



THE CITY OF MADEIRA BEACH, FLORIDA AGENDA

PLANNING COMMISSION/LOCAL PLANNING AGENCY

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

7:00 P.M.

MONDAY, MAY 11, 2015

RECREATION CENTER

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: April 13, 2015

IV. NEW BUSINESS

A. Application 2015.03 – Rezoning Request (Continued from April 13, 2015)

Property Owner: Barefoot Beach Resort South, LLC (Charles Palmer, Registered Agent)
P. O. Box 10210
Fort Smith, Arkansas. 72917-0210

Applicant: John A. Bodziak, Architect, AIA
2325 Ulmerton Road, Suite 21
Clearwater, Florida 33762

Property Address: 13220 Gulf Boulevard

Request: Rezoning Request – Continuance to consider a Rezoning Request at 13220 Gulf Boulevard from R-3, Medium Density Residential, to PD, Planned Development. The existing parcel contains a three-story, 43-room hotel west of Gulf Lane and a one-story multi-tenant commercial building between Gulf Lane and Gulf Boulevard. The applicant is seeking to remove the existing commercial building and construct a 30-unit hotel building (5 stories over parking) between Gulf Lane and Gulf Boulevard.

Land Use/Zoning: Resort Facilities Medium (RFM)/Medium Density Residential (R-3)

B. Application 2015.09 – Redevelopment Plan

Property Owner: 13700 Madeira-Gulf, LLC (Fred B. Bullard, Jr., Registered Agent)
2325 Ulmerton Road, Suite 20
Clearwater, Florida 33762

Applicant: John A. Bodziak, Architect, AIA
2325 Ulmerton Road, Suite 20
Clearwater, Florida 33762

Property Address: 13700 Gulf Boulevard

Request: Quasi-judicial public hearing to consider a Redevelopment Plan for 13700 Gulf Boulevard to demolish the existing structure containing five legal dwelling units, and rebuild a five-unit residential structure pursuant to City Code Section 110-97, Redevelopment Planning Process.

Land Use/Zoning: Resort Facilities Medium (RFM)/Medium Density Residential (R-3)

C. Application 2015.10 – Redevelopment Plan

Property Owner: 14107 Azul, LLP (Anton Philipp, Registered Agent)
90 Alton Road No. 1703
Miami Beach, Florida 33139

Applicant: Same as Property Owner

Property Address: 14107 and 14133 Gulf Boulevard

Request: Quasi-judicial public hearing to consider a Redevelopment Plan for 14107 and 14133 Gulf Boulevard to demolish the existing structures that contain a total of eight legal dwelling units, combine these properties into one property, and rebuild one four-unit residential structure pursuant to City Code Section 110-97, Redevelopment Planning Process.

Land Use/Zoning: Residential-Office-Retail (ROR)/Retail Commercial (C-3)

V. PLANNING COMMISSIONER DISCUSSION

VI. OLD BUSINESS

- PLANNING AND ZONING DIRECTOR – Discussion of Meeting Time

VII. REPORTS

- CITY ATTORNEY
- PLANNING AND ZONING DIRECTOR

VIII. NEXT MEETING: June 8, 2015

IX. ADJOURNMENT

Any person who decides to appeal any decision of the Planning Commission serving as the Local Planning Agency with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

Agenda Posted 5/1/2015



THE CITY OF MADEIRA BEACH, FLORIDA AGENDA

PLANNING COMMISSION/LOCAL PLANNING AGENCY

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

7:00 P.M.

MONDAY, APRIL 13, 2015

RECREATION CENTER

I. CALL TO ORDER – *The meeting was called to order at 7:04 p.m.*

II. ROLL CALL

Planning Commissioners Present: Kociolek, Domingue, Noble, Maginley, Rasmussen, and Everett

Planning Commissioners Absent: Jeff Brown

Staff Present: Shane Crawford, City Manager; Lynn Rosetti, Planning and Zoning Director; Patty Kordis, Assistant to the Building Official; Robert Metz, City Attorney

III. APPROVAL OF MINUTES: March 9, 2015

A motion to approve the minutes as presented was made by Planning Commissioner Maginley and seconded by Planning Commissioner Rasmussen. The motion approved unanimously (6-0).

IV. NEW BUSINESS

- *All public speakers sworn in by Robert Metz, City Attorney*

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

Lynn Rosetti gave an overview of the plan to rezone 13220 Gulf Boulevard from Land Use Resort Facilities Medium, Zoning R-3, to Zoning: Planned Development, PD.

A presentation by John Bodziak, Architect, AIA, representative for Barefoot Beach Resort South, LLC, with a vision of what the property would consist of to support the request to rezone the property located at 13220 Gulf Boulevard from R-3, Medium Density Multifamily Residential, to PD, Planned Development

Public Comment:

Rose Lockett, Madeira Bay Resort: What considerations are being given to single-family housing?

Lance Babcock, Madeira Bay Resort: Concerned about public interest, traffic, view, higher density

Ron Lockett, Madeira Bay Resort: Concerned with the Gulf Lane rear setback especially safety concerns, fire equipment concerns, small roads, the need for sufficient parking, etc. Are the resort uses to be only for the customers/guests only?

Tom Edwards, Madeira Bay Resort: The plan does not preserve the view, wants the Developer to sue R-3 zoning, greater rear setback, ancillary operations, live music on roof top deck.

Joe Jorgenson, Madeira Bay Resort: Concerned with the view being blocked.

Cindy Edwards, 13201 Gulf Lane: Concerned about the rooftop activities.

Doreen Moree, Boca Ciega Avenue: Spoke against the rezoning.

Planning Commission acknowledged the receipt of letters for public comment from the staff. Planning Commission decided not to have all of the letters read into records. Public Comment was closed at 9:05 p.m.

A motion to approve the rezoning and move forward was made by Planning Commissioner Noble and seconded by Planning Commissioner Domingue. The motion was tied (3-3).

A motion to continue for further discussion at a later date was made by Planning Commissioner Kocielek and was seconded by Planning Commissioner Maginley. The motion carried (5-1).

B. Madeira Beach Evaluation and Appraisal Notification Letter

A motion to the Board of Commissioners that the Planning Commission concurs with the recommendation; no changes to the Evaluation and Report Appraisal.

A motion was made by Planning Commissioner Maginley and seconded by Planning Commissioner Kocielek. The motion approved unanimously (6-0).

V. PLANNING COMMISSIONER DISCUSSION - *NONE*

VI. OLD BUSINESS - *NONE*

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

VII. REPORTS

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

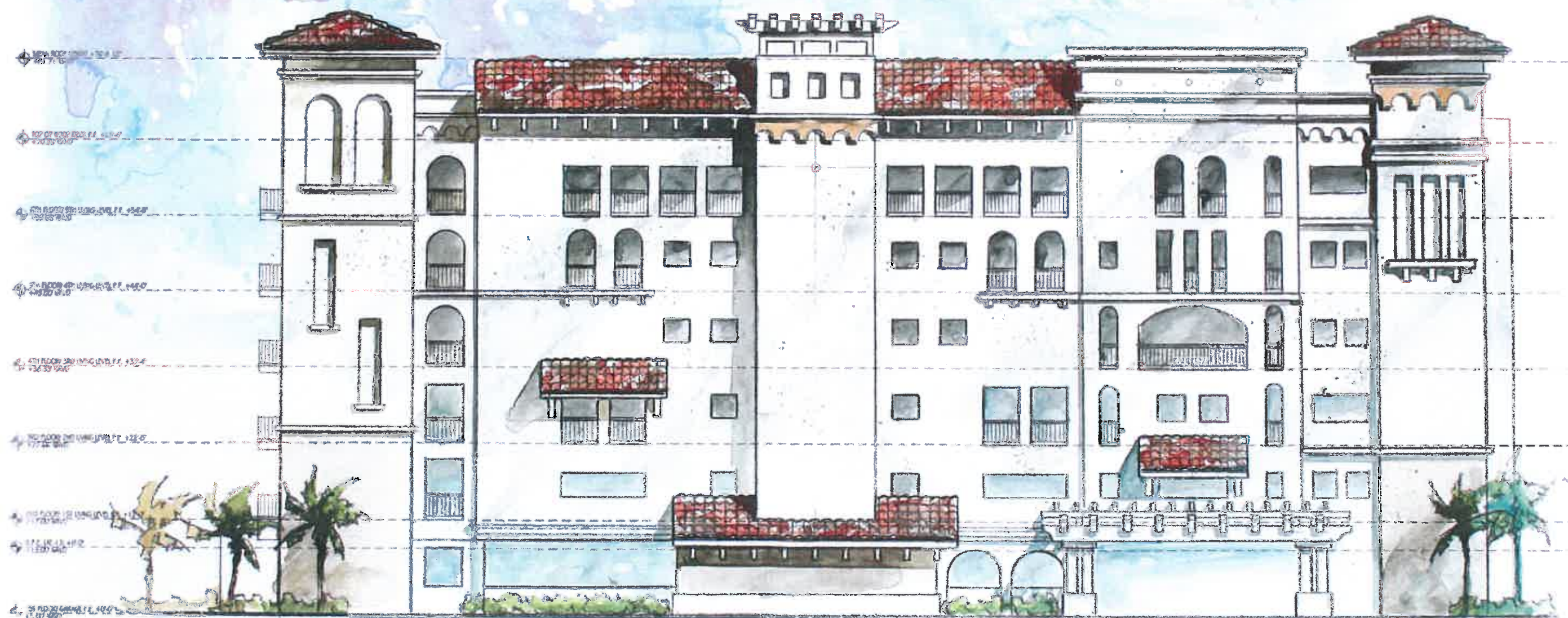
VII. NEXT MEETING: *May 11, 2015*

IX. ADJOURNMENT: *A motion to adjourn was made by Planning Commissioner Maginley and seconded by Planning Commissioner Kocielek. The meeting was adjourned at 9:19 p.m.*

Date approved: June, 15, 2015

Jim Everett, Chairperson

Submitted by Patty Kordis, Assistant to Building Official



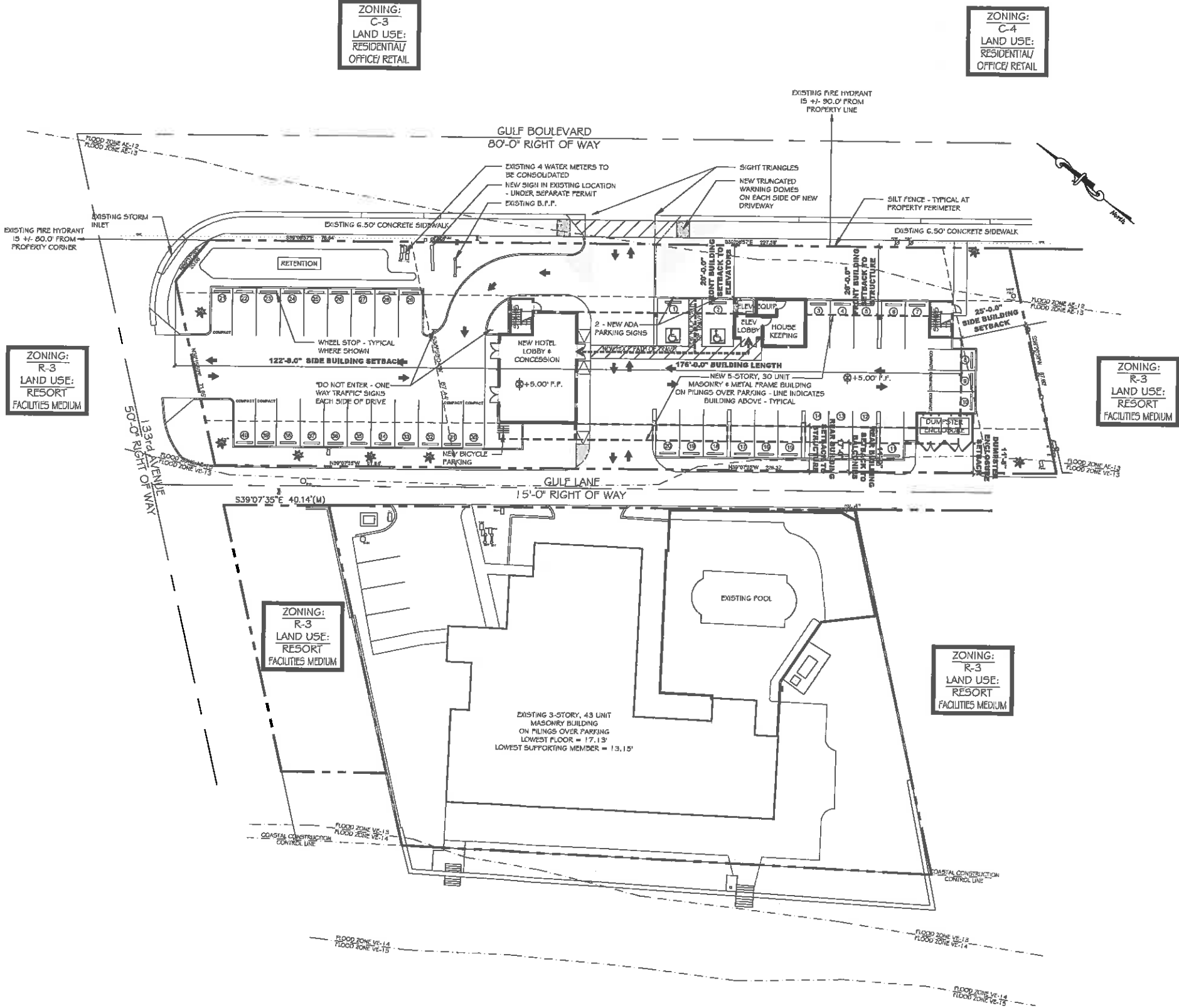
SITE DATA TABLE:

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	R-3	R-3	R-3
LAND USE DISTRICT	RES	RES	RES
USE	RES	COMMERCIAL & TEMPORARY LODGING	TEMPORARY LODGING
SETBACKS	FRONT: 20'-0" SIDE: 5'-0" (MIN 10'-0" IF 10'-0" REAR: 25'-0"	FRONT LOT: 15'-0" REAR LOT: 15'-0" SIDE: 5'-0" (MIN 10'-0" IF 10'-0" REAR: 25'-0"	FRONT LOT: 15'-0" REAR LOT: 15'-0" SIDE: 5'-0" (MIN 10'-0" IF 10'-0" REAR: 25'-0"
B.F.E.	AT +3 WITH +2' OF PREBOARD	AT +3 WITH +2' OF PREBOARD	AT +3 WITH +2' OF PREBOARD
FINISHED FLOOR ELEVATION		FRONT LOT: 15'-0" REAR LOT: 15'-0"	FRONT LOT: 15'-0" REAR LOT: 15'-0"
SITE AREA		FRONT LOT: 27,259.55 S.F. REAR LOT: 24,730.39 S.F. TOTAL SITE: 52,070.26 S.F. (1.19 ACRES)	FRONT LOT: 27,259.55 S.F. REAR LOT: 24,730.39 S.F. TOTAL SITE: 52,070.26 S.F. (1.19 ACRES)
DENSITY	60 UNITS PER ACRE (OVER 1 ACRE)	42 UNITS	78 UNITS
BUILDING FOOTPRINT		FRONT LOT: 2,500 S.F. REAR LOT: 2,500 S.F. TOTAL: 5,000 S.F.	FRONT LOT: 2,500 S.F. REAR LOT: 2,500 S.F. TOTAL: 5,000 S.F.
FLOOR AREA RATIO (FAR)	1.5 (1.50 MAX)	FRONT LOT: 2,500 S.F. REAR LOT: 2,500 S.F. TOTAL: 5,000 S.F.	FRONT LOT: 2,500 S.F. REAR LOT: 2,500 S.F. TOTAL: 5,000 S.F.
BUILDING HEIGHT/STORIES	40'-0" MAX OR 5 STORIES	FRONT LOT: 15'-0" REAR LOT: 15'-0"	FRONT LOT: 15'-0" REAR LOT: 15'-0"
VEHICULAR & PEDESTRIAN USE AREA		FRONT LOT: 14,000 S.F. REAR LOT: 10,730 S.F. TOTAL: 24,730 S.F.	FRONT LOT: 14,000 S.F. REAR LOT: 10,730 S.F. TOTAL: 24,730 S.F.
IMPERVIOUS SURFACE RATIO (ISR)	65 (60% MAX)	FRONT LOT: 14,000 S.F. REAR LOT: 10,730 S.F. TOTAL: 24,730 S.F.	FRONT LOT: 14,000 S.F. REAR LOT: 10,730 S.F. TOTAL: 24,730 S.F.
LANDSCAPE & GREEN SPACE	15 (15% MAX)	FRONT LOT: 6,400 S.F. REAR LOT: 7,000 S.F. TOTAL: 13,400 S.F.	FRONT LOT: 6,400 S.F. REAR LOT: 7,000 S.F. TOTAL: 13,400 S.F.
LANDSCAPE BUFFERS	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2
PARKING SPACES	TEMPORARY LODGING = 1 PARKING SPACE PER UNIT BOILER ROOM = 1 PER 1,000 S.F. UP TO 20% COMPACT ALLOWED OVER 10 SPACES 1 HOIST PARKING SPACE PER 25,000 S.F.	28 PARKING SPACES	28 PARKING SPACES

- NOTES:
- FRONT LOT REFERS TO PARCEL IDENTIFICATION NUMBER: 15-31-15-02741-000-0020-AND- THE ADJACENT NORTH LOTS 11 & 12. REAR LOT REFERS TO PARCEL IDENTIFICATION NUMBER: 15-31-15-02741-000-0010.
 - MECHANICAL EQUIPMENT TO BE LOCATED ON THE ROOF & SCREENED BY THE PARAPET OF MAINSTAY ROOF STRUCTURE.
 - BUILDING SIGNAGE TO BE LOCATED ON THE BUILDING FACADE, UNDER SEPARATE PERMIT.

CIVIL LEGEND:

- DIRECTION OF DRAINAGE
- WATER METER
- RECLAIMED WATER METER
- BACKFLOW PREVENTION DEVICE
- WATER VALVE
- CABLE
- SANITARY MANHOLE
- POWER POLE
- OVERHEAD ELECTRICAL POWER LINES



ZONING:
C-3
LAND USE:
RESIDENTIAL/
OFFICE/RETAIL

ZONING:
C-4
LAND USE:
RESIDENTIAL/
OFFICE/RETAIL

ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM

ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM

ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM

ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM

NEW SITE PLAN
SCALE: 1" = 20'-0"

SP-1.0

GRAPHIC SCALE (IN FEET)

0 10 20

NORTH

JOHN A. BODZIAK
ARCHITECT, AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
1501 N. 10TH AVE., SUITE 100
PENSACOLA, FL 32506
TEL: 904.438.1234
EMAIL: JAB@JABODZIAK.COM

BAREFOOT BEACH HOTEL
13220 GULF BLVD #1, 13220 GULF BLVD #2
PARCEL IDENTIFICATION NUMBER:
15-31-15-02741-000-0011, 15-31-15-02741-000-0012, 15-31-15-02741-000-0020

DATE: 4-27-2015
PROJECT #: 2014-029
SHEET: SP-1.0
OF 11

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
- MULCH TO BE "FLORAMULCH" AVAILABLE AT GOMULCH.COM OR 866.466.8524 / 866.60.MULCH. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
- SOD TO BE 95% WEED FREE: ST. AUGUSTINE FLORATAM
SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS OF THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUND COVER.
- ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
- NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.
- ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
- NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
- ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
- CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLING CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AC" IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE STORM WATER POLLUTION PREVENTION PLANS AND APPROPRIATE CONSTRUCTION SITE RUNOFF CONTROLS TO MEET EPA'S NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULE ON CONSTRUCTION SITES WHERE MORE THAN ONE ACRE OF LAND IS DISTURBED.
- SEC. 106-36. - XERISCAPE REQUIREMENTS.
THE XERISCAPE DESIGN PRINCIPLE OF PLANT SELECTION AND PLACEMENT BASED UPON FUNCTION, WATER REQUIREMENTS AND SUITABLE ENVIRONMENTAL EXPOSURE OF PLANT MATERIALS SHALL BE USED IN ALL VEHICULAR USE AREAS. IN ADDITION, THE FOLLOWING XERISCAPE TECHNIQUES SHALL BE REQUIRED:
1. FIFTY PERCENT OF THE PLANTS USED IN ALL VEHICULAR USE AREAS LANDSCAPE DESIGNS SHALL BE DROUGHT TOLERANT AND LOCATED IN GROUPINGS ACCORDING TO WATER REQUIREMENTS.
2. SEVENTY-FIVE PERCENT OF THE PLANTS USED IN ALL VEHICULAR USE AREA LANDSCAPE DESIGNS SHALL BE A COMBINATION OF NATIVE AND DROUGHT TOLERANT.
3. ALL PLANTINGS SHALL BE GROUPED IN ZONES ACCORDING TO WATER REQUIREMENTS AND SHALL BE IRRIGATED IN ZONES SEPARATING HIGH WATER USE LAWN AREA FROM DROUGHT TOLERANT ZONES.
4. ALL IRRIGATION SYSTEMS SHALL BE AUTOMATIC WITH CYCLING CAPACITY AND SHALL BE DESIGNED TO AVOID IRRIGATION OF UNPLANTED SURFACES.
- SEC. 106-40. - SCREENING OF BACKFLOW PREVENTERS.
BACKFLOW PREVENTERS SHALL BE SCREENED BY DENSE EVERGREEN SHRUBBERY A MINIMUM OF 30 INCHES IN HEIGHT, PLANTED TWO FEET ON CENTER. SUCH SHRUBBERY SHALL BE PLANTED FAR ENOUGH AWAY FROM THE UNIT SO AS TO PROVIDE A MINIMUM OF A THREE-FOOT CLEARED AREA ON THE TWO SIDES OF THE UNIT FOR MAINTENANCE PURPOSES.
- SEC. 106-42. - SEA OATS / SAND DUNES.
THE REMOVAL OR RELOCATION OF SEA OATS OR SAND DUNES ON ANY PROPERTY LANDWARD OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE WILL BE COORDINATED WITH THE BUILDING AND ZONING DIRECTOR PRIOR TO THE START OF WORK.

PLANT LEGEND:

- EXISTING PALM TREE TO BE REMOVED
- 1/4" M CHRISTMAS PALM TREE
- 1/2" C SILVER BUTTWOOD TREE
- 1/4" D DWARF UMBRELLA SHRUB PLANT
- 1/4" H HIBISCUS SHRUB PLANT
- 1/4" B BIRD OF PARADISE SHRUB PLANT
- 1/4" S ST. AUGUSTINE

PLANT MATERIAL SCHEDULE:

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPEC.
1	VM	VICTORIA MERRILL	CHRISTMAS PALM	8-10 HGT. x 6" DBH DOUBLE TRUNK
1	CE	CONOCARPUS ERECTUS	SILVER BUTTWOOD	4-10 HGT. x 4" DBH
1	SA	SCHOTTIA PALM	DWARF UMBRELLA	3-6" HGT. x 2-4" DBH
1	HS	HIBISCUS SPP. (NATIVE & EXOTIC)	HIBISCUS	3-6" HGT. x 2-4" DBH
1	BR	STREPTOCARPUS	BIRD OF PARADISE	3-6" HGT. x 2-4" DBH
1	SOD	ST. AUGUSTINE FLORATAM	ST. AUGUSTINE SOD	

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA = 27,255.3 S.F.
PRINCIPAL STRUCTURE COVER = 7,859.5 S.F.
VEHICULAR USE AREA = 10,700.8 S.F. (39.3%) - (EXCLUDES THE AREA COVERED BY THE PRINCIPAL STRUCTURE)
REMAINING LANDSCAPE AREAS = 6,576.35 S.F. (24.1%) - (EXCLUDES VEHICULAR LANDSCAPE BUFFER AREAS)

VEHICULAR LANDSCAPE BUFFER AREAS:
VEHICULAR LANDSCAPE BUFFER AREA 1' = 134 L.F. / 35 L.F. = 4 TREES & 54 SHRUBS REQUIRED
VEHICULAR LANDSCAPE BUFFER AREA 2' = 123 L.F. / 35 L.F. = 4 TREES & 50 SHRUBS REQUIRED
VEHICULAR LANDSCAPE BUFFER AREA 3' = 69 L.F. / 35 L.F. = 1 TREE & 12 SHRUBS REQUIRED
VEHICULAR LANDSCAPE BUFFER AREA 4' = 46 L.F. / 35 L.F. = 1 TREE & 10 SHRUBS REQUIRED
VEHICULAR LANDSCAPE BUFFER AREA 5' = 30 L.F. / 35 L.F. = 1 TREE & 12 SHRUBS REQUIRED
VEHICULAR LANDSCAPE BUFFER AREA 6' = 25 L.F. / 35 L.F. = 1 TREE & 10 SHRUBS REQUIRED
TOTAL REQUIRED = 17 TREES & 100 SHRUBS REQUIRED

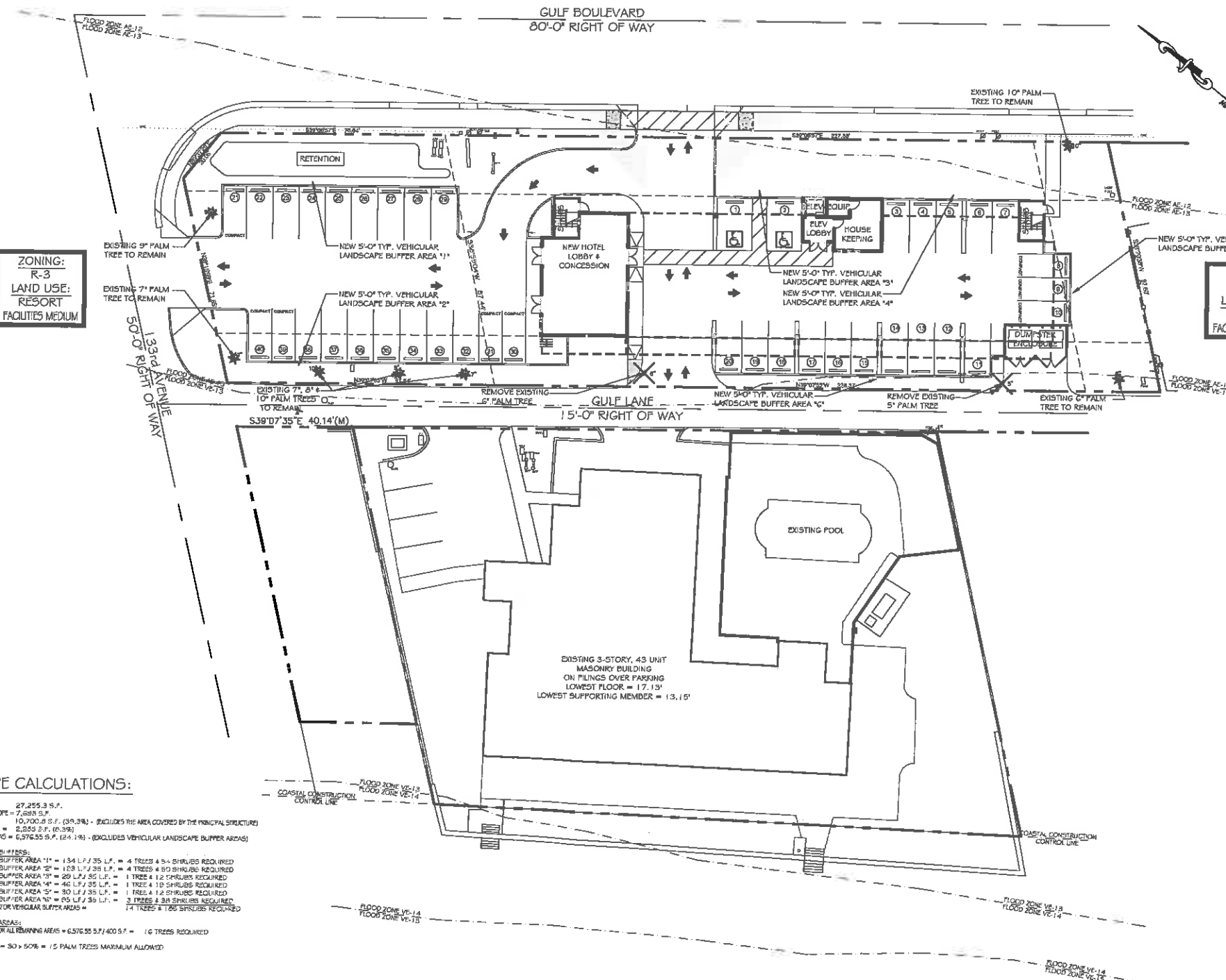
REMAINING LANDSCAPE AREAS:
TOTAL REQUIRED = 17 TREES & 100 SHRUBS REQUIRED
TOTAL TREES REQUIRED = 30 x 50% = 15 PALM TREES MAXIMUM ALLOWED

ZONING:
C-3
LAND USE:
RESIDENTIAL/
OFFICE/RETAIL

ZONING:
C-4
LAND USE:
RESIDENTIAL/
OFFICE/RETAIL

ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM

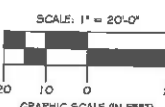
ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM



SP-1.1

NEW LANDSPACE PLAN

SCALE: 1" = 20'-0"



NO.	DATE	REVISIONS	DESCRIPTION
1	4-13-15		CITY COMMENT RESPONSE

BAREFOOT BEACH HOTEL
13220 GULF BLVD ; 13220 GULF BLVD #1 ; 13220 GULF BLVD #2
PROJECT IDENTIFICATION NUMBER:
1541-154274-000001 ; 1541-154274-000010 ; 1541-154274-000011
OWN. TITLE

JOHN A. BODZIAK
ARCHITECT, AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
1541-154274-000001 ; 1541-154274-000010 ; 1541-154274-000011
EMAIL: JAB@BODZIAK.COM
OFF: 8000 FIRST AVENUE NORTH
SUITE 100, JACKSONVILLE, FL 32216
TEL: (904) 327-1000 FAX: (904) 327-0808

DATE: 4-27-2015
PROJECT #: 2014-029
SHEET: SP-1.1
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