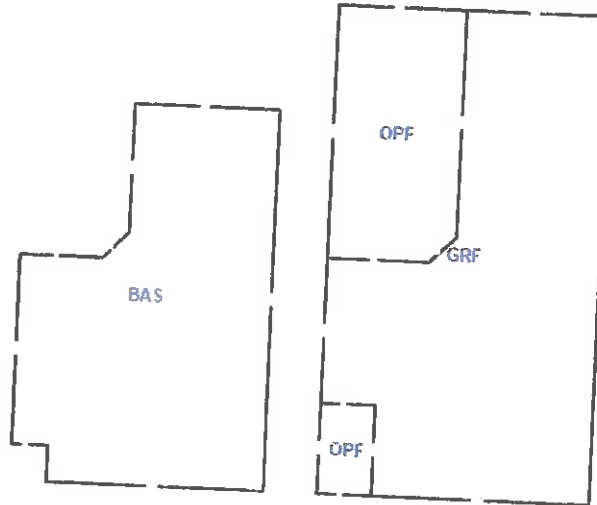
Frontage: Canal/River

View:

Seawall: Yes	Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
	Multi-Fam <10 Units (08)	80x100	6450.00	80.0000	0.7740	\$399,384	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)
 Site Address: 351 BOCA CIEGA DR

Quality: Average
 Square Footage: 2580.00
 Foundation: Special Footing Wood
 Floor System: Wood
 Exterior Wall: Frame/Custom Wood
 Roof Frame: Gable Or Hip
 Roof Cover: Concrete Tile/Metal
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 7
 Year Built: 2013
 Effective Age: 4
 Heating: Central Duct
 Cooling: Cooling (Central)



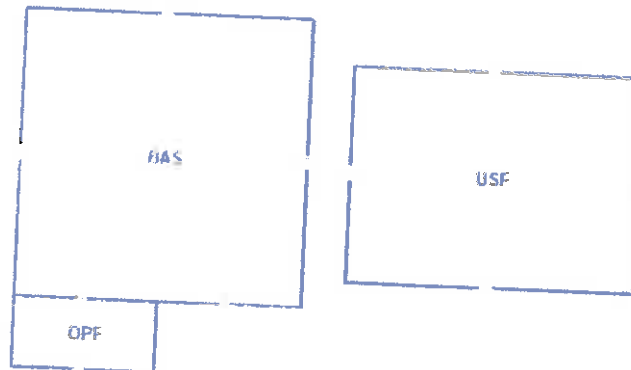
[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0			
Garage	0	448	0.20	90
Base	960	1,172	0.35	410
	Total Living SF: 960	960	1.00	960
		Total Gross SF: 2,580		Total Effective SF: 1,460

[click here to hide] 2017 Building 2 Structural Elements [Back to Top](#)
 Site Address: 355 BOCA CIEGA DR

Quality: Average
 Square Footage: 1920.00
 Foundation: Continuous Footing
 Floor System: Wood
 Exterior Wall: Frame Siding
 Roof Frame: Gable Or Hip
 Roof Cover: Concrete Tile/Metal
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 6
 Year Built: 1942
 Effective Age: 44
 Heating: Central Duct
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 2 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Upper Story	768	768	0.90	691
Open Porch	0	128	0.20	26
Base	1,024	1,024	1.00	1,024
	Total Living SF: 1,792	Total Gross SF: 1,920		Total Effective SF: 1,741

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	65.00	\$585.00	\$380.00	2004
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$5,680.00	2006
DOCK	\$45.00	340.00	\$15,300.00	\$8,874.00	1990
PATIO/DECK	\$30.00	64.00	\$1,920.00	\$1,363.00	2006
PATIO/DECK	\$30.00	64.00	\$1,920.00	\$768.00	1988
BT LFT/DAV	\$2,000.00	2.00	\$4,000.00	\$1,600.00	1988
FIREPLACE	\$3,000.00	1.00	\$3,000.00	\$1,200.00	1942
PATIO/DECK	\$12.00	312.00	\$3,744.00	\$2,097.00	2000
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$3,200.00	1980

PATIO/DECK
DOCK

\$9.00 380.00
\$5.00 168.00

\$3,420.00
\$840.00

\$1,368.00 1970
\$840.00 1980

[\(click here to hide\) 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
1383	RESIDENTIAL ADD	06 Mar 2017	
201400871	HEAT/AIR	03 Dec 2014	\$30,505
P43577-14 REV	BOAT LIFT/DAVIT	04 Nov 2014	\$4,317
201200626	DOCK	07 Sep 2012	\$0
201200626	DOCK	07 Sep 2012	\$13,000
P43125-12	DOCK	11 Jul 2012	\$13,000
201200402	DEMOLITION	25 May 2012	\$0
C'R06-15459	SPECIAL USE	31 Aug 2006	\$6,000
3675805	DOCK	12 Jan 2006	\$5,300
C'B325852	RESIDENTIAL ADD	22 Aug 2005	\$0
P3337803	DOCK	19 Aug 2003	\$69,000
P2924700	DOCK	08 Jan 2001	\$0
C'B223346	DOCK	02 Nov 2000	\$0
P2817100	DOCK	24 Mar 2000	\$1,947
C'B210463	RESIDENTIAL ADD	10 Feb 2000	\$0
			\$1,100



[Interactive Map of this parcel](#)

[Map Legend](#)

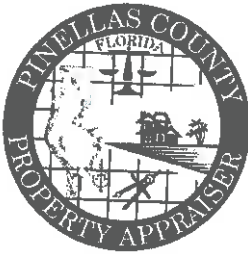
[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



355 Boca Ciega Drive

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

Run Date: 23 Jun 2017

Subject Parcel: 15-31-15-65322-026-0140

Radius: 200 feet

Parcel Count: 29

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

HART, HOWARD FRANCES
HART, KATRINA LEE
336 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

SCHILLER TRUST
SCHILLER, LYNN R
115 N ORCHARD ST
HART MI 49420-1034

DALY TRUST
DALY, JONATHAN P TRE
95 E LAKE RD
PENTWATER MI 49449-9590

KEENE, BARBARA ANN
341 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

REVETTE, DEBORAH J
13035 BOCA CIEGA AVE
MADEIRA BEACH FL 33708-2437

BAUMANN, MAJ-CHARLOTTE C
342 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

CUCARO, VICTOR
321 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

DUDINSKY, DEREK A
DUDINSKY, DENISE M
387 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

DONNELLY, DAVID
13011 BOCA CIEGA AVE
MADEIRA BEACH FL 33708-2437

MOORE, ELAINE M
PO BOX 86204
ST PETERSBURG FL 33738-6204

WHEAT, BOBBY DALE
WHEAT, ALICE D
4190 HIGHWAY 29 N
NEWNAN GA 30265-1435

CAVALLARO, STEVEN M
348 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

DAVIS, MARINA
354 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

JORDAN, RONALD V
JORDAN, JANE M
6871 98TH AVE N
PINELLAS PARK FL 33782-2933

***** ** *****

GISTINGER, MICHAEL
16037 REDINGTON DR
REDINGTON BEACH FL 33708-1662

BUCKLEY, MARSHA FARRALL REV LIVING
TRUST
BUCKLEY, MARSHA FARRALL TRE
4517 BECKETT CT
NORMAN OK 73072-3411

BARONCINI, DARRYL J
13031 BOCA CIEGA AVE
MADEIRA BEACH FL 33708-2437

MC ARTOR, LINDA D
359 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

LAPORTE, JOHN
LAPORTE, ROBERT
334 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

NETTERFIELD, THEODORE A
HERRERO, ANA L
6325 6TH AVE N
ST PETERSBURG FL 33710-6905

HALL, JOHN W
3514 ALWARD RD SW
PATASKALA OH 43062-6704

LISTER, TERRY W
LISTER, KATHY B
338 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

SHARPNACK, GLENN
13027 BOCA CIEGA AVE
MADEIRA BEACH FL 33708-2437

MICHAELS, TRISH
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

MAGUIRE, JAMES A JR
MAGUIRE, MARIA I
4303 LONG GREEN RD
GLEN ARM MD 21057-9754

PAVONE, MARIO A
PAVONE, MARY L
19 CHANDLER DR
PROSPECT CT 06712-1404

CARNES, SANDRA
343 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

KOZLOWSKI, LORETTA
356 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
July 31, 2017

VI. PLANNING COMMISSION DISCUSSION



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
July 31, 2017

VII. OLD BUSINESS – N/A



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
July 31, 2017

VIII. REPORTS

- **INTERIM CITY MANAGER**
- **INTERIM CITY ATTORNEY**
- **PLANNING AND ZONING CONSULTANT**



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
July 31, 2017

IX. NEXT MEETING : AUGUST 7, 2017



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
July 31, 2017

X. ADJOURNMENT