



**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 at City Hall in the Commission Chambers located at 300 Municipal Drive, Madeira Beach, Florida to conduct the following City business listed and at the time indicated below.

7:00 P.M.

THURSDAY, AUGUST 27, 2015

COMMISSION CHAMBERS

- I. CALL TO ORDER**
- II. INSTALLATION OF NEW PLANNING COMMISSIONERS**
- III. ELECTION OF OFFICERS**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES: July 20, 2015**
- VI. NEW BUSINESS**
 - A. Application 2015.03 – Rezoning Request (Continued from July 20, 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)

- 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: September 14, 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 8/17/2015



**THE CITY OF MADEIRA BEACH, FLORIDA
PLANNING COMMISSION/LOCAL PLANNING AGENCY
MINUTES**

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

7:00 P.M.

MONDAY, JULY 20, 2015

CITY CENTRE ROOM

I. CALL TO ORDER *The meeting was called to order at 7:00 p.m.*

II. ROLL CALL

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

Staff: *Shane Crawford; City Manager, Lynn Rosetti; Planning and Zoning Director, Frank DeSantis; Building Official, Patty Kordis; Permit Technician, Robert Metz; City Attorney*

III. APPROVAL OF MINUTES: June 15, 2015

A motion to approve the minutes as presented with the correction from "to be approved " to "will re-open the public comments at the next meeting" by Planning Commissioner Maginley was made by Planning Commissioner Maginley and seconded by Planning Commissioner Brown. The motion was approved unanimously (7-0).

IV. NEW BUSINESS

A. Application 2015.03

Lynn Rosetti gave an update on the 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.

The request to open public comments carried over from June 15, 2015 for the rezoning of the Barefoot Beach Resort. There are new revised drawings from the Architect for the Planning Commission to review.

All public speakers were sworn in by Robert Metz; City Attorney.

A presentation for the Architect's revised site plan was given by Jack Bodziak.

Jan Norsoph, an expert Planning Consultant hired to represent Madeira Bay Resort gave an overview of his planning report. Mr. Norsoph's recommendation is to deny the request for PD rezoning and direct the application to go through the normal R-3 variance process.

Jack Bodziak gave comment on Mr. Norsoph's report with some clarifications of calculations within Mr. Norsoph's report.

Tom Edwards; was concerned about contiguous property along Gulf Lane if the PD zoning is approved and the density averaging which could be allowed. He is also concerned about the positioning of the proposed building and the view corridor.

John Rudzik; spoke on behalf of his brother Bob, and the impact that the proposed property will have on the resale of his brother property with an obstructed view.

Lawrence Lunn; Member of the Treasure Island /Madeira Beach Chamber of Commerce spoke on behalf of tourism to the area and the positive impact the proposed property would have as far as accommodating housing for travelers.

Sarah (Betsy) Kline; gave comment about her life history in Madeira Beach and the house she owns on Gulf Lane. She would like the beach to stay on smaller scale buildings to reserve the beach feeling of her home.

Scott Gast; Contractor/Realtor living on Madeira Beach gave his opinion on his approval for the proposed project on a higher narrower building, instead of a shorter longer building.

Rose Llauget; Resident located south of the proposed project on Gulf Lane is opposed to the position to the building.

Kathleen Willard; Resident on Gulf Lane is concerned with the congestion of traffic and parking with the proposed project, and would be more in favor of a longer shorter building compared to the higher building.

Cindy Edwards; Resident of Gulf Lane is in favor of the zoning staying R-3, and suggested the proposed project to be Townhomes instead of a hotel. She would like the zoning to stay R-3.

Ron Llauget; Resident of Gulf Lane is against the new zoning of PD and would like it to stay R-3.

Doreen Moore Resident/Business Owner, Clarification about the canceled neighborhood meeting, Ms. Moore also commented on how many lodging units have been turned into residential areas.

Jan Burmeister, Purchased at Madeira Bay as an income property and feels it would be a hardship to allow the projected project. obstructing the view from her condominium unit.

William Griffin; Resident of Gulf Lane is against the rezoning of the proposed project.

Public comment was closed at 9:09 p.m.

The Neighborhood Meeting, location, date and time were agreed to be held August 6th, 2015.

In discussing case 2015.03, a motion to defer to the next meeting, August 13th, 2015 was made by Planning Commissioner Brown and seconded by Planning Commissioner Rasmussen. The motion was approved unanimously (7-0).

VII. PLANNING COMMISSIONER DISCUSSION *None*

VIII. OLD BUSINESS *None*

- **PLANNING AND ZONING DIRECTOR** *Discussion of Meeting Time*
Carried over to the next meeting, August 13th, 2015.

IX. REPORTS

- **CITY ATTORNEY** *None*
- **PLANNING AND ZONING DIRECTOR** *None*

X. NEXT MEETING: *August 10, 2015*

XI. ADJOURNMENT:

Motion to Adjourn was made by Planning Commissioner Brown and seconded by Planning Commissioner Maginley. Meeting adjourned at 9:19 p.m. The motion was approved unanimously (7-0).

Date approved: _____

Jim Everett, Chairperson

Submitted by: Patty Kordis, Assistant to the Building Official



MADEIRA BEACH PLANNING COMMISSION

JUNE 15, 2015 – Agenda Report

<u>FROM:</u>	Lynn Rosetti, AICP, CFM, Planning and Zoning Director <i>LR</i>
<u>SUBJECT:</u>	Barefoot Beach Resort – Rezoning Request – Application 2015.03 This is a continuance of the April 13, 2015 Planning Commission hearing regarding this case.
<u>BACKGROUND:</u>	The Planning Commission began hearing this case at their last meeting on April 13, 2015. The order of events thus far is as follows (please refer to the draft minutes for details): • Staff made its presentation. The applicant made his presentation. • The Planning Commission opened the public hearing portion of the hearing and received public comments until 9:05 p.m. At that time the public hearing was closed. • The Planning Commission entered executive session to discuss the case. • A motion was made to recommend approval of the rezoning and move it forward. The motion tied at 3-3 and did not carry. • A second motion was made for further discussion at a later date. That motion passed 5-1. Staff conferred with City Attorney Tom Trask regarding the timeline of this hearing. At this point, the continuance is solely for the executive session of the Planning Commission. The public hearing portion of this meeting has concluded - no more testimony may be given (includes staff, applicant, and the public) unless the Planning Commission votes to reopen the hearing to such testimony. Should the Planning Commission decide to reopen the public hearing portion, the quasi-judicial testimony would begin anew with staff, the applicant, and the public following protocol until all testimony has been received. Thus, the first order of business with respect to this case is to either continue forward in executive session, or reopen the public hearing. The Planning Commission may continue its executive session without a vote. However, the reopening of the public testimony requires a vote in the affirmative.
<u>BUDGETARY IMPACT:</u>	None.

<u>STAFF RECOMMENDS:</u>	Please bring your April 13, 2015 staff report and related packet to this hearing.
<u>ATTACHMENT(S):</u>	None.



PLANNING COMMISSION/LOCAL PLANNING AGENCY

Rezoning Request – Staff Report

April 13, 2015

Application 2015.03

I. GENERAL INFORMATION

Request: The applicant is seeking to rezone property located at 13220 Gulf Boulevard from R-3, Medium Density Multifamily 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. [Notification: 124 property owners were notified.]

Property Owner

Barefoot Beach Resort South, LLC
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

Parcel ID Numbers

15-31-15-02741-000-0010
15-31-15-02741-000-0020

Legal Description

Lot 5, 6, 7, 8, and 9, Block 6, Mitchell's Beach, According to plat thereof as recorded in Plat Book 3, Page 54 of the Public Records of Pinellas County, Florida, together with all riparian Rights appertaining thereto, And

Lot 11, 12, and a portion of Lot 13, Block 8, Mitchell's Beach, according to plat thereof, as recorded in plat book 3, page 54 of the public records of Pinellas County, Florida, less that portion taken by the Department of Transportation of the State of Florida, and being further described by a metes and bounds description on the survey and site plan.

Land Use Designation/Current Zoning

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

Site Area

53,796.29 sq. ft. (1.24 acres MOL)

Present Use

Existing three-story 43-room hotel west of Gulf Lane and commercial uses in a one-story building located between Gulf Boulevard and Gulf Lane. The subject property is owned by Barefoot Beach Resort South, LLC. Historically, these two parcels have been considered separate parcels due to Gulf Lane bisecting the subject property. However, recent Code changes to allow density/intensity averaging would allow for site plan unification when entire site has unity of title, even if bisected by a street or alley (not a major street, however). The owners of the Barefoot Beach Resort want to add more hotel rooms and are proposing to

demolish the existing commercial building and construct a new 30-unit, five-story hotel building in its place. This would be part of a unified site plan that will consolidate the two parcels into one.

Proposed Use

The applicant proposes a five-story, 30-unit hotel building over parking to be located between Gulf Boulevard and Gulf Lane where a one-story commercial building currently exists. This property is owned by Barefoot Beach Resort South, LLC, which also owns the abutting 43-unit hotel to the west of Gulf Lane. This request would allow the unification of the Barefoot Beach Resort into one parcel. Please note that as part of the rezoning final site plan approval, an approved development agreement, plus a density/intensity averaging agreement will be required as stipulated by the City's Code of Ordinances.

Planning Commission Meeting Date: April 13, 2015
(Local Planning Agency Hearing)

Neighborhood Meeting Date: To Be Announced

1st Reading Ordinance To Be Announced

2nd Reading Ordinance To Be Announced
(Concurrent with approval of the
required Development Agreement
and the Density/Intensity Averaging
Agreement)

II. BACKGROUND

As outlined in Sec. 110-386 of the Code, the PD district is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for those uses consistent with the applicable Future Land Use Plan category and which are compatible with adjacent and nearby lands and activities.

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

As previously noted, the applicant wants to unify the Barefoot Beach Resort property through a unified site plan and development agreement. The recent allowance of density/intensity averaging allows this request to be considered since the property is bisected by Gulf Lane. The Planning Commission/Local Planning Agency review of this request represents the first of a series of reviews and actions necessary in this process.

The subject property consists of two developed parcels: one is developed as a 43-unit transient resort facility (Barefoot Beach Resort) and one as a multi-tenant commercial building. The land area and density for the proposed redevelopment is within the allowable limits of the Code upon consolidation as one parcel (60 units/acre for transient use). In this case, 74 transient units are allowed upon consolidation, with a total of 73 units being proposed.

The entire parcel upland of the Coastal Construction Control Line (CCCL) is approximately 53,976.28 sq. ft. (1.24 acres) in size. The portion of the site already developed as a hotel use located westward of Gulf Lane is approximately 26,720.93 sq. ft. in size. The portion of the site currently developed as commercial and under consideration for additional hotel development is approximately 27,255.35 sq. ft. in size. The existing portion of the property currently developed as hotel is located in the VE, Elevation 13, Flood Zone. The portion of the property under consideration for redevelopment is located in the AE, Elevation 13, Flood Zone (see copy of attached Flood Insurance Rate Map). All new construction would have to meet all of the FEMA and Florida Building Code regulatory requirements.

At this time, it appears that there are four variances to the Code relating to this request. Should the rezoning request to PD be granted, these variances can be incorporated into the Development Agreement rather than separate review by the Special Magistrate. The identified variances include:

- 1) Height – the Code allows 40 feet in height (above the BFE) or three stories, whichever is more restrictive. The applicant is requesting 68'-8 1/2" (above the BFE) with five stories over parking. This is a variance of 28'-8 1/2".
- 2) Front Setback – the Code requires a 25 foot setback from the property line. The applicant is seeking a 3'-5" setback from the front property line for the porte cochere. This is a variance of 21'-7". The main body of the proposed hotel structure is 33'-9".
- 3) Side Setback – the Code requires a total combined setback of 33 percent of the width of the property. This provision is being met. The Code also requires that the minimum setback on either side is 20 feet. The applicant is proposing a 10.0 foot setback along the south property line. This is a variance of 10.0' to this requirement.
- 4) Rear Setback – the Code requires a rear yard setback of 25.0 feet. The applicant is proposing a 2'-6" rear yard setback along the rear property line. This is a variance of 22.5 feet.

III. REVIEW CRITERIA

As required by Section 110-391 of the Land Development Regulations, review of the rezoning application by the Local Planning Agency (LPA) is required to ensure that the following zoning standards are met and shall recommend denial of the application if the following standards are not met. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner.

(1) Consistency with the comprehensive plan. All zoning district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.

The subject property is located on the west side of Gulf Boulevard and abuts the Gulf of Mexico. The current zoning district is R-3, Medium Density Multifamily Residential, with an overlaying land use of Resort Facilities Medium (RFM). The proposed rezoning from R-3 to PD, Planned Development, is consistent with the Comprehensive Plan with respect to the specified density and intensity standards (floor area ratio and impervious surface ratios) for the RFM land use [Land Use Policy 1.1.2].

Land Use Policy 1.2.4 of the Comprehensive Plan states that *"the land development regulations shall contain provisions for development of innovative techniques aimed at preserving the access to and view of the beach by residents of and visitors to this community."* In this case, the applicant is seeking to reduce the footprint and width of the subject building, making it vertically oriented rather than horizontal.

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

The existing land use is Resort Facilities Medium which supports hotel development. The requested change in zoning from R-3 to PD is for hotel development utilizing the density and intensity standards established by both the Comprehensive Plan and the Land Development Regulations. It should be recognized that the use of the PD zoning district offers the City and the applicant a different, more flexible approach to shaping the end product than the traditional approach whereby the Special Magistrate variance process is utilized if variances are sought. The Special Magistrate process does not include Local Planning Agency review and input, Neighborhood input except in a public hearing setting, or input from the Board of Commissioners.

The PD zoning district was added to the Code several years ago to allow increased dialog, involvement, and flexibility between the developer, the City, and the surrounding neighborhood to help shape a proposed development. It allows for negotiation between the parties. There are multiple public meetings through the process, opportunities for neighborhood involvement, and the solidification of the final results through a development agreement that is binding.

(3) Adequate public facilities. The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.

Concurrency review to ensure that public facilities are in place at the time development occurs is an integral part of the site plan review process. In addition, related impact fees will be assessed as required.

(4) Public interest. Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The PD zoning district was developed to invite dialog and negotiation through a binding process. At this initial stage, the developer, the City, and other interested parties should strive to mitigate any conflict with the public interest and in a manner that will promote public health, safety and welfare.

(5) Consistency with land development regulations. Zoning district designations shall be consistent with the purpose and intent of these land development regulations.

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

The site plan presented has received initial preliminary review, although at this stage the plan is conceptual. The site plan will require final approval prior to the adoption of the Development Agreement and the Density/Intensity Averaging Agreement which will both be tied to the final site plan.

V. RECOMMENDATION

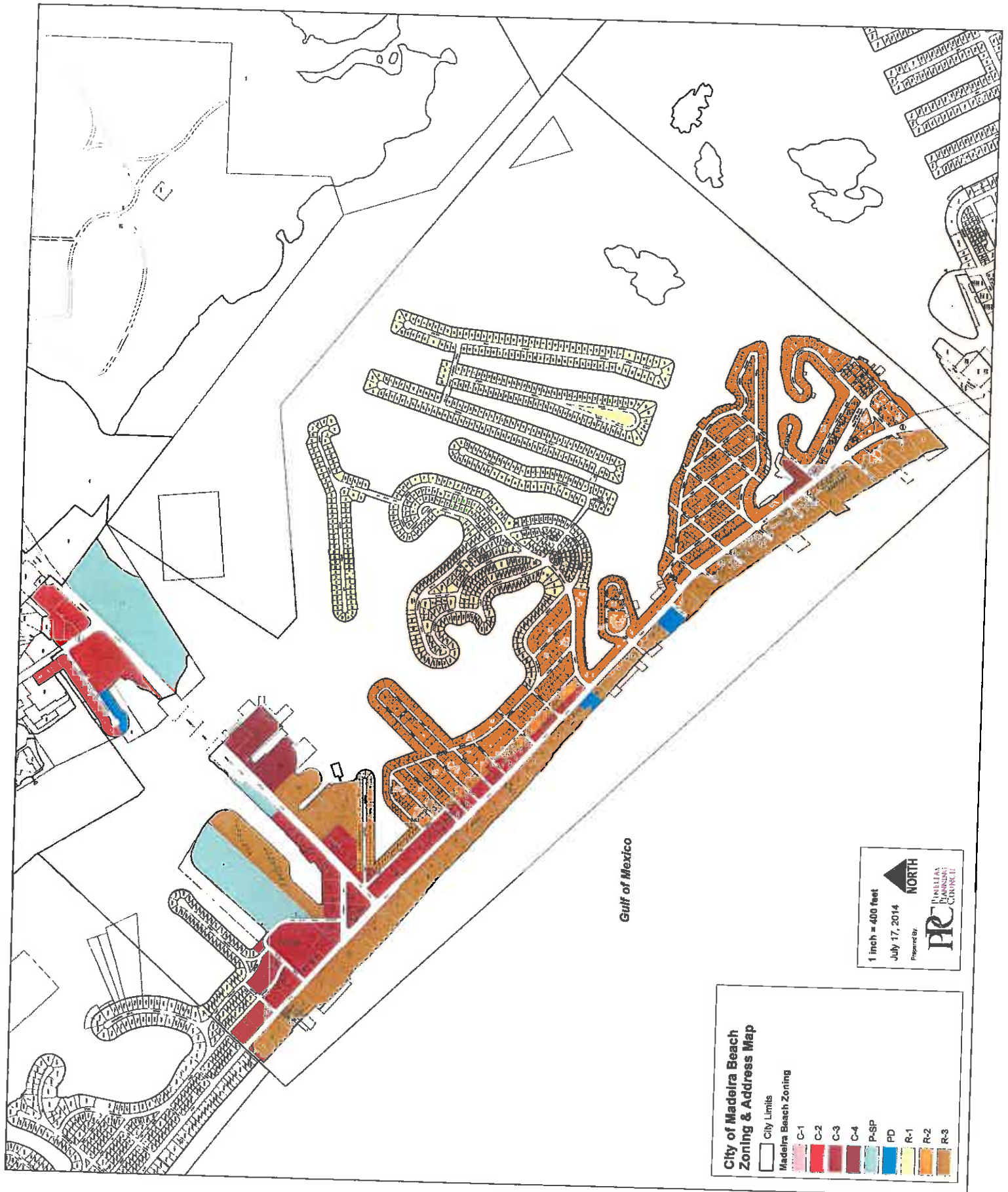
Staff finds that the general request to rezone the Barefoot Beach Resort, located at 13220 Gulf Boulevard, from R-3, Medium Density Multifamily Residential, to PD, Planned Development, appears to be consistent with the zoning standards stipulated in Section 110-391 of the City Code and reviewed in this staff report. Should the rezoning to PD move forward, staff recommends the following:

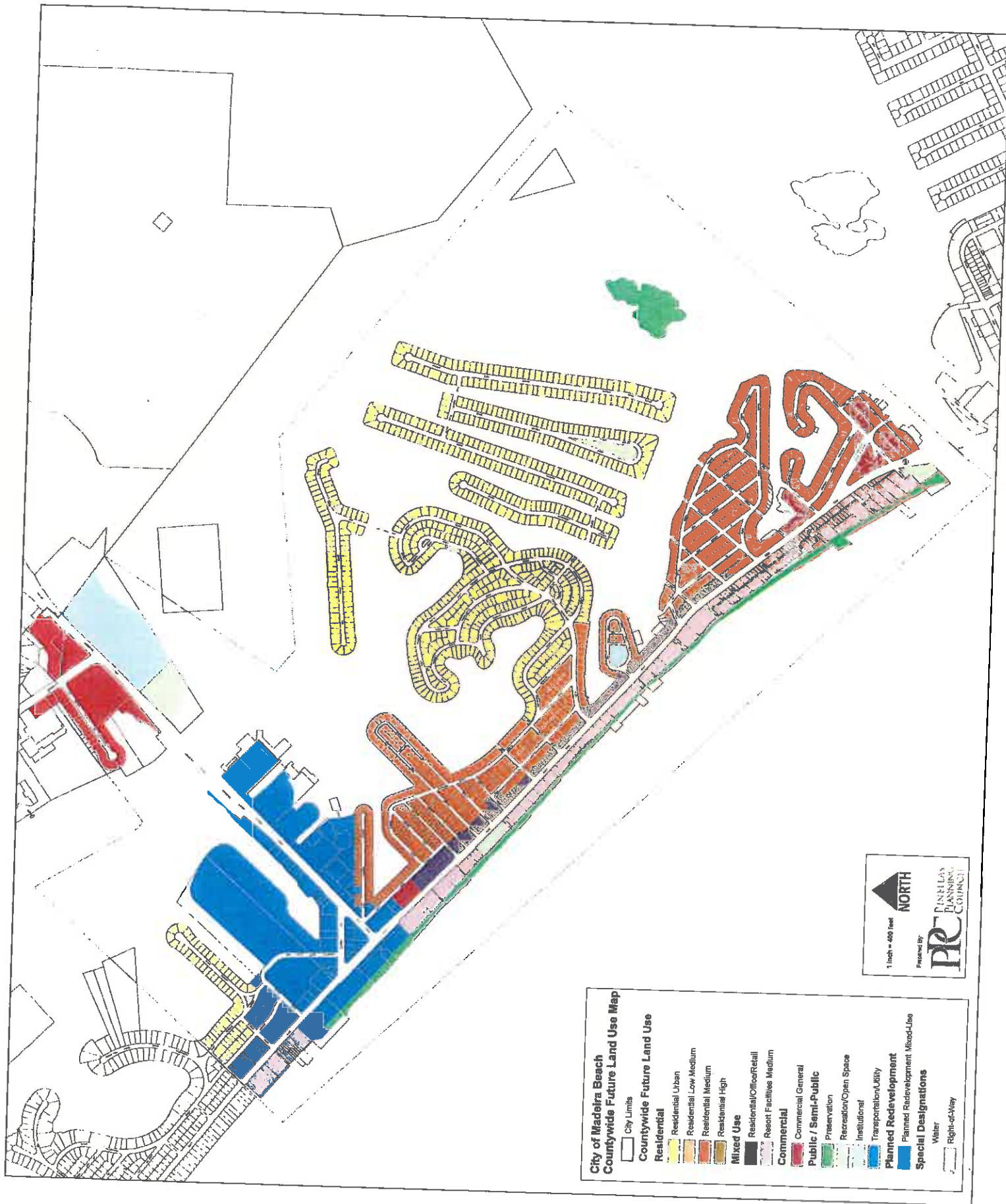
- Preparation of the final site plan in a manner that assures development conformance with the Land Development Regulations and any specific variance(s) that may be granted during this review through the Development Agreement process. Furthermore, such site plan shall incorporate City staff and consulting engineer review comments to the satisfaction of the City.
- Preparation of a Development Agreement as stipulated in Sections 86-141 through 86-149 of the Land Development Regulations.
- Preparation of a Density/Intensity Averaging Agreement as stipulated in Sections 86-151 through 86-154 of the Land Development Regulations.
- Consideration of a shifting the building's location so that the side setback requirements are fully observed.
- Review of public safety consideration relating to the proposed porte cochere's close placement to the front property line with respect to vehicular and pedestrian visibility impacts.
- Consideration of the shifting of the building's location to lessen the degree of encroachment along the rear of the property. In all respects, the dumpster enclosure doors shall not swing out into the Gulf Lane right-of-way, and the observance of sight triangle requirements for all ingress/egress access points shall be required.
- Full compliance with FEMA regulations, along with the Pinellas County Contractors Licensing Board (PCCLB) Coastal Construction Code, especially with respect to the applicant's request to utilize the space below the BFE for "ancillary hotel use" which the applicant has verbally identified as office space, hotel check-in area, small office, mail room, and a gift shop. The applicant has indicated that this area will be flood proofed in accordance with FEMA regulations. Staff is currently researching these requirements and should have an answer by the upcoming Planning Commission hearing.
- Full description by the developer of the requested uses, area by square footage, and/or activities called "ancillary hotel use" on the site plan, along with and requested uses, area by square footage, and/or activities relating to the roof plan. Such would need to be appropriately reviewed for compliance with the City Code, and addressed in any approvals and agreements.

VI. EXHIBITS

1. Zoning and Land Use Maps
2. Aerial Photograph
3. Flood Zone Map
4. R-3 and PD Zoning District Regulations
5. Application / Survey / Site Plan / Proof of Ownership / Letter of Authorization
6. Pinellas County Property Appraiser's Data Base Information
7. Notification
8. Public Comments Received
9. Preliminary Site Plan Review Comments – City's Consulting Engineer Albert Carrier, PE, PSM, Deuel & Associates
12-15-2014

ZONING AND LAND USE MAPS





AERIAL PHOTOGRAPH



Barefoot Beach
Resort

FLOOD ZONE MAP



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINELLAS COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 191 OF 327

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
MADEIRA BEACH, CITY OF	128327	0001	G
PINELLAS COUNTY	128328	0001	G
REDINGTON BEACH, TOWN OF	128340	0001	G
TREASURE ISLAND, CITY OF	128353	0001	G

Notes to User: The MAP NUMBER shown below should be used when placing map orders. The COMMUNITY NUMBER shown below should be used on insurance applications for the subject community.

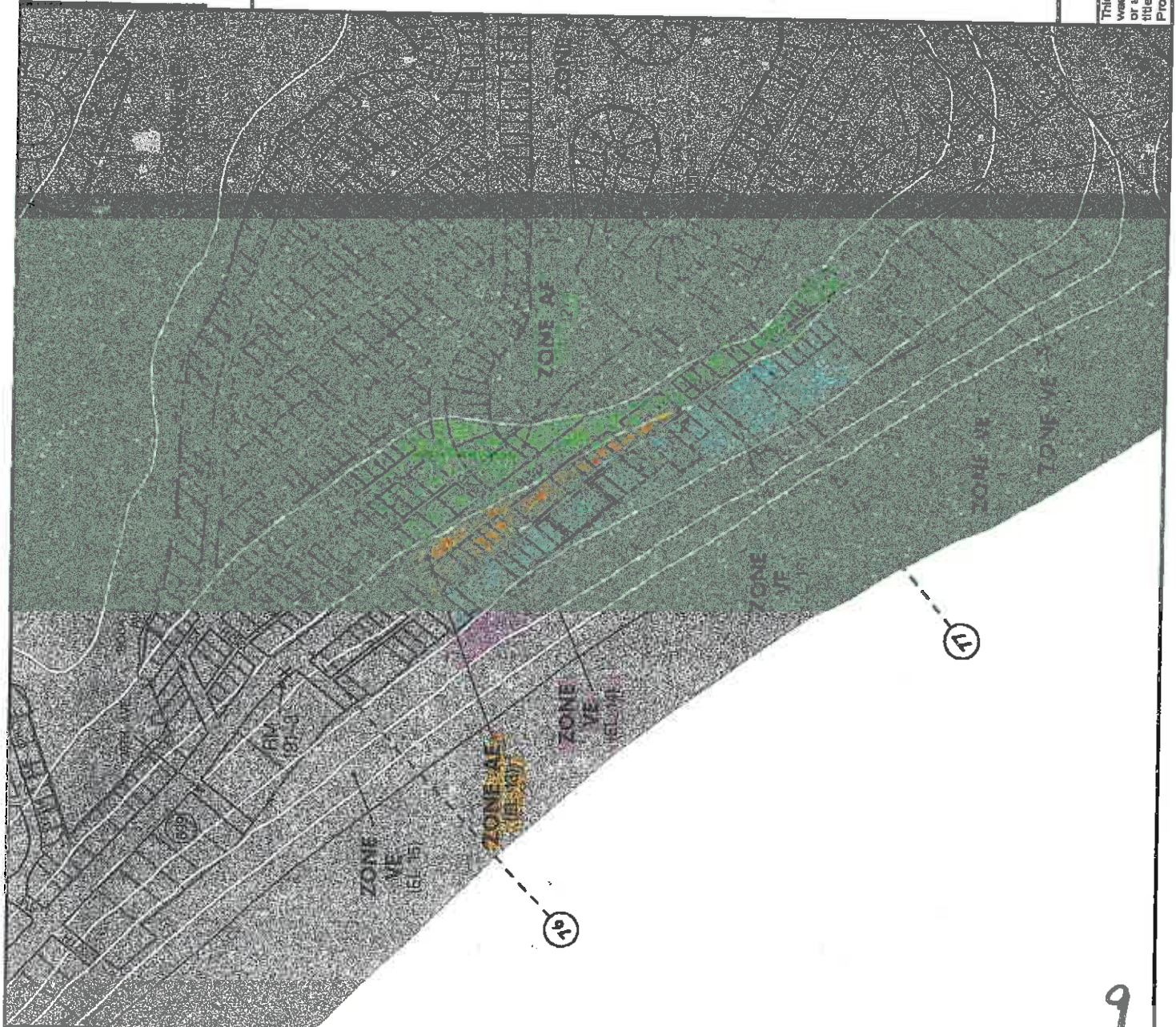
MAP NUMBER
12103C0191G

EFFECTIVE DATE:
SEPTEMBER 3, 2003



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



R-3 AND PD ZONING DISTRICT REGULATIONS

DIVISION 4. - R-3, MEDIUM DENSITY MULTIFAMILY RESIDENTIAL

Sec. 110-226. - Definition; purpose and intent.

The R-3, medium density multifamily residential district provides for medium density development for both permanent and tourist residential facilities at locations where public facilities are adequate to support such intensity. The R-3, medium density multifamily residential district correlates with the resort facilities medium (RFM) category of the Countywide Plan.

(Code 1983, § 20-404; Ord. No. 1138, § 4, 12-9-08)

Cross reference— Definitions generally, § 1-2

Sec. 110-227. - Permitted uses.

The permitted uses in the R-3, medium density multifamily residential district are as follows:

- (1) Single-family.
- (2) Duplex.
- (3) Triplex.
- (4) Multifamily.
- (5) Tourist dwelling units.
- (6) Restaurants, excluding drive-in restaurants.
- (7) Publicly owned or operated parks and recreation areas.

(Code 1983, § 20-404)

Sec. 110-228. - Accessory uses.

The accessory uses in the R-3, medium density multifamily residential district are as follows:

- (1) Home occupation.
- (2) Private garages and carports.
- (3) Swimming pools or cabanas used as bath houses.
- (4) Residential docks.
- (5) Essential services.
- (6) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.

(Code 1983, § 20-404)

Sec. 110-229. - Special exception uses.

Upon application for a special exception to the board of adjustment and favorable action thereon, the following uses may be permitted in the R-3, medium density multifamily residential district:

- (1) Retail and personal service uses only ancillary to a permitted use.
- (2) Public service facilities.
- (3) Commercial recreation and entertainment facilities.

(Code 1983, § 20-404)

Sec. 110-230. - Minimum building site area requirements.

The minimum building site area requirements in the R-3, medium density multifamily residential district are as follows:

- (1) Lot size:
 - a. Single-family: 4,000 square feet.
 - b. Duplex, triplex: 3,000 square feet per dwelling unit.
 - c. Multifamily: 2,420 square feet per dwelling unit.
 - d. Restaurants: 5,000 square feet.
 - e. Public service facilities: Shall not exceed a maximum area of three acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.
- (2) Lot width:
 - a. Single-family, duplex, triplex: 40 feet.
 - b. Multifamily and tourist: 60 feet.
 - c. Restaurants: 60 feet.
- (3) Lot depth: All permitted uses 80 feet.
- (4) The density shall be a maximum of 18 residential dwelling units or temporary lodging units as shown in the table below. A combination of both residential and tourist dwelling units may be permissible provided that the provisions of subsections 110-236(b) and (d) are met.

Land Area of the Development Site	Units/Acre	FAR	ISR
Less than one acre	45	1.0	0.85
One acre up to three acres	60	<u>1.5</u>	0.85
Greater than three acres	75	2.0	0.85

(Code 1983, § 20-404; Ord. No. 1043, § 1, 6-14-05; Ord. No. 1138, § 4, 12-9-08)

Sec. 110-231. - Setback requirements.

The following minimum setbacks shall apply in the R-3, medium density multifamily residential district:

- (1) Front yard:
 - a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure.
 - b. Multifamily, tourist and restaurants: 25 feet.
- (2) Rear yard: 25 feet, unless otherwise provided in the land development regulations, and then the more restrictive requirement shall apply.

- (3) Waterfront yard: For lots with a waterfront yard on the Gulf of Mexico, the setback shall be landward of to the county coastal construction control line.
- (4) Side yard setbacks:
 - a. Single-family, duplex and triplex dwellings:
 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.
 2. For lots 50 feet or greater in width, the minimum total side yard setback shall be 15 feet with a minimum of seven feet on either side.
 - b. Multifamily, tourist dwellings and restaurants:
 1. For proposed uses located on properties between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.
 2. For lot widths greater than 80 feet in width, the minimum side yard setback shall be as follows: A total of 33 percent of the lot width shall be reserved for side yard setbacks. In no event shall one side be less than the following:
 - i. Lots less than 120 feet: ten feet.
 - ii. Lots less than 240 feet: 15 feet.
 - iii. Lots 240 feet or greater: 20 feet.

(Code 1983, § 20-404)

Sec. 110-232. - Maximum building height.

No building in the R-3, medium density multifamily residential district shall exceed 40 feet in height or three stories, whichever is more restrictive.

(Code 1983, § 20-404)

Sec. 110-233. - Maximum lot coverage.

The maximum lot coverage in the R-3, medium density multifamily residential district is as follows:

- (1) Residential use: Floor area ratio (FAR) 0.65. The maximum area of a lot or parcel to be covered by structures shall be 40 percent.
- (2) Tourist and related uses: The floor area ratio is as set forth in the table in subsection 110-230 (4), provided that the requirements of subsections 110-236(b) and (d) are met for temporary lodging.
- (3) Commercial/nonresidential: Floor area ratio (FAR) 0.55.
- (4) Public service facilities: Floor area ratio (FAR) 0.65.
- (5) Public owned parks and recreation facilities: Floor area ratio (FAR) 0.25.

(Code 1983, § 20-404; Ord. No. 1138, § 4, 12-9-08)

Sec. 110-234. - Impervious surface ratio (ISR).

The impervious surface ratio (ISR) in the R-3, medium density multifamily residential district for all uses is 0.70.

(Code 1983, § 20-404)

Sec. 110-235. - Buffering requirements.

Buffering requirements in the R-3, medium density multifamily residential district are as follows:

- (1) Parking lots/garages for tourist dwellings and nonresidential uses shall be designed to minimize their impacts to any adjacent residential uses as established in the land development regulations.
- (2) During the development process, existing curb cuts shall be reoriented, if necessary, to minimize the negative impact on adjacent properties.
- (3) All development within this category will meet or exceed the buffering/landscape requirements as outlined in chapter 106, article II.

(Code 1983, § 20-404)

Sec. 110-236. - Special requirements.

- (a) No structure in the R-3, medium density multifamily residential district shall be constructed that is greater than 250 feet in width. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet or 50 percent of the height of the tallest building, whichever is more restrictive.
- (b) Mixed uses in a single development shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.
- (c) Institutional, other than public educational facilities shall not exceed a maximum area of five acres. Transportation and/or utility uses shall not exceed a maximum area of three acres.
- (d) Higher densities for temporary lodging shall be allowable only when a development agreement is adopted pursuant to the requirements of Section 4.2.7.6. of the Countywide Plan Rules.

(Code 1983, § 20-404; Ord. No. 1138, § 4, 12-9-08)

Secs. 110-237—110-255. - Reserved.

DIVISION 10. - PD, PLANNED DEVELOPMENT

Sec. 110-386. - Purpose of planned development (PD) district.

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

In particular the PD district is intended, and shall be required, to be used in conjunction with any resort facilities high plan category; and for any project in the Town Center Special Area Plan that proposes to utilize the additive density/intensity provided for in the commercial core and the enumerated portions of the causeway sub-districts.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 2014-08, § 4, 11-12-14)

Sec. 110-387. - Uses permitted.

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

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 2014-08, § 4, 11-12-14)

Sec. 110-388. - Application for PD zoning.

Applicants seeking to rezone lands to the PD district shall submit, simultaneous with the application for rezoning, the site development plan that accompanies and is the basis for the rezoning application. The applicant shall apply for a rezoning to the property and pay the application fee for a zoning change and pay the fee associated with the accompanying site development plan review process. The site development plan shall include all items required under the provisions of article II, site plans and further address all information required by this division.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05; Ord. No. 2014-08, § 4, 11-12-14)

Sec. 110-389. - Procedure for approval of PD zoning.

The city shall review the application and required exhibits submitted pursuant to this division and shall determine that the documents are adequate as to form and informational content. The city manager or his/her designee shall then review the submittal with the appropriate city departments for their comments.

Subsequent to the review comments and discussion of the submittal, and of such modifications as the developer may make to it, the city manager or his/her designee shall prepare the recommendation and present it and the applicant's application to the local planning agency at a public hearing, which has been posted at least 15 days prior to the public hearing. For further details regarding the procedure for rezoning property, see chapter 2.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05)

Sec. 110-390. - 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 planned development (PD) district.

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 recording of the approved development order, until paid.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1072, § 6, 3-28-06)

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

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

- (1) *Consistency with the comprehensive plan.* All zoning district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.
- (2) *Land use compatibility.* The assigning of zoning districts shall promote the compatibility of adjacent land uses.
- (3) *Adequate public facilities.* The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.
- (4) *Public interest.* Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.
- (5) *Consistency with land development regulations.* Zoning district designations shall be consistent with the purpose and intent of these land development regulations.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05)

Editor's note— Ord. No. 1050, § 12, adopted August 9, 2005, changed the title of § 110-391 from "Review by planning commission" to "Review by local planning agency."

Sec. 110-392. - Neighborhood information meeting.

Prior to consideration of the rezoning application and the proposed development plan by the board of commissioners, the applicant shall hold a neighborhood information meeting with property owners within 200 feet of the proposed development. The meeting must be held at a location and time convenient to the surrounding property owners to maximize attendance, subject to the following requirements:

- (1) *Notification.* Two weeks prior to the meeting date, the applicant shall mail notices of the meeting date, time and place for all property owners inside a radius of 200 feet from the boundary of the proposed development, to the board of commissioners and shall post the property. The applicant shall inform the city manager or his designee of the proposed meeting date and time prior to sending out the notices. The city manager or his designee may require a change of time and/or date due to schedule conflicts or in order to accommodate advertising requirements for the upcoming board of commissioners consideration. Documentation of the mailed notice shall be provided to the city manager or his/her designee for verification. The city manager or his/her designee may require additional properties be issued a notice, if deemed appropriate.
- (2) *Applicant's presentation.* At the meeting, the applicant shall explain the proposed use of the subject property and make a copy of the preliminary site plan available for review by attendees. The applicant may also discuss the project's development objectives, design philosophy and proposed time schedule for completion.
- (3) *Question and answer period.* Upon completion of the presentation, time shall be reserved for a question and answer period. Questions should be limited to the proposal as presented, not to the question of whether the site should be developed or redeveloped. The applicant shall identify how potential conflicts will be mitigated.
- (4) *Record.* The applicant shall provide to the city both a written and video record of the neighborhood information meeting, including any representations made by the applicant to the attendees which shall become a requirement for the project.

Failure to conduct a neighborhood meeting when directed by the staff shall be cause for denial of an application for development or redevelopment.

(Ord. No. 1040, § 1, 4-26-05)

Sec. 110-393. - Review by board of commissioners.

In their analysis of the rezoning application and the proposed development plan submitted pursuant to this division, and prior to official action the board of commissioners shall consider the recommendation of the local planning agency and ensure the rezoning application is in conformance with the criteria listed in section 110-390.

The board of commissioners shall review the proposed development plan for compliance with the provisions of article II, site plans and the following general conditions:

- (1) Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.
- (2) The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.
- (3) Stipulations of approval of a planned development plan may include requirements to construct improvements, dedicate needed property and easements or contribute money to improvements to public facilities such as roadways, new medians, sanitary sewer and water

facilities, drainage facilities, street lighting, landscaping, signage, parks and recreational facilities, walkways and sidewalks, burying of utility lines along abutting rights-of-way or adopted planned streetscape improvements.

- (4) A minimum of a five-foot sidewalk shall be provided along any street right-of-way or on private property by easement dedication if the right-of-way is of insufficient width.
- (5) The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.
- (6) Streets, utilities, drainage facilities, recreation areas, building heights, sizes and yards, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.
- (7) Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.
- (8) Open space shall be adequate for the type of development and the population density of the proposed development.
- (9) Outdoor storage of merchandise or materials shall be prohibited.
- (10) Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.
- (11) All existing nonconforming signs or sign structures shall be removed.
- (12) In the case of developments, which are to be constructed in several phases, the proposed phases shall be shown on the overall development plan. The proposed construction phases shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.

Lastly, the board of commissioners must review the plans, drawings, and schematics for the proposed development plan in detail. Such drawings shall define the physical character of the project, including all building and architectural treatments. The board of commissioners' review will ensure conformance with the following design standards:

- (1) Treatment of the sides and rear of all buildings within the planned development shall be compatible in amenity and appearance to treatment given to street frontages of the same buildings.
- (2) All buildings in the layout and design shall be an integral part of the development and have convenient pedestrian access to and from adjacent uses.
- (3) Individual buildings shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.
- (4) Landscape treatments for walkways, plazas, arcades, roads, and service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area. The landscape plan submittal shall include the anticipated appearance of the trees and landscape materials after five years of growth to visually provide their size and proportion relative to the proposed buildings, view corridors, curb appeal, pedestrian corridors, etc.
- (5) The project's scale, and the size, color and proportion of building elements, components and

materials are appropriate and harmonious with surrounding neighborhood structures.

- (6) All mechanical equipment, electrical equipment, roof top equipment, refuse areas associated with this project shall be screened.
- (7) Appropriate building materials are being used. The use or employment of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article:
 - a. Corrugated metal siding;
 - b. Prefabricated metal buildings or their components;
 - c. Primary colors or black;
 - d. False windows or doors; and
 - e. Unmodified formula and trademark buildings and structures.
- (8) The project's location and design adequately protects or enhances unique site characteristics such as those related to scenic views, natural vistas, waterways or similar features.
- (9) The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. The landscape submittal shall include a description of each tree and plant proposed on site by type and details relative to maximum height/size and color at maturity.
- (10) Signage and other building appurtenances are integral components of the building, appropriately scaled, and consistent in character with the building's overall design.
- (11) The project incorporates defensible space concepts of crime prevention through environmental design. A lighting plan shall be provided to review safety considerations for pedestrians and motorists, as well as, environmental impacts.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05; Ord. No. 1090, § 1(Exh. A), 9-26-06)

Sec. 110-394. - Methods of documenting all approvals and conditions.

All plans, schematics, and conditions of a planned development approval will become part of a development order for the project. The development order shall state with specificity the development plan approved by the board of commissioners. The executed development order shall be recorded in the public records of Pinellas County prior to issuance of any building permit for the project.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1113, § 1, 6-26-07)

Sec. 110-395. - Effect of PD zoning.

Upon the rezoning of land to a PD district, the approved development plan, along with such requirements, safeguards, modifications or stipulations as may have been included by the board of commissioners in its rezoning action shall be substantially complied with relative to the issuance of all building permits, zoning clearances and certificates of occupancy by the city.

Deviation from the approved development plan or failure to comply with any requirement, safeguard, modification or stipulation imposed by the city at the time of rezoning land to the PD district shall constitute a violation of the Land Development Code, chapter 82.

(Ord. No. 1040, § 1, 4-26-05)

Sec. 110-396. - Changes in development plan.

Minor modifications to an approved development order may be approved by the board of commissioners. A minor modification is one which does not increase the density or intensity of the development to occur upon the property; does not result in a reduction or change of previously approved setbacks, open space or public improvements; does not increase the height of the development to occur upon the property; or does not substantially alter the location of any improvements approved for the site.

There shall be no other modifications of any approved development order permitted by the board of commissioners, without a public hearing. Any applicant desiring such other modifications to an approved development order or development plan must commence the planned development approval process anew. Any such applicant must pay the applicable fee and submit the application for a modification to the development order. Such application shall be processed in the same manner as the board of commissioners considered the original development plan, including a public hearing. An amended development order issued pursuant to section 110-394 shall reflect any changed or modified approvals and be recorded in the public records of Pinellas County.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1113, § 1, 6-26-07)

Sec. 110-397. - Time limitations.

- (a) Upon failure to complete plans, drawings, and schematics for the proposed development plan within six months of the neighborhood information meeting; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee. The city manager may grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.
- (b) Upon failure to complete plans, drawings, and schematics for the proposed development plan within six months of receiving the technical review comments of the city staff and reviewing agencies; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee or any site plan review fee. The city manager may grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.
- (c) Upon the effective date of an ordinance authorizing a PD district, construction shall commence within 12 months.
- (d) Upon application filed prior to or on the date of commencement set forth in (c), the city manager may grant a one year extension of the commencement date upon a determination that a good faith effort to commence construction prior to the commencement date has been made. Thereafter, the board of commissioners by resolution may grant a one-year extension of the commencement date upon a determination that a good faith effort to commence construction prior to the commencement date has been made.
- (e) Upon failure to commence construction within the specified time or failure to comply with Section 104.5 of the Florida Building Code:
 - (1) The ordinance rezoning this site to PD shall be repealed;
 - (2) The zoning for the site shall revert to the zoning classification that existed on the site prior to approval thereof; and
 - (3) No further development shall occur on site and no building permit or development order shall be issued thereafter under the terms of the PD district.

- (f) After the commencement date described in subsection (a), no building permit or development order for a new or expanded structure shall be issued under the terms of the PD district without the board of commissioner's approval. Authorization of the PD district shall not create a right to such issuance.
- (g) "Construction" for purposes of this section, shall mean obtaining a building permit for a structure or structures authorized in the PD district and initiating substantial site and structural improvements, not including land clearing, land filling and soil compaction.

All time limitations set forth in this section shall be applicable to all PD applications filed with the city, as of September 26, 2006.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1090, § 1(Exh. A), 9-26-06))

Secs. 110-398—110-400. - Reserved.

APPLICATION / SURVEY / SITE PLAN
PROOF OF OWNERSHIP
LETTER OF AUTHORIZATION

CITY OF MADEIRA BEACH PLANNING DETAIL

Planning Information

Planning No: 2015092	Property No: 2038	Address: BAREFOOT BEACH RESORT SOUTH LLC PO BOX 10210 FORT SMITH, AR 729170210
Type: Zoning Change	Review Type: Parallel	
Date Granted: 00/00/0000	Expiration Date: 00/00/0000	
SetBack 1:	SetBack 2:	
SetBack 3:	SetBack 4:	
Property Use:	Date Denied: 00/00/0000	
Status: In Progress		
Description: PRESENT: COMMERCIAL/ RESORT HOTEL PLANNED DEVELOPMENT: RESORT HOTEL WITH ANCILLARY RETAIL AND OFFICE - RECEPTION		

Comments:

REVIEWS

Order	Reviewer	Received	Due	Completed	Status	Comments
1	Rosetti, Lynn	02/26/2015	03/05/2015	02/26/2015	In Progress	

FEES

Fee Date	Type	Fee	Amount Paid	Date Paid
02/26/2015	Additional fees	\$1,000.00	\$1,000.00	02/26/2015
Total:		\$1,000.00	\$1,000.00	



REZONING
APPLICATION
TO
PLANNED
DEVELOPMENT

CITY OF MADEIRA BEACH

300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 • FAX (727) 397-7420

☒ Zoning Change: Planned Development \$1,000.00

☐ Land Use Change: _____ \$1,000.00

*(If Applicant is NOT the property owner, signed and notarized authorization of this rezoning application from the land owner must be submitted with the rezoning application materials)

*Applicant: Name and Address

JOHN A BODZIAK, ARCHITECT, AIA
2325 ULMERTON ROAD, SUITE 21
CLEARWATER, FLORIDA 33762

Telephone: 727-327-1966

*Property Owner: Name and Address

BAREFOOT BEACH RESORT SOUTH L.L.C.
P.O. BOX 10210, FT. SMITH ARKANSAS
ATT: CHARLES PALMER 72917-0210

Telephone: 918-671-9246

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

13220 GULF BLVD, MADEIRA BEACH, FLORIDA 33708

Legal Description: ATTACHED

Approximate Lot Area: _____ Width: _____ Ft. Depth: _____ Ft.

Present Use: OFFICE COMMERCIAL / RESORT HOTEL

Proposed Use: PLANNED DEVELOPMENT: RESORT HOTEL WITH ANCILLARY
RETAIL AND OFFICE - RECEPTION

PLEASE attach required supporting materials (i.e. Survey, Narrative Response to the criteria upon which a rezoning to Planned Development is determined (see attached page), and any other materials the applicant wishes to present.

Rev. 04/08

**ALL REZONING APPLICATIONS
FOR PLANNED DEVELOPMENT DISTRICT
SHALL SUBMIT A RESPONSE
TO THE CRITERIA LISTED BELOW**

1. **Consistency with the comprehensive plan.** All zoning district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.
2. **Land use compatibility.** The assigning of zoning districts shall promote the compatibility of adjacent land uses
3. **Adequate public facilities.** The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.
4. **Public interest.** Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.
5. **Consistency with Land Development Regulations.** Zoning district designations shall be consistent with the purpose and intent of these Land Development Regulations

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

Lynn Rosetti
Planning Director
City of Madeira Beach

February 10, 2015

NARRATIVE

RE: BAREFOOT BEACH RESORT
ADDITION AND RENOVATION

Barefoot Beach Resort is one of the few large hotel parcels that remains underdeveloped in Madeira Beach. The project currently has forty-two (42) existing Gulf-front rooms, and the Owners would like to develop that remaining thirty (30) unit parcel and renovate the existing pool and deck area to current standards and making it a landmark facility. To do that we are requesting rezoning under a Planned Unit Development per Chapter 110 / Article V / Division 10 - P.D. Planned Unit Development.

The project as designed and presented for consideration under division 10-P.D. is a prime candidate for proper application of the P.D. process.

The variances requested for consideration under this P.D. Submittal are an allowance for two additional transient hotel floors and a roof deck activity area. These levels require an additional height of 22'-0". This additional height allows the Developer to significantly increase the side yard setback along Gulf Boulevard from the required 106'-9" to 142'-5", with a much reduced footprint. We are also requesting that the entry porte-cochere be allowed to be constructed 3'-6" into the 25-foot required front yard setback, while maintaining the main building 33'-9" from the Gulf Boulevard Property Line.

The site has unusual physical conditions under its present zoning that if strictly applied, would conform but create an unsightly and intrusive conditions, contrary to the intent of the City of Madeira Beaches Development Codes.

The P.D. process would allow a give and take solution, more in keeping with recent development standards and more in public interest.

The site has two major conditions that this submittal attempts to overcome:

1. An alley separates the property, creating a long and narrow parcel on Gulf Boulevard.
2. The narrow parcel on Gulf Boulevard is extremely long and if built within current setback guidelines would intrude excessively along Gulf Boulevard.

The solution submitted here-in, proposes a building with additional height allowing an extremely large side yard setback along Gulf Boulevard, allowing a large open vista to the west.

We believe the criteria for consideration are as follows:

1. **Consistency with the Comprehensive Plan**

The proposed plan meets the comprehensive plan standards in that there is a transient hotel with thirty (30) proposed new units (72 overall) is allowable under its present zoning and comprehensive plan.

2. **Land Use Compatibility**

The proposed project is compatible with other Gulf Front hotel and multi-family residential units within the immediate area and throughout the city, in both use and character. The density is in conformance allowable maximum and heights of similar or greater heights, have been approved in several instances to reduce lot coverage and further open vistas.

3. **Adequate Public Facilities**

The development of the project is proposed under P.D. will impose no higher level of demand on services than would be allowable under its existing R-3 Zoning and the demand for services can be met according to available public services and utilities.

4. Public Interest

The public interest, health, safety and welfare will not be negatively impacted. In fact, the reduction of building frontage on Gulf Boulevard is a benefit, maintaining much larger open space and vista.

- The R-3 Zoning **requires 33% setbacks of 106 feet** along Gulf Blvd.
- **The proposed P.D. will provide 46% setbacks of 142'-5"**.

The additional height will allow vastly greater open space along Gulf Boulevard and avoid an intrusively long building.

5. Consistency with Land Development Regulations

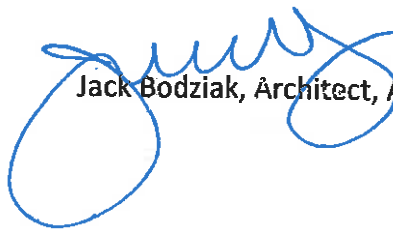
The proposed P.D. is consistent with the purpose and intent of the Land Development Regulations, in that, the purpose of a P.D. per Sec.110-386 is:

"To accommodate integrated and well-designed developments that contain two or more structures.....to offer flexibility of design and encourage imaginative, functional, high quality land planning development.....compatible with adjacent and nearby lands and activities."

The proposed project meets all of the stated purposes while providing an open view corridor and attractive Mediterranean design throughout the property.

We appreciate your review of this request and the processing of our formal request that is following.

Thank you,



Jack Bodziak, Architect, A.I.A.

DRAINAGE CALCULATIONS - RATIONAL METHOD

PROJECT NAME BAREFOOT
 PROJECT NUMBER XXXX
 DESIGNER PPM
 DATE 02/08/15

0 2-YEAR
 0 3-YEAR
 0 5-YEAR
 0 10-YEAR
 1 25-YEAR
 0 50-YEAR

TIME OF CONCENTRATION

HIGH EL.= 5.3
 LOW EL. = 4.3
 DISTANCE= 103

T.O.C.....
 IF LESS THAN 10 MIN, USE 10
 INTENSITY.....

10.0 min.
 3.20 in/hr

RUN-OFF COEFFICIENTS

EXISTING		AC.	PROPOSED		AC.
IMPERVIOUS		0.4900	IMPERVIOUS		0.5000
PERVIOUS		0.1300	PERVIOUS		0.0900
OTHER C=	0.40	0.0000	POND		0.0300
TOTAL		0.6200	OTHER C=	0.75	0.0000
C=	0.75		TOTAL		0.6200
			C*A=	0.50	
			C=	0.80	

HISTORIC DISCHARGE {Q}

EXISTING RUN-OFF COEF. 0.75
 INTENSITY 3.20
 SITE AREA / AC. 0.6200

DISCHARGE {Q} = 1.49

DER TREATMENT VOLUME {17-25}

1ST-1/2"	0.0000	1ST-3/4"	0.0000	1ST-1"	0.6200
DURATION MIN.	INTENSITY IN/HR		INFLOW CU.FT.	DISCHARGE CU.FT.	REQ.STOR CU.FT.
10	8.46		2528	897	1632
15	7.25		3250	1345	1905
20	6.44		3846	1793	2053
30	5.35		4799	2690	2109
40	4.64		5545	3587	1958
50	4.12		6153	4483	1670
60	3.72		6663	5380	1283
75	3.25		7291	6725	566
90	2.90		7801	8070	0
105	2.62		8224	9415	0
120	2.39		8582	10760	0
135	2.20		8890	12105	0
150	2.04		9158	13450	0

SUMMARY

REQUIRED ATTENUATION VOLUME	2109	CU FT
REQUIRED DER RETENTION VOLUME	2251	CU FT
TOTAL REQUIRED VOLUME	4360	CU FT

STAGE - STORAGE

PROJECT NAME BAREFOOT
PROJECT NUMBER XXXX
DESIGNER ^PPM
DATE 02/08/15

COMMENTS:

AREA @ T.O.B.	1523	EL.....	6.50
AREA @ DHW	1523	EL.....	5.87
AREA @ DLW	1523	EL.....	4.49
AREA @ BOTTOM\NWI	1523	EL.....	3.00

STAGE	AREA SQ\FT	VOLUME CU\FT		STAGE	AREA SQ\FT	VOLUME CU\FT
3.00	1523	0		4.78	1523	2718
3.07	1523	105		4.85	1523	2822
3.14	1523	209		4.92	1523	2927
3.21	1523	314		4.99	1523	3031
3.27	1523	418		5.06	1523	3136
3.34	1523	523		5.13	1523	3240
3.41	1523	627		5.20	1523	3345
3.48	1523	732		5.26	1523	3449
3.55	1523	836		5.33	1523	3554
3.62	1523	941		5.40	1523	3658
3.69	1523	1045		5.47	1523	3763
3.75	1523	1150		5.54	1523	3867
3.82	1523	1254		5.61	1523	3972
3.89	1523	1359		5.68	1523	4076
3.96	1523	1463		5.75	1523	4181
4.03	1523	1568		5.81	1523	4285
4.10	1523	1672		5.88	1523	4390
4.17	1523	1777		5.95	1523	4494
4.24	1523	1881		6.02	1523	4599
4.30	1523	1986		6.09	1523	4703
4.37	1523	2090		6.16	1523	4808
4.44	1523	2195		6.23	1523	4912
4.51	1523	2299		6.29	1523	5017
4.58	1523	2404		6.36	1523	5121
4.65	1523	2508		6.43	1523	5226
4.72	1523	2613		6.50	1523	5330

SUMMARY.

ATTENUATION VOLUME	2102	CU\FT
DER RETENTION VOLUME	2269	CU\FT
TOTAL VOLUME	4371	CU\FT

SLOTWEIR - DISCHARGE

PROJECT NAME BAREFOOT
PROJECT NUMBER XXXX
DESIGNER ^PPM
DATE 02/08/15

SLOTWEIR DATA COMMENTS:

SLOTWEIR INVERT....	4.49	ALLOWABLE DISCHARGE FROM RATIONAL 1.49 CFS 25 YR STORM EVENT
DHW.....	5.87	
SLOTWEIR WIDTH.....	0.27	
SLOTWEIR COEFF.....	3.33	

STAGE(msl)	DISCHARG (cfs)		STAGE(msl)	DISCHARG (cfs)
=====	=====	=====	=====	=====
4.49	0.00		5.19	0.53
4.52	0.00		5.22	0.56
4.54	0.01		5.25	0.59
4.57	0.02		5.27	0.62
4.60	0.03		5.30	0.66
4.63	0.04		5.33	0.69
4.65	0.06		5.36	0.72
4.68	0.07		5.38	0.76
4.71	0.09		5.41	0.79
4.73	0.11		5.44	0.83
4.76	0.13		5.46	0.86
4.79	0.15		5.49	0.90
4.81	0.17		5.52	0.94
4.84	0.19		5.55	0.97
4.87	0.21		5.57	1.01
4.90	0.23		5.60	1.05
4.92	0.26		5.63	1.09
4.95	0.28		5.65	1.13
4.98	0.31		5.68	1.17
5.00	0.33		5.71	1.21
5.03	0.36		5.73	1.25
5.06	0.39		5.76	1.29
5.09	0.41		5.79	1.33
5.11	0.44		5.82	1.37
5.14	0.47		5.84	1.41
5.17	0.50		5.87	1.46

SUMMARY

SLOTWEIR DISCHARGE AT DHW 1.46 CFS

CERTIFICATION

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 Ordinance 1040 (attached), read and understand the reasons necessary for granting this application and the procedure, which will take place at the Public Hearing.

Date: 2-11-15 Property owner's signature: _____

Before me, this _____ day of _____, 2008, appeared in person

JOHN A. BODZIAN / AGENT
(name of property owner)

who, being sworn, deposes and says that the forgoing

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE

Gwen Sinkfield

Personally Known to me: ☒

Commission Expires: _____
Stamp

2/27/2017

Identification Taken: _____



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.



GUIN MALE LAMB - SOWFETRY
111 POWER LEADS BENT CORNERS
CLAMBER, ALABAMA 36077
(205) 344-9891 FAX (205) 344-5522

HAE

DATE: _____
BY: D. TRICK, PLS. # 458
AND NUMBER ACCORDS



~ Barefoot Beach Resort ~

JOHN A. BODZIAK
AIA, ARCHITECT, PA
1000 N. 10TH STREET, SUITE 100
P.O. BOX 1000
NORFOLK, VA 23501-1000
TEL: 757/246-1234 FAX: 757/246-1235

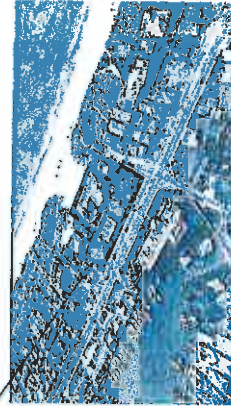
- Cover
- Aerials
- Overall Site Plan
- Enlarged Site Plan
- Ground Floor Plan
- Typical 2nd-6th Floor Plan
- Roof Plan
- Unit A & Unit B
- Unit C & Unit D
- Front (East) Elevation
- Enlarged Rooftop Rendering
- Overall Site Rendering



Site



Neighborhood Map

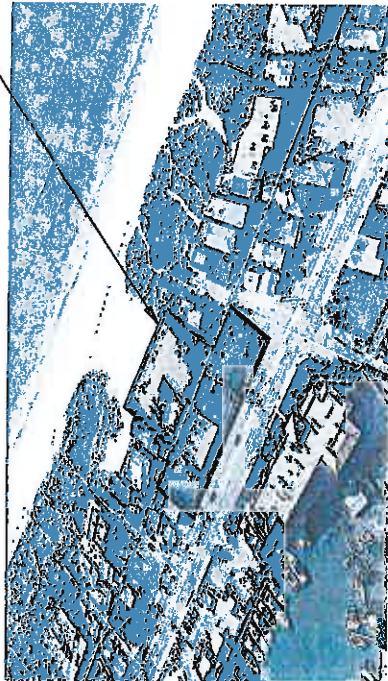


Location Map

~ Barefoot Beach Resort ~

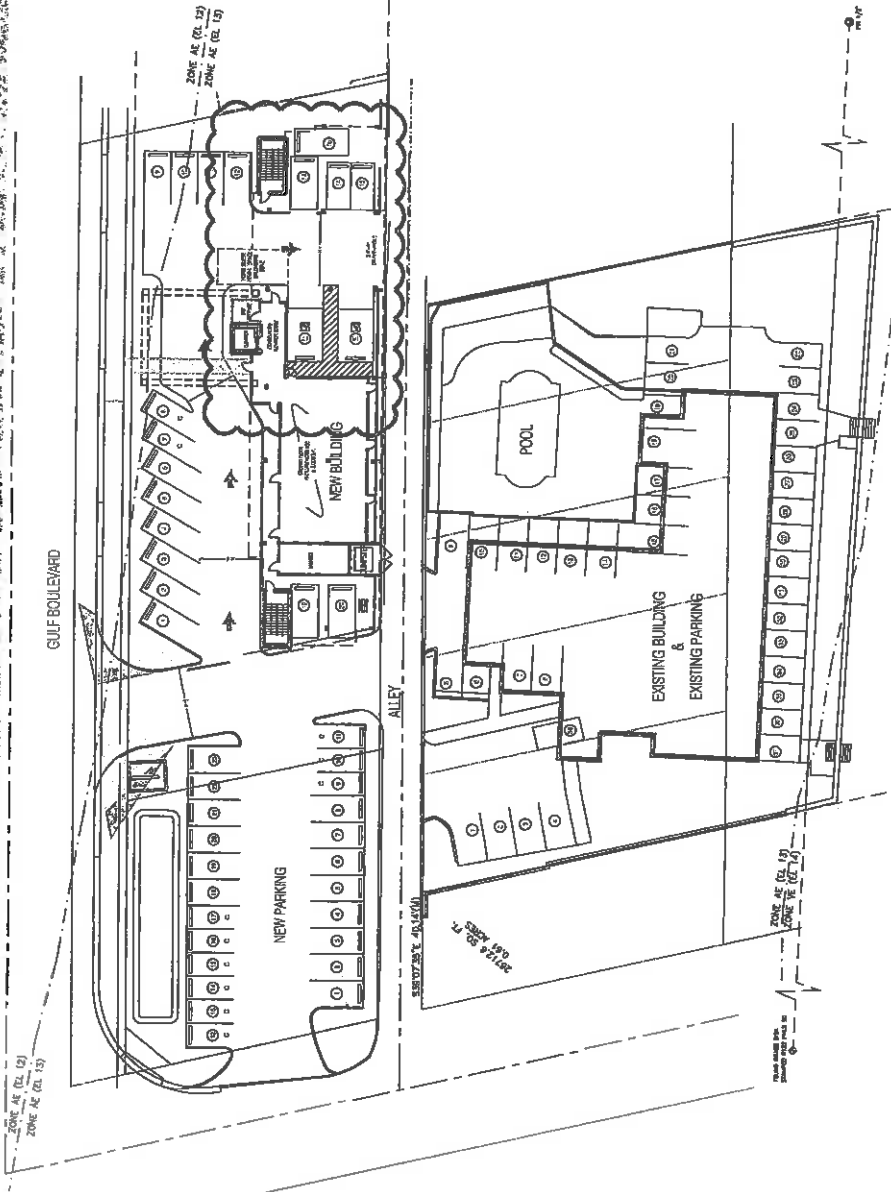
JOHN A. BODZIAK
AIA, ARCHITECT, PA
400 WEST 10TH STREET, SUITE 100
TAMPA, FL 33604
TEL: 813.224.1111
WWW.BODZIAKARCHITECT.COM

Site



Aerials

GULF BOULEVARD



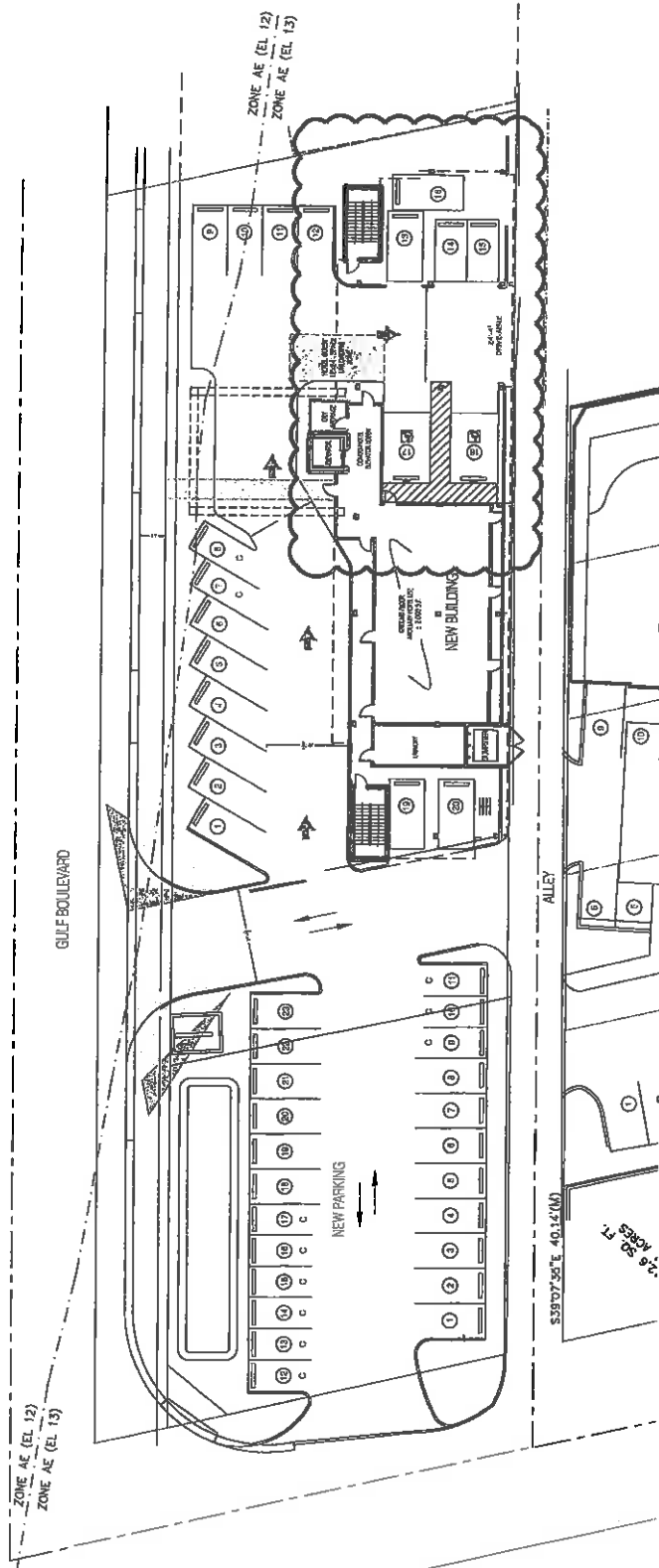
Overall Site Plan

Scale: 1" = 20'-0"

JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURE DESIGN AND CONSTRUCTION MANAGEMENT
FLORIDA RESIDENTIAL NO. 124996
FLA. LAND PROFESSIONAL COUNCIL
3850 UNIVERSITY PARKWAY, SUITE 201, GULF BEACH, FLORIDA 32207
TEL: 724-200-1111 FAX: 724-200-1112

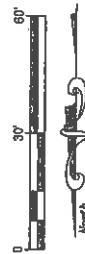
~ Barefoot Beach Resort ~

~ Bardoot Beach Resort ~

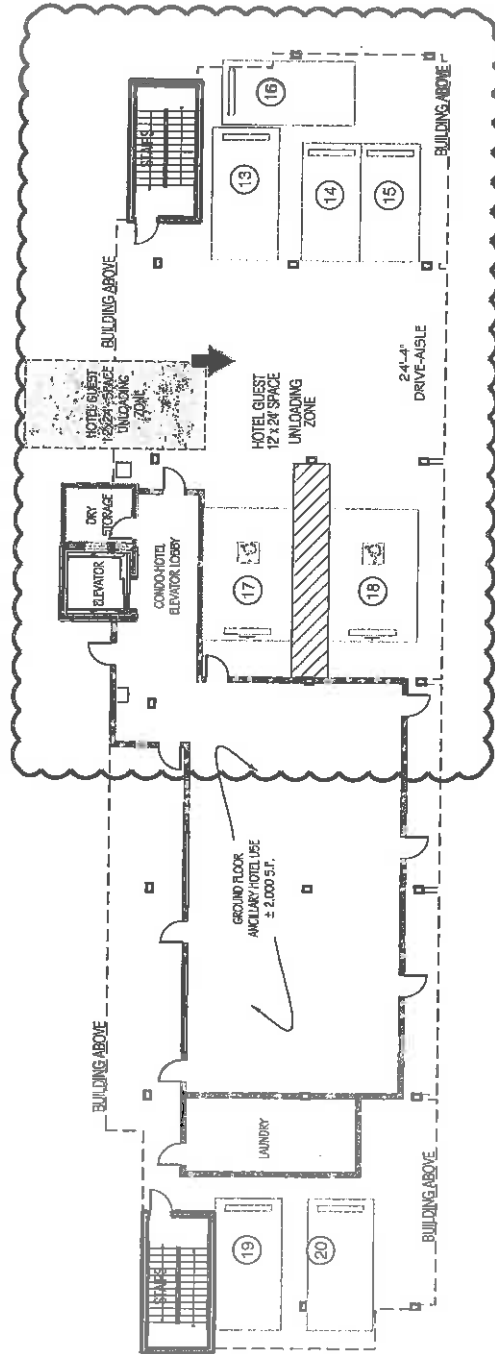


JOHN A. BODZIAK
 AIA, ARCHITECT, PA
 2301 HILTON ROAD, SUITE 201, CLEARWATER, FL 34615
 TEL: 727-477-1111 FAX: 727-477-1112
 WWW.BODZIAK.COM

Enlarged Site Plan
 Scale: 1" = 15'-0"



~ Barefoot Beach Resort ~



North

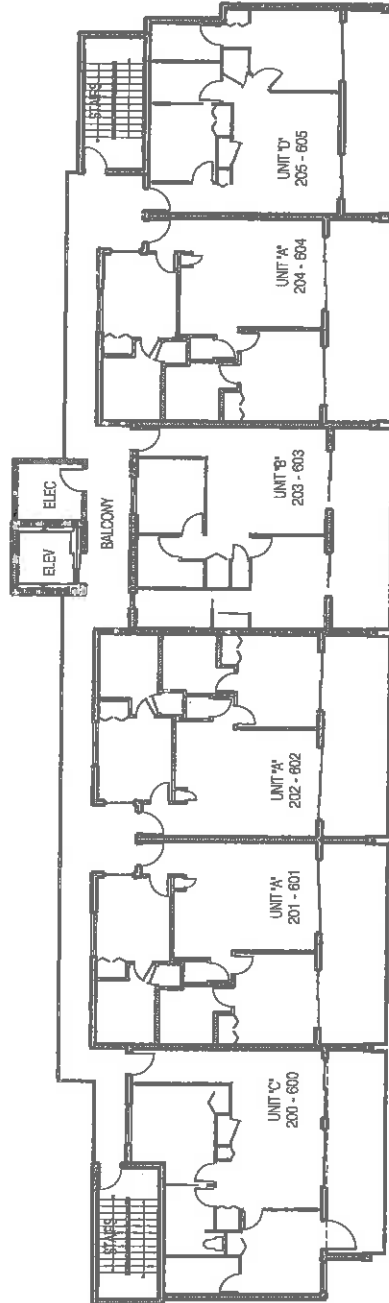
Ground Floor Plan

Scale: 1/8" = 1'-0"

JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURE DESIGN AND CONSULTING CORPORATION
1000 W. 10TH STREET, SUITE 200
BALTIMORE, MD 21201
TEL: 410.528.1111 FAX: 410.528.1112

~ Bardoot Beach Resort ~

JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURAL DESIGN AND CONSTRUCTION MANAGEMENT
1000 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75201
201.440.0100 FAX 214.440.0101
TEL 214.440.0101 FAX 214.440.0101

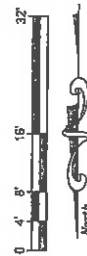
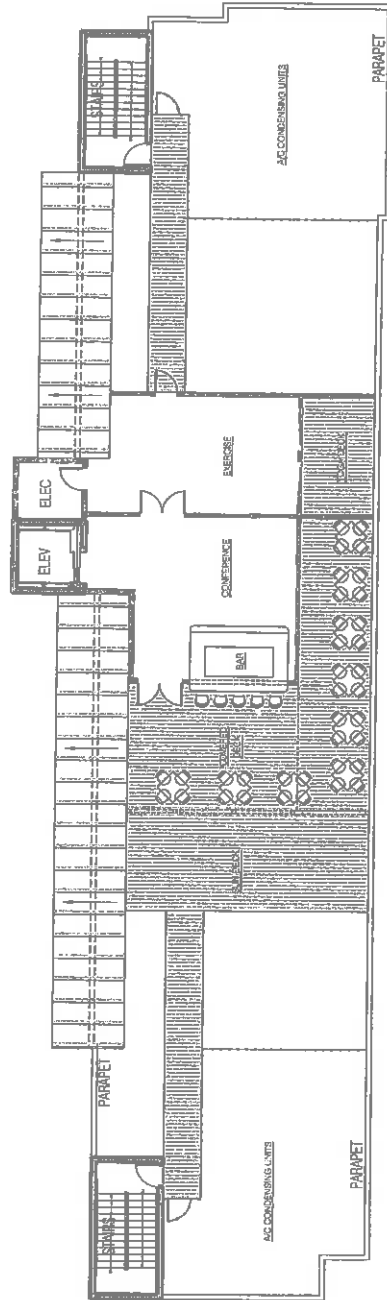


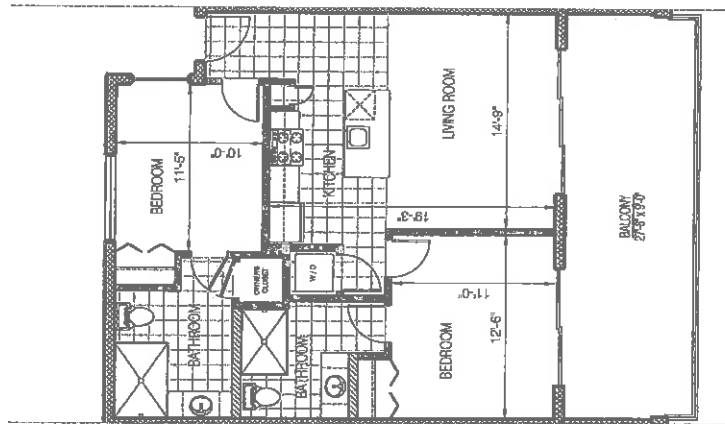
Typical 2nd through 6th Floor Plan
Scale: 1/8" = 1'-0"

~ Bardoot Beach Resort ~

JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTS: JOHN A. BODZIAK ARCHITECTS, P.A.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.7333 FAX: 303.733.7334

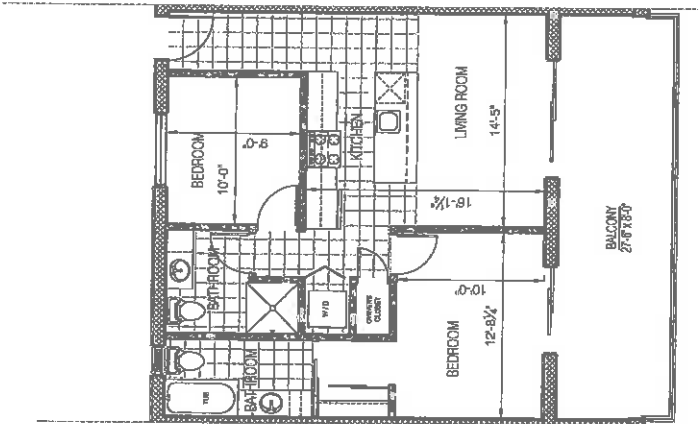
Roof Plan Scale 1/8" = 1'-0"





North

Unit "A" Plan
Scale: 1/4" = 1'-0"
809 sq. ft.



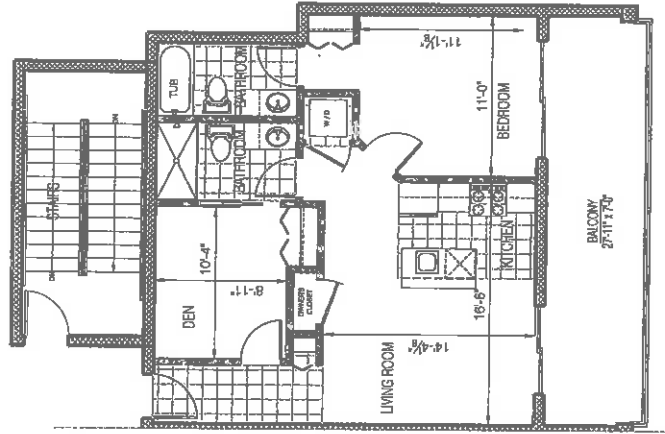
Unit "B" Plan
Scale: 1/4" = 1'-0"
723 sq. ft.

~ Barefoot Beach Resort ~

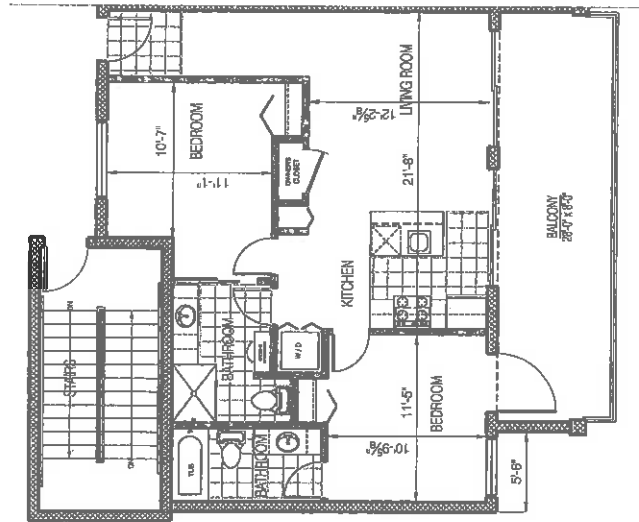
JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
1000 W. 10TH STREET, SUITE 100
PHILADELPHIA, PA 19107
TEL: 215-595-1111 FAX: 215-595-1112

~ Barefoot Beach Resort ~

JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
PLANNING, INTERIOR DESIGN, AND CONSTRUCTION
3885 CLARENCE ROAD, SUITE 217, CLAYTON, NJ 07042
TEL: 908-765-1234 FAX: 908-765-1235



Unit "D" Plan
Scale: 1/4" = 1'-0"
705 sq. ft.

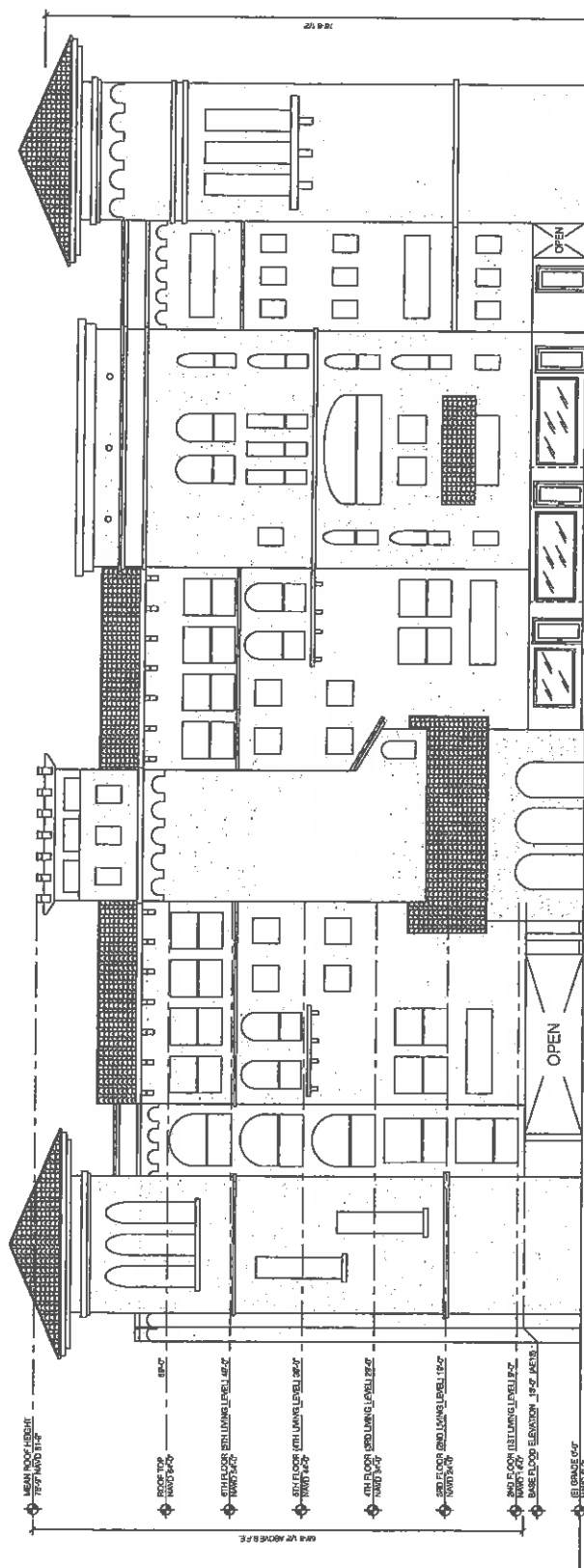


Unit "C" Plan
Scale: 1/4" = 1'-0"
789 sq. ft.

North

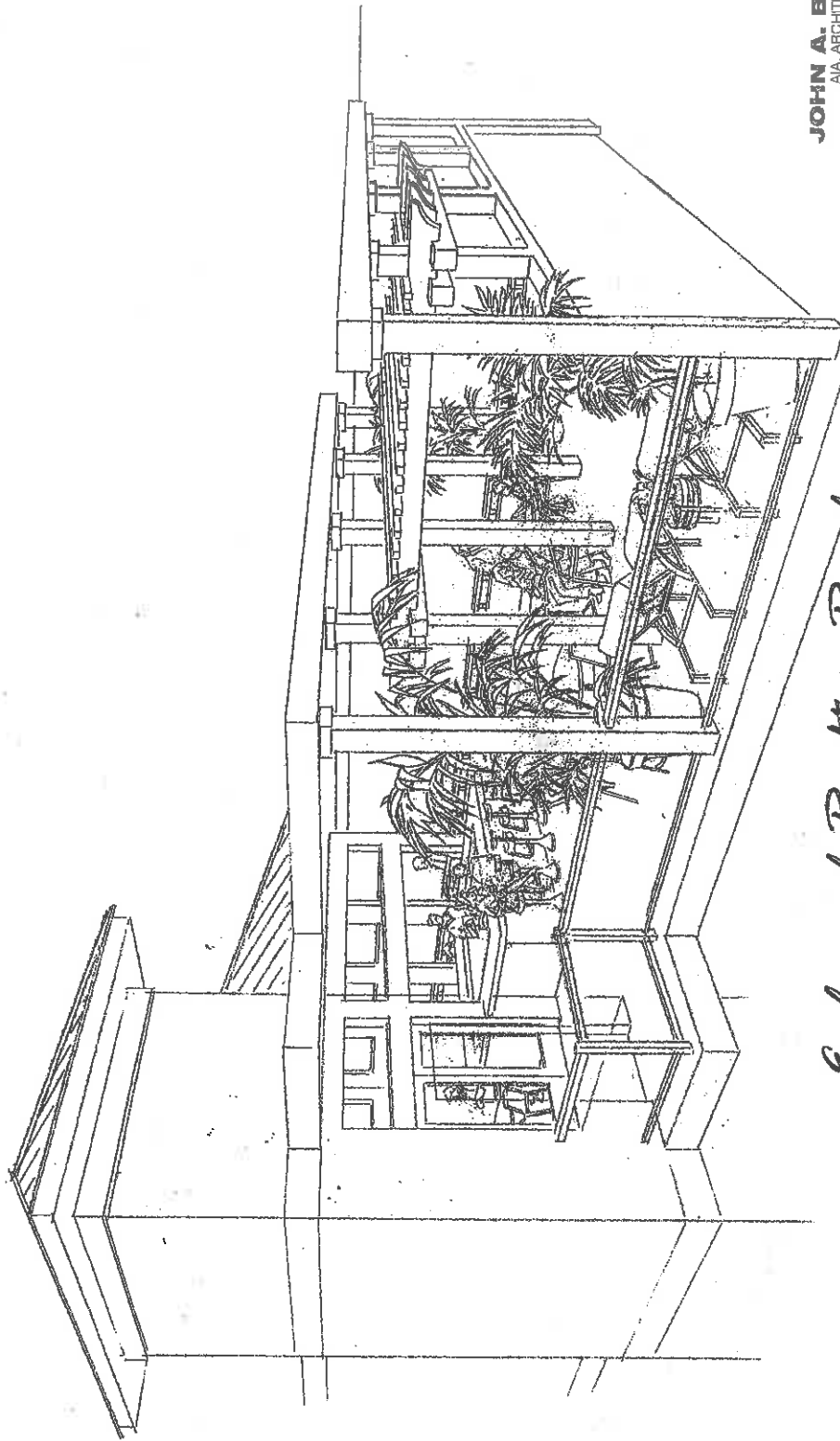


~ Barefoot Beach Resort ~



JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTS
1100 N. 10TH STREET, SUITE 100
PHILADELPHIA, PA 19107
TEL: 215.571.1977 FAX: 215.571.1978
WWW.JABODZIAK.COM

Front (East) Elevation
Scale: 1/8" = 1'-0"

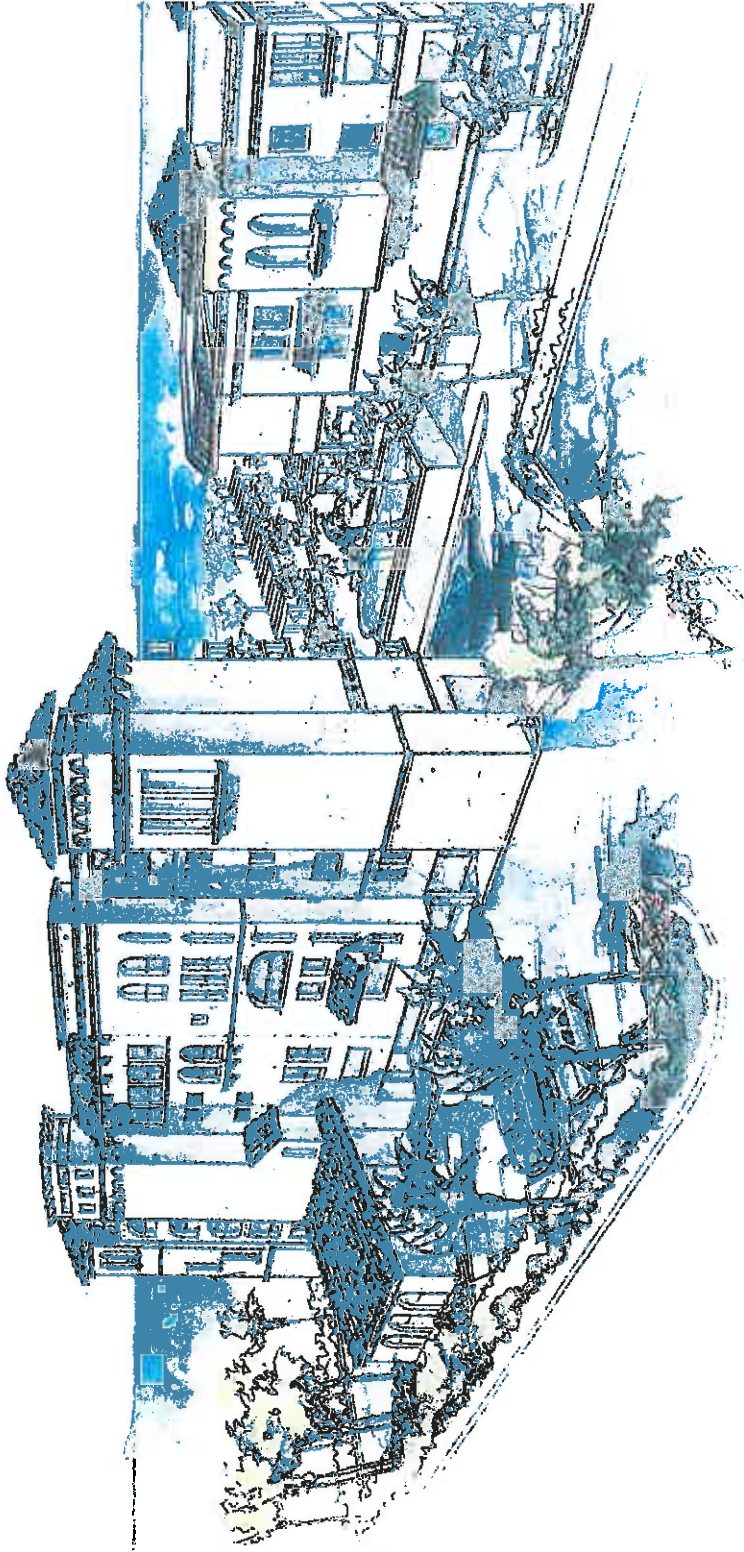


JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURE DESIGN AND CONSTRUCTION MANAGEMENT
1100 MARKET STREET, SUITE 1000
PHILADELPHIA, PA 19107
TEL: 215.575.1400 FAX: 215.575.1401

Enlarged Rooftop Rendering

~ Barefoot Beach Resort ~

~ Bardoot Beach Resort ~



JOHN A. BODZIAK
AIA, ARCHITECT, PA
1000 E. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.BODZIAKARCHITECT.COM

Overall Site Rendering



LOT 5, 6, 7, & 8, BLOCK 4, MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO.

[illegible]

TION 15, TOWNSHIP 31 S, RANGE 15E
 PARCEL I.D. #5-31-15-02741-000-0010
 PARCEL I.D. #5-31-15-02741-000-0020
 CITY OF MADEIRA BEACH
 PINELLAS COUNTY, FLORIDA

[illegible]

INDEX OF SHEETS	
C-0	COVER SHEET
C-1	CONSTRUCTION NOTES
C-2	SWPPP NOTES
C-3	DEMOLITION PLAN
C-4	HORIZONTAL CONTROL
C-5	PAVING, GRADING & DRAINAGE PLAN
C-6	UTILITIES PLAN
C-7	DETAILS
C-8	DETAILS



PROJECT TEAM:

CIVIL ENGINEER/PLANNER: MICHELE J. MONTICO, P.E.
1000 QUAILCLOFF BLVD.
ST. PETERSBURG, FL 33705
813-551-3536

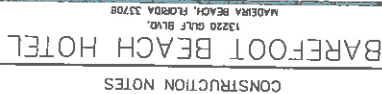
GEOTECHNICAL ENGINEER:

LANDSCAPE ARCHITECT:
JOHN A. BOGGS ARCHITECT A/P/A
3000 CLAYTON RD. SUITE 21
CLAYTON, MISSOURI 63105-3000

OWNER:
SEASIDE BEACH RESORT SOUTH LLC
P.O. BOX 10219
FORT SMITH, ARKANSAS 72917-0219

SURVEYORS
 RUFFINALE LAMBERT
 111 FOREST LAKE
 BOCA RATON, FLORIDA
 TEL: 706-688-7441

ARCHITECT:
JOHN A. BOGDAN ARCHITECT ALPA
1700 LAMAR AVENUE, SUITE 21
CLEVELAND, OHIO 44115



Project No. 3575	Sheet No. C-1
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THE DRAWING IS CURRENTLY UNDER REVIEW BY THE SOUTH

- [illegible]

SANITARY SEWER NOTES.

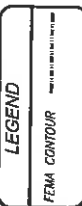
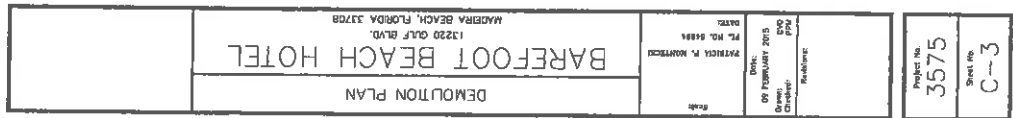
- [illegible]



Lucia P. Novitski
Ph.D. 1994

Field	:page:
OAS	:no:
SIDZ ABRONETJL 00	

Project No. 3575	Sheet No. C-2
---------------------	------------------



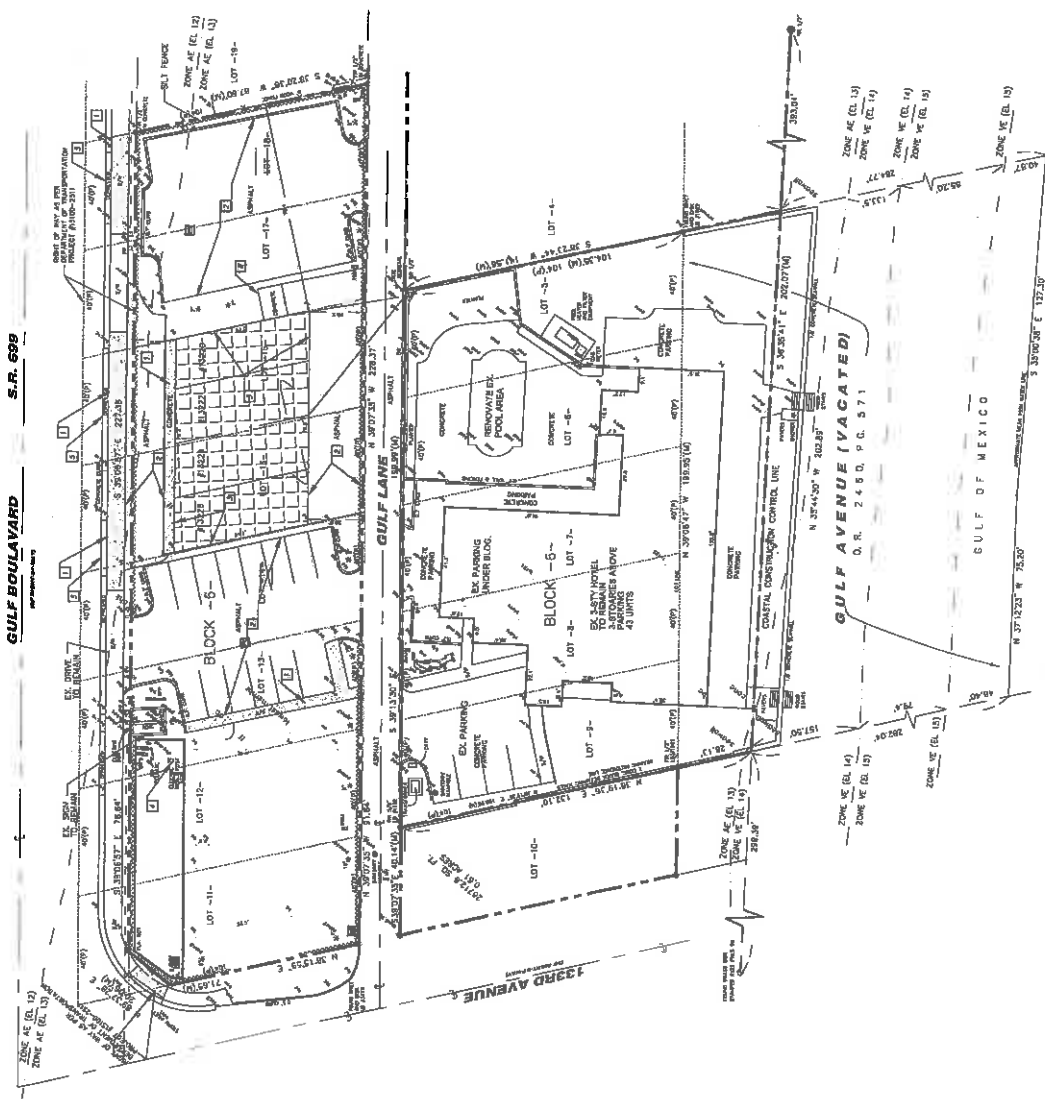
DEMOLITION NOTES

- | | |
|---|-----------------------|
| 1 | REMOVE EX. CONG. MAIL |
| 2 | REMOVE APPOINT & BALT |
| 3 | REMOVE EX. BUILDING |
| 4 | REMOVE EX. POWER POLE |
| 5 | REMOVE EX. CURB |

[illegible]

NOTE:
S&T FENCES AND CROSSING CONTROL MEASURES MUST BE IN PLACE PRIOR TO CONSTRUCTION AND BE MAINTAINED THROUGH THE PROJECT.

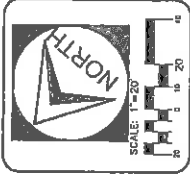
7. I ACKNOWLEDGE THE PLACEMENT & LOCATION OF ALL MEASURES THIS PLAN REQUIRES TO CONTROL TURBIDITY & EROSION FOR THIS SITE. THIS PLAN SHALL BE MADE AVAILABLE TO SITE CONTRACTOR" _____ OWNER/AGENT _____ DATE _____



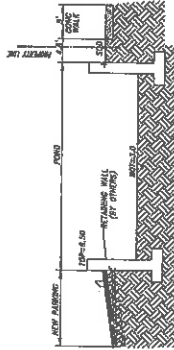
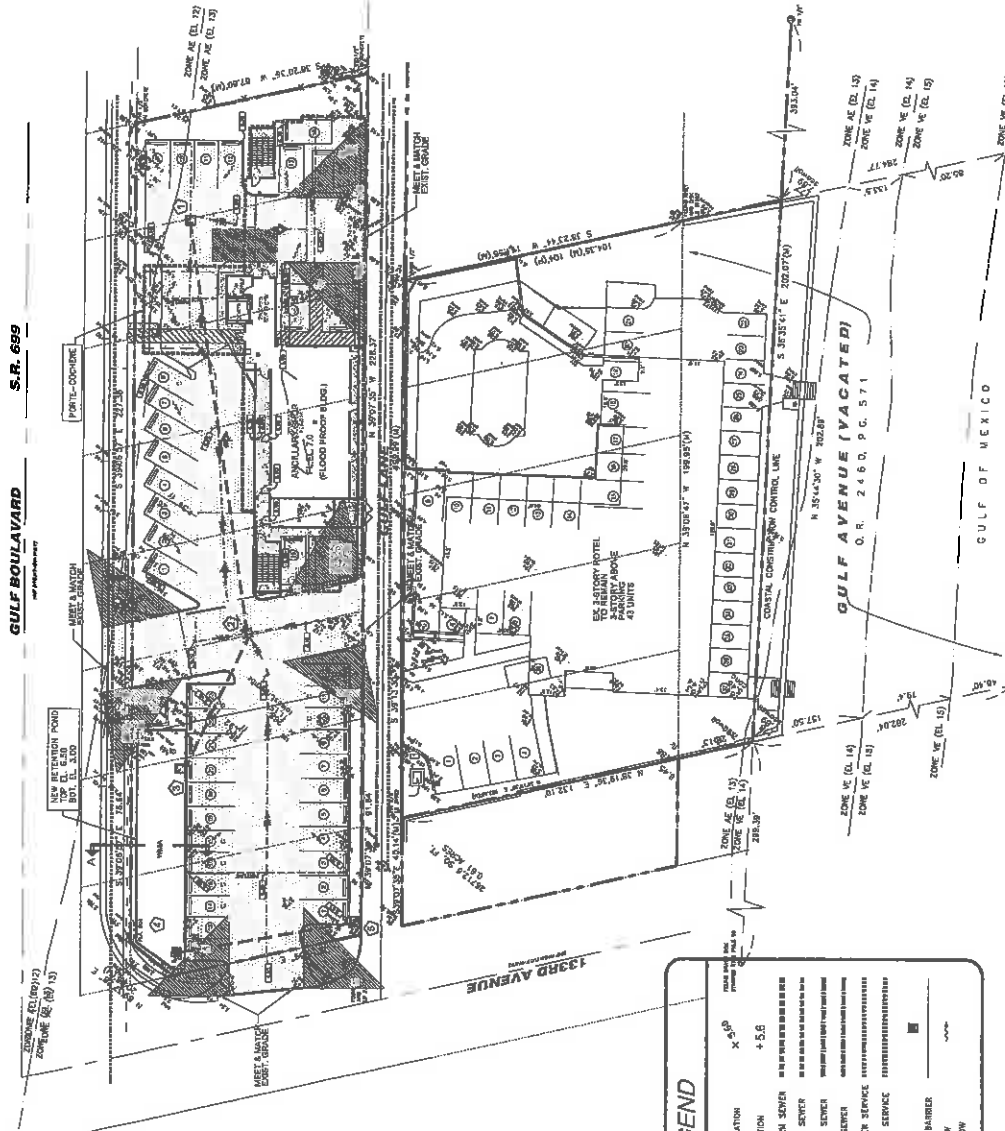
BAREFOOT BEACH HOTEL
PAVING, GRADING & DRAINAGE PLAN
13320 GULF BLVD.
MADEIRA BEACH, FLORIDA 33708

Sheet
DATE: 01/08/88
BY: R. MONCKEPIE
CHECKED: R. MONCKEPIE
DESIGNED: R. MONCKEPIE

Project No.
3575
Sheet No.
C-5

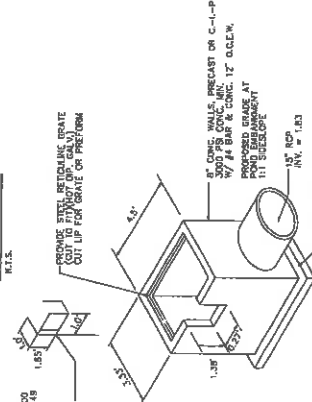


GULF BOULEVARD
S.R. 699



SECTION A-A

1.00' = 6.50'
GRADE = 6.50'
MIN. NOTCH = 4.19'



CONTROL STRUCTURE

STORM STRUCTURE TABLE

STRUCTURE TYPE	GRADE ELEV.	INLET ELEV.
1. FOOT TYPE G RILEY	5.9	5.86
2. FOOT TYPE G RILEY	4.9	4.80
3. FOOT TYPE G RILEY	3.0	2.80
4. CONTROL STRUCTURE	SEE DETAIL	SEE DETAIL
5. FOOT TYPE G RILEY	4.49	4.37

STORM INTAKE SCHEDULE

STRUCTURE TYPE	INLET ELEV.	INLET TYPE	INLET SIZE
1. FOOT TYPE G RILEY	5.9	12" RCP	6.00'
2. FOOT TYPE G RILEY	4.9	12" RCP	6.00'
3. FOOT TYPE G RILEY	3.0	12" RCP	6.00'
4. CONTROL STRUCTURE	SEE DETAIL	SEE DETAIL	SEE DETAIL
5. FOOT TYPE G RILEY	4.49	12" RCP	6.00'

LEGEND

EXIST. ELEVATION	X 5.0'
NEW ELEVATION	+ 5.6
EXIST. STORM SEWER	SEE DETAIL
NEW STORM SEWER	SEE DETAIL
EXIST. SAN. SEWER	SEE DETAIL
NEW SAN. SEWER	SEE DETAIL
EXIST. WATER SERVICE	SEE DETAIL
NEW WATER SERVICE	SEE DETAIL
NEW INLET	SEE DETAIL
TEMP. SILT BARREL	SEE DETAIL
FLOW ARROW	SEE DETAIL
SHOULDER	SEE DETAIL

BAREFOOT BEACH HOTEL
 UTILITIES PLAN

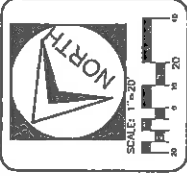
MADEIRA BEACH, FLORIDA 33708

Date:
 12/10/2019
 Drawn by:
 PATRICIA P. MONTECKI

Date:
 12/10/2019
 Drawn by:
 PATRICIA P. MONTECKI

Project No.
 3575

Sheet No.
 C-6



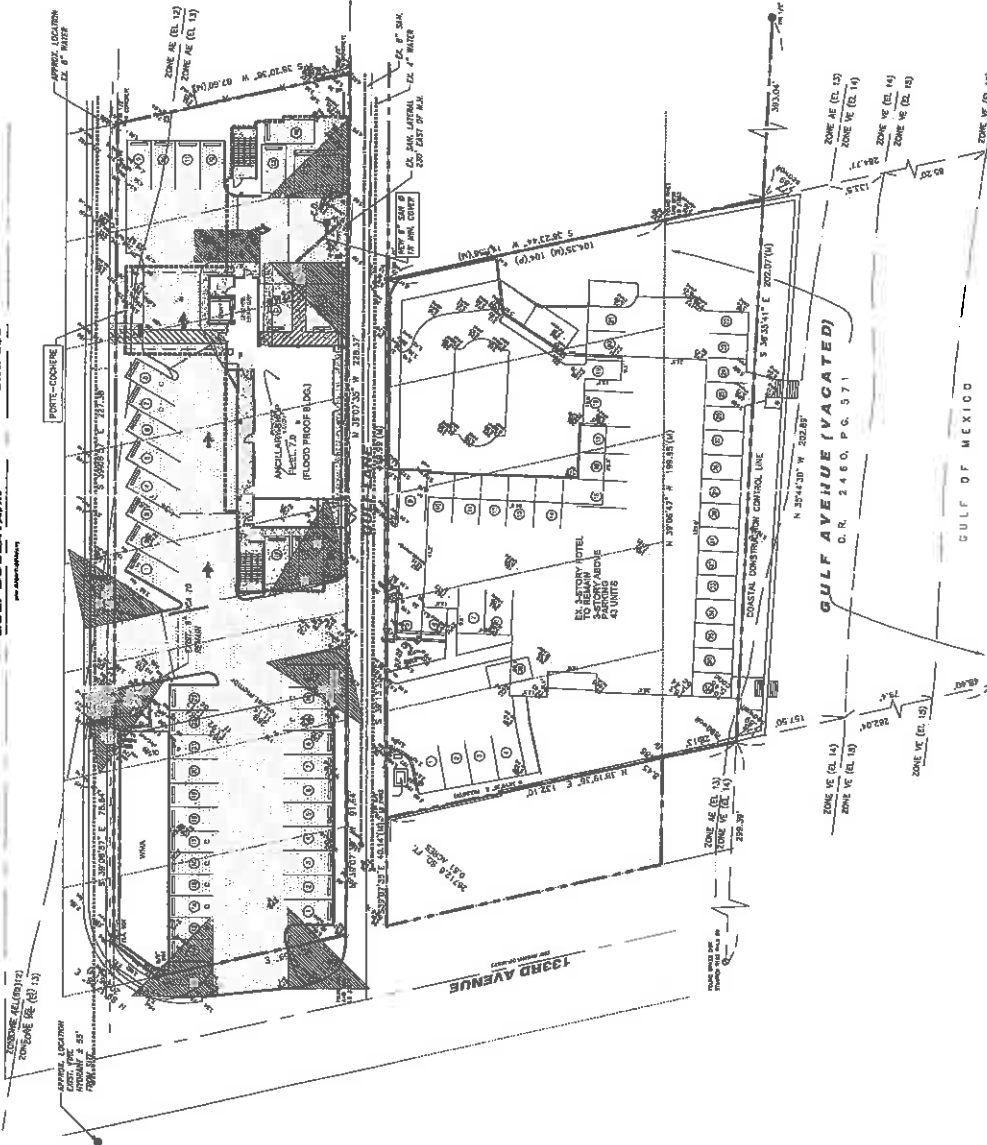
ALL UTILITIES SERVING THE FACILITY MUST
 BE LOCATED UNDERGROUND

LEGEND

EXIST. SAN. SEWER
 NEW SAN. SEWER
 EXIST. WATER SERVICE
 NEW WATER SERVICE
 NEW SAN. MANHOLE
 NEW CLEAN-OUT(C.O.)
 POINT OF CONNECTION
 OF NEW UTILITY TO EXIST.
 T.O.
 T.M.
 T.A.
 T.S.
 T.P.S.
 T.F.S.
 T.F.S.

S.R. 699

GULF BOULEVARD



This instrument prepared by and return to: _____

Richmond C. Flowers, Esq.
Ruden McClosky
150 Second Avenue North, 17th Floor
St. Petersburg, FL 33733

Space above this line for recorder's use only

WARRANTY DEED

THIS WARRANTY DEED ("Deed") is made on this 3rd day of August, 2005, by **SANDS OF MADEIRA, LLC**, a Florida limited liability company ("Grantor"), whose address is 211 North 15th Street, Tampa, Florida 33605, in favor of **BAREFOOT BEACH RESORT SOUTH, LLC**, a Florida limited liability company ("Grantee"), whose address is 475 Central Avenue, The Kress Building, Suite 205, St. Petersburg, Florida 33701.

WITNESSETH, that Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed unto Grantee and its successors and assigns forever, all of that certain land, situate, lying, and being in the County of Pinellas, State of Florida, as more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located on such land and all and singular the rights and appurtenances pertaining thereto, including any right, title, and interest of Grantor in and to the adjacent streets, roads, alleys, and rights-of-way (collectively, the "Property").

This conveyance is made and accepted subject to the exceptions set forth on Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions"); provided, however, the reference herein to the Permitted Exceptions shall not serve to reimpose same.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

AND Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[The Remainder of This Page Was Intentionally Left Blank;
Signatures to Follow on the Next Page]

IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

"Grantor"

SANDS OF MADEIRA, LLC, a Florida limited liability
company

Pamela A. Caskey
Print Name: Pamela A. Caskey
E.C. Langford
Print Name: E.C. Langford

By: George H. Lorton
George H. Lorton, Managing Member

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 3rd day of August, 2005, by George H. Lorton, as Managing Member of SANDS OF MADEIRA, LLC, a Florida limited liability company, on behalf of the limited liability company. He is either [CHECK WHERE APPLICABLE] personally known to me, or has produced a driver's license as identification.

(Notarial Seal)



Pamela A. Caskey
Commission # DB310143
Expires May 7, 2008
Serialized Tray Foin - Incorporated, Inc. 800-386-7010

Pamela A. Caskey
Print Name: Pamela A. Caskey
NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND

LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2005 and subsequent years, not yet due and payable.
2. Subject to the residual royalty rights of Coastal Petroleum Company, or its assigns resulting from any agreement with the Trustees of the Internal Improvement Fund of the State of Florida; also subject to oil, gas and mineral leases from the Trustees of the Internal Improvement Fund of the State of Florida, to, Coastal Petroleum Company, recorded in Deed Book 1184 page 399, and any modifications or additions to any of such leases pertaining to oil, gas, sulphur, and all minerals, on or under said lands, with the understanding that the removal of same will only be done by means other than entering upon or using the surface of said lands.
3. Due to all or a part of the premises described herein being artificially filled in land in what was formerly navigable waters, this Policy is subject to the right of United States government and/or the State of Florida, arising by reason of the United States government's control over navigable waters in the interest of navigation and commerce and/or the inalienable right of the State of Florida in the lands and/or waters of such character.
4. Any portion of subject property lying below the mean high water mark of the Gulf of Mexico.

Lynn Rosetti

Planning Director

City of Madeira Beach

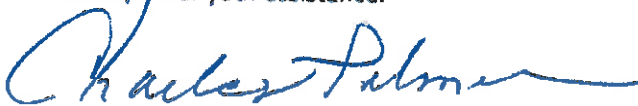
Madeira Beach, Florida 33708

November 13, 2014

Re: Barefoot Beach Resort
13320 Gulf Boulevard

This is to act as written authorization to confirm that Jack Bodziak, Architect of John A. Bodziak Architect A.I.A. P.A. is here-in authorized to act as my agent in the processing of the sita plan including the rezoning of the property to a P.D (planned development).

Thank you for your assistance.



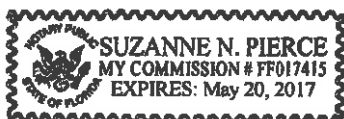
Charles Palmer
Managing Member
Barefoot Beach Resort South, L.L.C.

STATE OF FLORIDA
COUNTY OF PINELLAS

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO BEST OF MY/OUR KNOWLEDGE  (APPLICANT SIGNATURE), CHARLES PALMER. THE FOREGOING AS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF NOVEMBER, 2014 WHO HAS PRODUCED PERSONALLY AS IDENTIFICATION. RODWIN



Signature of Notary Public, State of Florida



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

BAREFOOT BEACH RESORT SOUTH, LLC

Filing Information

Document Number	L05000026243
FE/EIN Number	202993469
Date Filed	03/15/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/19/2012
Event Effective Date	NONE

Principal Address13238 GULF BLVD
MADEIRA BEACH, FL 33708

Changed: 04/01/2010

Mailing AddressBAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917

Changed: 04/08/2009

Registered Agent Name & AddressPALMER, CHARLES G
13238 GULF BLVD
MADRIRA BEACH, FL 33708

Name Changed: 04/08/2009

Address Changed: 01/04/2012

Authorized Person(s) Detail**Name & Address**

Title MGR

PALMER, CHARLES G

56

13238 GULF BOULEVARD
MADEIRA BEACH, FL 33708

Title Manager

Huffman, Aaron C
13238 GULF BLVD
MADEIRA BEACH, FL 33708

Annual Reports

Report Year	Filed Date
2013	01/27/2013
2014	02/24/2014
2015	01/20/2015

Document Images

01/20/2015 -- ANNUAL REPORT	View image in PDF format
02/24/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
12/19/2012 -- LC Amendment	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- ANNUAL REPORT	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
04/08/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
11/15/2006 -- REINSTATEMENT	View image in PDF format
03/15/2005 -- Florida Limited Liabilities	View image in PDF format

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State of Florida, Department of State

PINELLAS COUNTY PROPERTY APPRAISER'S DATA BASE INFORMATION

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

WM

15-31-15-02741-000-0001**Compact Property Record Card**[Portability
Calculator](#)**Data Current as of April
09, 2015**[Email](#) [Print](#) [Radius
Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BBSR CONDO ASSN INC 13238 GULF BLVD MADEIRA BEACH FL 33708-2633	13220 GULF BLVD MADEIRA BEACH

**Property Use:** 0041 (Condo Common Area Assn Own - open/green space (939))**Living Units:**[\[click here to hide\]](#) **Legal Description**

BAREFOOT BEACH RESORT SOUTH CONDO COMMON ELEMENTS

☐ <u>File for Homestead Exemption</u>			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
14526/0779		121030278021	Check	157/060

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$0	\$0	\$0	\$0	\$0

[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
2014	No	\$0	\$0	\$0	\$0	\$0
2013	No	\$0	\$0	\$0	\$0	\$0

2014 Tax Information[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills October 31

Tax District:

[MB](#)

2014 Final Millage Rate

18.0949

2014 Est Taxes w/o Cap or
Exemptions

\$0.00

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	V/I
12 Aug 2005	14526 / 0779 	\$9,800,000	U	I
25 Sep 2003	13095 / 1481 	\$4,000,000	U	I
	05213 / 0818 	\$40,000	U	
	05213 / 0818 	\$40,000	U	

2014 Land Information

Seawall: No

Frontage: Gulf of Mexico

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Wasteland/Marsh (96)	0x0	45000.00	1.0700	1.0000	\$48,150	AC
Vacant (00)	0x0	100.00	33827.0000	1.0000	\$3,382,700	SF
Vacant (00)	0x0	40.00	19385.3800	1.0000	\$775,415	SF

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIRESPRINK	\$2.30	21,135.00	\$48,610.50	\$33,055.00	1994
ELEV STOP	\$6,000.00	4.00	\$24,000.00	\$12,480.00	1994
ELEV PASS	\$45,000.00	1.00	\$45,000.00	\$23,400.00	1994
FENCE	\$14.00	200.00	\$2,800.00	\$1,456.00	1994
PATIO/DECK	\$9.00	500.00	\$4,500.00	\$2,340.00	1994
POOL	\$40,000.00	1.00	\$40,000.00	\$20,800.00	1994

[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 office in which the structure is located.

Permit Number

Description

Issue Date

Estimated Value

No Permit Data Found



NOTIFICATION



THE CITY OF MADEIRA BEACH, FLORIDA AGENDA

PLANNING COMMISSION/LOCAL PLANNING AGENCY

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

7:00 P.M.

MONDAY, APRIL 13, 2015

RECREATION CENTER

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: March 9, 2015

IV. NEW BUSINESS

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

APPLICATION REZONING 2015-03

Property Owner:

Barefoot Beach Resort South, LLC

P. O. Box 10210

Forth Smith, Arkansas. 72917-0210

Property Address: 13220 Gulf Boulevard

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

DIVISION 10. PD, PLANNED DEVELOPMENT

Sec. 110-386. Purpose.

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

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

Sec. 110-387. Uses permitted.

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

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

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

(1) *Consistency with the comprehensive plan.* All zoning district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.

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

(3) *Adequate public facilities.* The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.

(4) *Public interest.* Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

(5) *Consistency with land development regulations.* Zoning district designations shall be consistent with the purpose and intent of these land development regulations.

Request:

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

Notification: 124 property owners were notified

B. Madeira Beach Evaluation and Appraisal Notification Letter

V. PLANNING COMMISSIONER DISCUSSION

VI. OLD BUSINESS

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

VII. REPORTS

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

VIII. NEXT MEETING: May 11, 2015

IX. ADJOURNMENT

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

Agenda Posted 3/31/2015



Darefoot Isach

PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 30 Mar 2015

Subject Parcel: 15-31-15-02741-000-0001

Radius: 200 feet

Parcel Count: 133 *(124 which excludes duplicates)*

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

Total pages: 6

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 BRANCH- COURTHOUSE**

315 Court St. - 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408

COMMERCIAL APPRAISALS:

TEL: (727) 464-3284

RESIDENTIAL APPRAISALS:

TEL: (727) 464-3643 (C/W)

☐ **NORTH COUNTY**

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

☐ **TYRONE (SOUTH)**

1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**

CUSTOMER SERVICE CENTER - WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 - Clearwater, FL 33757

62

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

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

COSTA, MICHAEL A
COSTA, ILEANA
13302 GULF BLVD
MADEIRA BEACH FL 33708-2514

SANDERS, WILLIAM N
SANDERS, CAROLYN S
13301 GULF LN
MADEIRA BEACH FL 33708-2535

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

LLAUGET, RONALD F
LLAUGET, ROSE A
19905 READING RD
LUTZ FL 33558-5006

HARNEY, BRUCE C
HARNEY, RENE O
13202 GULF BLVD
MADEIRA BEACH FL 33708-2633

MEYER, JAMES
MEYER, ANGELA
13307 GULF LN UNIT B
MADEIRA BEACH FL 33708-2535

CHAMBRE CONDO ASSN INC
C/O CHAMBRE CONDO MGMT
13336 GULF BLVD
MADEIRA BEACH FL 33708-2553

CALLIS, RAMONA
FLANAGAN, WENDY
12104 FOXPOINT DR
MARYLAND HEIGHTS MO 63043-2108

PRICE, JAMES M
225 2ND ST BOX 129
RODNEY ON N0L 2C0

JUEDES, GAYLE A
13336 GULF BLVD APT 104
MADEIRA BEACH FL 33708-2550

COFFMAN, DAVID E & DEBBIE M TRUST
COFFMAN, DAVID E TRE
7315 W HILLSIDE RD
CRYSTAL LAKE IL 60012-2926

RAYMOND, LAUREN S
STUART, LESLEY A TRUST
11423 112TH AVE
LARGO FL 33778-3726

LEONARD, JOEL T
1064 KNOLLWOOD RD
DEERFIELD IL 60015-3317

ARCHAMBAULT, DEWEY G
13336 GULF BLVD 204
MADEIRA BEACH FL 33708-2551

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH WI 54956-3314

SULLIVAN, JASON LAWRENCE
SULLIVAN, JULIE PATRICIA
PO BOX 405
BAY BULLS NL A0A 1C0

W K E M LLC
130 HICKORY LN
LEBANON OH 45036-2318

ADAMS, JAMES M
ADAMS, LINDA L
3116 ENSIGN AVE N
NEW HOPE MN 55427-2427

LEWCZUK, ROMAN R
DEMERLING, LARRY P
22 LLOYMINN AVE
ANCASTER ON L9G 1H3

DE RUBEIS, BEN A
CHETCUTI, PATRICK
4 HUGHSON ST S STE # 301
HAMILTON ON L8N 3Z1

NAPARIU, JOHN S
NAPARIU, MARIE L
4448 S CREEKSIDE DR
NEW PALESTINE IN 46163-9553

LUDWIG, JOHN J
235 EMILY PARK RD RR# 2
OMEMEE ON K0L 2W0

PETERSON, COURTNEY D
PETERSON, CAROL J
807 8TH ST N
VIRGINIA MN 55792-2317

PETERSON, JOYCE E
PETERSON, FRANCES
13195 GULF LANE # 402
MADEIRA BEACH FL 33708-2556

MADEIRA DEL SOL CONDO ASSN INC
540 SPITFIRE ST # 28
WOODSTOCK ON N4T 0C2

YORK, MICHAEL S
YORK, ALTA C
13195 GULF LN APT 301
MADEIRA BEACH FL 33708-2556

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

IGNOFFO, JOSEPH T
COLBY, PAMELA D
13306 GULF BLVD
MADEIRA BEACH FL 33708-2514

ARMAS, IGNACIO
ARMAS, TERESA
13303 GULF LN
MADEIRA BEACH FL 33708-2535

MIGONE, RUBEN A
MIGONE, ANA B
228 KITTANNING PIKE
PITTSBURGH PA 15215-1430

KLINE FAMILY TRUST
KLINE, JOHN MICHAEL TRE
10 RIVAGE
NEWPORT COAST CA 92657-0100

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH FL 33708-2535

DEBAISE, LOUIS A
DEBAISE, MARTHA A
4946 19TH ST N
ST PETERSBURG FL 33714-3308

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FL
1114 17TH AVE S STE 205
NASHVILLE TN 37212-2215

MADEIRA BAY MARINA LLC
4701 TROUSDALE DR SUITE 202
NASHVILLE TN 37220

CSEPLO, STEPHEN
CSEPLO, LUZETTE
4365 CONTERBURY WALK DR
DULUTH GA 30097-8158

WILLARD, KATHLEEN A
13336 GULF BLVD # 404
MADIERIA BEACH FL 33708-2552

MEYER, JAMES A
MEYER, ANGELA C
13307 GULF BLVD UNIT B
MADEIRA BEACH FL 33708-2535

RAY, BARBARA REVOCABLE LIVING TRUST
RAY, BARBARA TRE
PO BOX 86005
MADEIRA BEACH FL 33738-6005

BOSCIA REVOCABLE TRUST
BOSCIA, MICHAEL M TRE
1671 E GATE DANCER CIR
INVERNESS FL 34453-3395

FRANK, FRED B
13255 GULF LN
MADEIRA BEACH FL 33708-2533

MORRISON, JACQUELINE D
125 WILSON ST W
ANCASTER ON L9G OB3

MORRISON, GARY B
MORRISON, DIANA E
1000 CREEKSIDE DR UNIT 601
DUNDAS ONT L9H 7S6

BERTOLDI, JOSPEH TODD
BERTOLDI, GLORIA J
3409 S OMAR AVE
TAMPA FL 33629-8213

HATFIELD, GLENDA L
HATFIELD, ALLEN B
70 SKEES RD
BIG CLIFTY KY 42712-6846

EISLER, JAN L TRE
13336 GULF BLVD APT 304
MADEIRA BEACH FL 33708-2552

DEIDA, DAVID
6822 22ND AVE N # 142
ST PETERSBURG FL 33710-3918

HAGEN, SANDRA S
13195 GULF LN UNIT 302
MADEIRA BEACH FL 33708-2556

KATZ, IVAN
7037 SUNSET DR # 703
SOUTH PASADENA FL 33707-2880

MIDDLEBRO, JOHN H
MIDDLEBRO, EDITH A
525 4TH AVE "A" WEST
OWEN SOUND ON N4K 4Z6

HEDRICK LIVING TRUST
HEDRICK, JERRY L TRE
503 TOMAHAWK TRL
BRANDON FL 33511-8085

CAMPBELL, MARTHA E
13195 GULF LN APT 102
MADEIRA BEACH FL 33708-2555

SMITH, CHARLES E
13304 GULF BLVD
MADEIRA BEACH FL 33708-2514

DE MASCIO, VINCENT A
DE MASCIO, JANET
2 WADE RD
ANCASTER ON L9G 3Y2

PETRINI, RONALD R
316 LOTUS PATH
CLEARWATER FL 33756-3830

MC DONAGH, CHRISTOPHER N & LENA H
TRUST
MC DONAGH, LENA H TRE
C/O MC DONAGH, CHRISTOPHER N & LENA H
TRUST
PO BOX 4
EAST DURHAM NY 12423-0004

THORNBERRY FAMILY TRUST
THORNBERRY, RICHARD P TRE
3235 SODA CANYON RD
NAPA CA 94558-9459

MADEIRA BAY MARINA LLC
4701 TROUSDALE DR SUITE 202
NASHVILLE TN 37220

FALA, JOSEPH A
FALA, KATHLEEN
2718 45TH WAY N
ST PETERSBURG FL 33713-3235

WEIS, WENDY
1715 HWY 9
NEWMARKET ON L3Y 4V9

COFFEE, JOHN G
COFFEE, BARBARA
1403 HAWKSHEAD LN
LOUISVILLE KY 40220-3820

GERMANI, ENRIQUE FERNANDO
HAZ, PATRICIA ELIZABETH
6425 COACHFORD WAY
MISSISSAUGA ON L5N 3V8

PRUETT, EDDIE B
PRUETT, BARRY B
7600 BAYSHORE DR APT 705A
TREASURE ISLAND FL 33706-3554

BURMEISTER, JANET CHESNEY LIV TRUST
BURMEISTER, JANET CHESNEY TRE
233 REX PL APT G
MADEIRA BEACH FL 33708-1933

BUCKLER, JAMES A
BUCKLER, LYNNE M
24 MILLSTONE
UNIONVILLE ON L3R 7M3

CARHART, STEVEN D
13235 GULF BLVD UNIT 607
MADEIRA BEACH FL 33708-2632

BBRS CONDO ASSN INC
13238 GULF BLVD
MADEIRA BEACH FL 33708-2633

ALANAI LLC
10134 S FULTON CT
ORLANDO FL 32836-3707

PEKAR, VLADISLAV
PEKAR, YELENA
5923 BROWDER RD
TAMPA FL 33625-4128

KRASAVTSEVA, ILONA
STEBLEV, ANTON
10877 95TH ST N
LARGO FL 33773

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639

MARTINOVIC, PAVO
MARTINOVIC, DEBBIE
189 BECKWICK RD
THUNDER BAY ON P7G 1N7

STEWART, CHARLES
STEWART, AUSILIA
484 CRIMSON OAK TRL
OAKVILLE ON L6H 7A3

ALPINA INVESTMENTS INC
8032 13TH AVE S
ST PETERSBURG FL 33707-2711

ROCHOWIAK, GARY A LIVING TRUST
ROCHOWIAK, GARY A TRE
6427 PONTIAC DR
INDIAN HEAD PARK IL 60525-4348

STEVENS, JOHN B TRUST
STEVENS, JOHN B TRE
607 LADIN LN
LAKEWAY TX 78734-4101

YURASKO, FRANK N
JORGENSEN, JOSEPH
7840 9TH AVE S
ST PETERSBURG FL 33707-2731

MADEIRA BAY MARINA LLC
4701 TROUSDALE DR SUITE 202
NASHVILLE TN 37220

SCANLON, DANIEL J
SCANLON, DEBORAH A
2847 COVENTRY GREEN
HAMBURG NY 14075-5856

WILDE, BILL
WILDE, BRENDA
108 NEW CITY RD
STAFFORD SPRINGS CT 06076-3536

MADEIRA BAY MARINA LLC
4701 TROUSDALE DR SUITE 202
NASHVILLE TN 37220

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH AR 72917-0210

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH AR 72917-0210

RUDZIK, ROBERT J
RASHID-RUDZIK, THERESA
3184 RAVINEWOOD DR
COMMERCE TOWNSHIP MI 48382-1474

STILLIE, JONATHAN M
CLARK-STILLIE, CARINA M
2806 BAYPOINTE CIR
TAMPA FL 33611-2845

STROUPE, SONDRA ELISABETH
4579 SUMMERSIDE DR
CLOVER SC 29710-8674

MADDEN, HALEIGH G
908 MAIN ST UNIT 3D
EVANSVILLE IN 47708

CRETACCI, JOHN
CRETACCI, JOANNE R
14 GRASSPOINTE DR
AMHERST NY 14228-2815

SCANLOON LLC
8269 ACADIAN LN
SEMINOLE FL 33777-4455

JARES, ROBERT J
JARES, SONA
672 STANHOPE DR
CASSELBERRY FL 32707-5726

HURLEY, MICHAEL
HURLEY, CONNIE M
4070 CLARDON DR
WILLIAMSVILLE NY 14221-7302

PEARTREE INVESTMENTS LLC
4817 STANLEY FARM CT
LA GRANGE KY 40031-6715

REYNOLDS, KEVIN M
REYNOLDS, PAMELA M
635 SE 47TH LOOP
OCALA FL 34480-4769

NOROUZIAN, MIRYOUSEF
KING, KATHLEEN C
9250 CUPSTONE DR
GALENA OH 43021-9783

TULL, DAVID
TULL, JILL
5546 WELLFIELD RD
NEW PORT RICHEY FL 34655-4314

MINA, MANUEL
MINA, VIRGINIA
C/O MINA, MANUEL
13000 GULF LN APT 504
ST PETERSBURG FL 33708-4605

LINDAUER, WILLIAM TRE
LINDAUER, MELINDA TRE
PO BOX 591
WAYNESVILLE OH 45068-0591

MELTON, PAUL
MELTON, ANNE MARIE
10120 WORTHY LAMB WAY
NEW PORT RICHEY FL 34654-3632

DE MELO, FIRMO
DE MELO, TERESA
7 LINKS LN
BRAMPTON ON L6Y 5G9

DUGGAN, NANCY J
93 TREEHAVEN RD
BUFFALO NY 14224-3638

JAQUETT, FRANK L
JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE PA 19390-9542

MORAWSKI, JOHN M
MORAWSKI, BARBARA C
600 RANVEEN ST
WHITE LAKE MI 48386-2857

FINNERAN, TIMOTHY
FINNERAN, NATALIE
8527 TIDAL BAY LN
TAMPA FL 33635-6283

DOWNING, CHRISTOPHER C
DOWNING, MARY B
312 TEMPEST DR
PEACH TREE CITY GA 30269-4280

WARRINGTON, DOUGLAS
125 MARTELLAGO DR
VENICE FL 34275-6603

MADEIRA BAY MARINA LLC
4701 TROUSDALE DR SUITE 202
NASHVILLE TN 37220

HEREFORD, JEANNE B REVOCABLE TRUST
HEREFORD, JEANNE B TRE
1400 N WOODLAWN # 10B
WICHITA KS 67208-2460

ROBINSON, CHERRIE
8461 MONARCH CIR N
SEMINOLE FL 33772-3953

MILLINGTON, JOHN
MILLINGTON, JUNE
130 MANSFIELD DR
ANCASTER ON L9G 1M7

CROSSGATE PARTNERS LLC
7320 MC GINNIS FERRY RD
SUWANEE GA 30024-1269

AZZURI LTD
67 DECARIE CIR
ETOBICOKE ON M9B 3J1

CHAPPLE, ALAN
211 RONAN AVE
TORONTO ON M4N 2Y7

LAGUE, NORBERT G
LAGUE, MONIQUE BARBARA
487 PINELLAS BAYWAY # 207
TIERRA VERDE FL 33715-1975

DI DOMENICO, ANTOINETTE
2523 YUKON CLIFF DR
RUSKIN FL 33570-6346

BABCOCK, LANCE
BABCOCK, CAROL-ANNE
52 LONDON DR
CHATHAM ON N7L 5J1

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY NJ 07866-2808

COFFEE, JOHN G
COFFEE, BARBARA
1403 HAWKSHEAD LN
LOUISVILLE KY 40220-3820

RAGHEB, EMAD
RAGHEB, SAMIH
13235 GULF BVLD UNIT 414
MADEIRA BEACH FL 33708

TRIGILIO, THOMAS D
TRIGILIO, SALVATORE S
4993 EASTBROOKE PL
WILLIAMSVILLE NY 14221-4125

EQUITY TRUST CO CUST
1305 ARBUCKLE CREEK RD
SEBRING FL 33870-6802

GUARINO, ROSS A JR
GUARINO, LISA KLAS
3085 ANGLE RD
ORCHARD PARK NY 14127-1401

LIPAROTO, PAUL M
LIPAROTO, DARLENE
376 SHEFFIELD CIR
PALM HARBOR FL 34683-5740

BABCOCK, LANCE R
BABCOCK, CAROL-ANNE
52 LONDON DR
CHATHAM ON, N7L 5J1

LEARY, PATRICK J
LEARY, SUSAN R
19 HILL VALLEY DR
LANCASTER NY 14086-1054

LET'S GO TO THE BEACH LLC
567 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2368

KERN, THOMAS L REV TRUST
KERN, THOMAS L TRE
1520 FINEFROCK RD
FREEMONT OH 43420

WILHELM, WAYNE G
WILHELM, KATHY
8131 LEAH CT
WILLIAMSVILLE NY 14221-8500

B A C HOME LOANS SERVICING LP
1661 WORTHINGTON RD STE 100
WEST PALM BEACH FL 33409-6493

BUSCHMANN, KLAUS PETER
BUSCHMANN, REGINA E
HAMMER STRASSE 176
48153 MUENSTER

TAGGART, MARIANNE JANE
POTGIESSER, LARRY DALE
6926 SPRINGBROOK
KALAMAZOO MI 49004-9666

DIFEO, FRANK
DIFEO, KATHLEEN
23 OFFER ST
BRADFORD MA 01835-7005

PUBLIC COMMENTS RECEIVED

Rosetti, Lynn

From: Frank P Difeo <frank.difeo@verizon.net>
Sent: Wednesday, April 8, 2015 4:55 PM
To: Rosetti, Lynn
Subject: Subject Concerning rezoning of property across from Madeira Bay Resort 13235 Gulf Blvd.

Importance: High

Subject Concerning rezoning of property across from Madeira Bay Resort 13235 Gulf Blvd.
**

I Frank Difeo, owner of Unit 402 in Madeira Bay Resort am not against development, if it complies with the present zoning when we purchased our unit.

I purchased based on present zoning which provides gulf views.

The Proposed rezoning will change all that if approved.

Obstruction of those views will reduce my property value and rental income.

This reduction will cost the city money in lost tax revenue.

The proposed set back of five feet off Gulf Boulevard and zero feet off Gulf Lane are excessively intrusive.

The recent addition of median islands have eliminated the ability to turn North on Gulf Boulevard from 130th and 131st streets and has made Gulf Lane the only option for entering this busy highway.

Please note, the dumpster doors open out onto Gulf Lane.

A five foot setback on Gulf Boulevard will create a sound tunnel eliminating the quiet enjoyment of the use of balconies of the existing building.

A six story building directly in front of my Unit will block the view and amplify the traffic noise more than it is already.

I respectfully Request this be read at the meeting for the Record.

Regards, Frank Difeo

Rosetti, Lynn

From: kathy.w@kipoautogroup.com
Sent: Thursday, April 9, 2015 8:54 AM
To: Rosetti, Lynn
Cc: Tom Slack; Joe
Subject: Rezoning of 13220 Gulf Blvd.

Hi Ms. Rosetti:

I am sorry but I forgot to add that I am not local and am unable to attend the meeting. I would like the letter below read at the meeting on Monday April 13, 2015.

Thank you,
Kathy Wilhelm

Ms. Rosetti:

I am an owner at the Madeira Bay Resort at 13235 Gulf Blvd. and also own other beach properties in the area. I recently received the notice from the Planning Commission regarding the rezoning of the property across the street from us. Unfortunately for those of us who are not familiar with the planned development language I had to further investigate to find out what this means to me as an owner. Simply put...a 6 story condo directly in front of our building that will remove any view that we may currently have. I find it curious that the agenda you mailed me was not more specific and easier to understand.

As an owner, I purchased my condo because of the view from the balcony, its close proximity to the beach and the laid back atmosphere of Madeira Beach. Had I wanted large buildings I would have purchased in Clearwater or St. Pete. It is common knowledge that you pay more for beach property with a view so it would also make sense that you pay less for a condo with no view I am not opposed to development to this parcel but I am against the rezoning of the land.

There is no question that this zoning change will directly impact my financial investment and with a lack of rentals all owners at the Madeira Bay resort will be affected as will the city of Madeira Beach with a lack of tax revenue.

I strongly urge you to not allow this zoning change to take place. A building view is NOT what I purchased!

Thank you for your consideration.
Regards,
Kathy Wilhelm

Rosetti, Lynn

From: Finneran, Tim <Tim.Finneran@Level3.com>
Sent: Wednesday, April 8, 2015 3:31 PM
To: Rosetti, Lynn
Cc: Tom Slack; Finneran, Natalie2
Subject: Tim and Natalie Finneran - Oppose Rezone Application for 13220 Gulf Blvd from R-3 to PD
Attachments: Notice of planning commission meeting.pdf

Ms. L. Rosetti of The City of Madeira Beach,

Tim and Natalie Finneran, property owners of Unit #207 in the Madeira Bay Resort, at 13235 Gulf Blvd, respectfully oppose the application to rezone the property located at 13220 Gulf Blvd from R-3 to PD for the following reasons:

- We are not against further development of 13220 Gulf Blvd, if it complies with present R-3 zoning criteria. One of the reasons we purchased our property is based on the present zoning for 13220 Gulf Blvd.
- We purchased our property based on present zoning which provides gulf views from Madeira Bay Resort. Obstruction of those views will reduce property values and rental income. This reduction could also cost the city money in tax revenue lost.
- The proposed set back of five feet off Gulf Boulevard and zero feet off Gulf Lane is excessively intrusive. The recent addition of the median islands have eliminated the ability to turn north on Gulf Blvd from 130th and 131st streets and has made Gulf Lane the only option for entering this busy highway. Please note, the dumpster doors open out onto Gulf Lane.
- A five foot setback on Gulf Blvd will create a sound tunnel eliminating the quiet enjoyment of the use of balconies of the existing building.

In the end, if this rezoning for 13220 Gulf Blvd is approved, it will affect the gulf views, property values, rental income and noise levels for the our property at the Madeira Bay Resort. Please have our email read into record at the upcoming Monday, April 13, 2015 meeting at 7:00pm eastern standard time.

Thank you for your support and your willingness to hear from your Madeira Beach residents.

Tim Finneran
727-409-2252

Rosetti, Lynn

From: Tony Iozzo <tonyiozzo33@rogers.com>
Sent: Wednesday, April 8, 2015 5:46 PM
To: Rosetti, Lynn
Cc: tom@trsinc.com
Subject: Owner Unit 510 Madeira Bay Resort

Hi, I am the owner of Unit of 510 at Madeira Bay Resort and am concerned of the reasoning in the proposed construction of Barefoot Beach Resort. **Please read this email at the Planning Commission meeting scheduled April 13th 2015.**

See my main concerns below:

- We are not against development, if it complies with present zoning criteria that we purchased our units under.
- I purchased based on present zoning which provides gulf views. Obstruction of those views reduces property values and rental income. This reduction costs the city money in tax revenue lost.
- The proposed set back of five feet off Gulf Boulevard and zero feet off Gulf Lane are excessively intrusive. The recent addition of the median islands have eliminated the ability to turn north on Gulf Boulevard from 130th and 131st streets and has made Gulf Lane the only option for entering this busy highway. Please note, the dumpster doors open out onto Gulf Lane.
- A five foot setback on Gulf Boulevard will create a sound tunnel eliminating the quiet enjoyment of the use of balconies of the existing building.

Thanks

Tony Iozzo

Rosetti, Lynn

From: Brenda Wilde <b4wildone@aol.com>
Sent: Wednesday, April 8, 2015 9:22 PM
To: Rosetti, Lynn
Cc: tom@trsinc.com; boomerr5@msn.com; y2beaches@yahoo.com; joetj@aol.com
Subject: Planning Commission meeting~~April 13, 2015

Dear Ms Rosetti;

We, Bill and Brenda Wilde, are owners of Unit #211 at Madeira Bay Resort. We received a notice of a meeting that is to take place April 13, 2015- attempting to rezone the property across the street from our resort.

We purchased the property with the understanding that we would continue toenjoy views of the Gulf, have increases in property values and be able to maintain our rental income.

We are not against development as long as it complies with present zoning criteria, which is why we purchased our unit at Madeira Bay.

Additionally, Gulf Lane is the only option for entering Gulf Blvd since the addition of the median island. With the proposed construction, there will be Zero feet off Gulf Lane and only five feet set back off Gulf Blvd. This is excessively intrusive...not to mention the dumpster doors will open out right into Gulf Lane.

Finally, by rezoning and allowing this construction, it will create a "sound tunnel" eliminating the quiet enjoyment of the use of balconies and the pool at Madeira Bay resort s well as other existing buildings.

We strongly oppose the rezoning of the property across from Madeira Bay Resort and ask that this email be read into the record of the meeting on April 13, 2015.

Thank you for your consideration in this matter.

Sincerely,

Bill & Brenda Wilde 860-424-6172

b4wildone@aol.com 

-----Original Message-----

From: Tom Slack <tom@trsinc.com>
To: Tom Slack <tom@trsinc.com>
Sent: Wed, Apr 8, 2015 1:45 pm
Subject: URGENT - YOUR ACTION IS NEEDED

IMPORTANT TO YOUR INVESTMENT

An attempt is being made to rezone the property across from Madeira Bay Resort on Gulf Blvd. This will affect the gulf view, property value, rental income, noise level and enjoyment.

There is a Planning Commission meeting scheduled for April 13, 2015 at 7:00pm eastern standard time. Please find attached the information for the meeting including a building site plan.

Extremely important -- you can utilize the facts below.

If you are able to attend in person, that would be helpful as well.

Please send an email to: lrosetti@madeirabeachfl.gov

Please copy tom@trsinc.com so that we may provide your email communication to the board of directors as well. Ask to have your email read into the record of the meeting.

- We are not against development, if it complies with present zoning criteria that we purchased our units under.
- I purchased based on present zoning which provides gulf views. Obstruction of those views reduces property values and rental income. This reduction costs the city money in tax revenue lost.
- The proposed set back of five feet off Gulf Boulevard and zero feet off Gulf Lane are excessively intrusive. The recent addition of the median islands have eliminated the ability to turn north on Gulf Boulevard from 130th and 131st streets and has made Gulf Lane the only option for entering this busy highway. Please note, the dumpster doors open out onto Gulf Lane.
- A five foot setback on Gulf Boulevard will create a sound tunnel eliminating the quiet enjoyment of the use of balconies of the existing building.

Tom Slack C.A.M.
TRS
13030 Gulf Blvd
Madeira Beach, FL 33708
727-393-2534 Office
727-391-3855 Fax

Rosetti, Lynn

From: Matthew Lindauer <matthew.lindauer@gmail.com>
Sent: Thursday, April 9, 2015 8:36 AM
To: Rosetti, Lynn
Cc: tom@trsinc.com
Subject: Re: REZONING PROPOSAL FOR LOT 13220

Ma'am,

E-mail I sent you below should read "Madeira Bay Resort" throughout, not "Madeira Beach Resort." Had your beautiful beach on my mind when I was writing.

Apologies for the mistake and second email.

Many Thanks,
Matthew Lindauer
937-430-0170

On Thu, Apr 9, 2015 at 8:09 AM, Matthew Lindauer <matthew.lindauer@gmail.com> wrote:
Good Evening Ma'am,

I am a trustee of property within Madeira Beach Resort on Gulf Blvd.

I request to have the below read into the record at the City of Madeira Beach's April 13th Planning Commission meeting.

To whom it may concern,

The property of which I am a trustee faces seaward from the east side of Gulf Blvd. The rezoning of lot 13220 from R-3 to Planned Development (PD), consequently permitting construction above 3 stories, may greatly reduce the enjoyability, rentability, and value of our property and the property of our friends at Madeira Bay Resort.

My mother and father, both public school teachers, bought their condo at Madeira Beach Resort with their hard earned and saved dollars in 2010. It's a great source of pride for my mother, and something she longs to share with family and friends. She has pages of journal entries documenting one after another visitor falling in love with Madeira Beach as a direct result of their stay at her condo and always highlighted by views from the balcony.

Our property was purchased with an understanding that lot 13220 and surrounding lots were zoned "to maintain the unique beach community character [of Madeira] while working toward a vision of improved land and water uses [...] health, safety, and welfare of the City," as the Planning and Zoning mission states. The rezoning of lot 13220 will permanently change the "unique beach community character" for which so many of your Madeira Bay Resort citizens bought property and for which so many of their renters visit Madeira Beach.

Help maintain the vision of the Planning and Zoning mission statement, and help maintain the good faith and zones on which current Madeira Beach taxpayers purchased their property. Deny the proposed rezoning of lot 13220 from R-3 to PD.

Many Thanks,
Matthew Lindauer
937-430-0170

PRELIMINARY SITE PLAN REVIEW COMMENTS
DEUEL & ASSOCIATES

DEUEL & ASSOCIATES

CONSULTING ENGINEERS * LAND SURVEYORS * LAND PLANNERS
565 South Hercules Avenue, Clearwater, FL 33764 Office
(727) 822-4151, Fax (727) 821-7255

December 15, 2014

Lynn Rosetti, AICP
Community Development Director
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida, 33708

**RE: Barefoot Beach Hotel
13220 Gulf Boulevard
Madeira Beach, FL 33708**

Mrs. Rosetti:

In response to the City's request for a review of preliminary site plans for the proposed construction of a 5 story over garage, 73 unit hotel with 2,000 square foot ancillary retail space located at 14200 Gulf Boulevard, prepared by Northside Engineering Services, Inc. and John A. Bodziak, AIA Architect, PA, we offer the following comments:

Upon resubmittal please include a response narrative addressing each of the following engineering comments to expedite the review/approval process.

1) Submit a certified boundary survey signed and sealed by a Florida Registered Professional Surveyor.

2) Sec. 110-71. Plan must contain all relevant **existing, proposed and code requirement** information necessary for review and shall include (when applicable), but not be limited to the following:

1. Legal description and FEMA Flood Zone Information. (provided)
2. Existing use and proposed use. (provided)
3. Site area in square feet and acres. (provided)
4. Setbacks. (provided)
5. Lot lines. (provided)
6. North arrow and scale (engineering scale no smaller than one inch equals 50 feet). (provided)
7. Existing and proposed:
 - a. Gross floor area (in square feet).
 - b. Building coverage (in square feet).
 - c. Open (green) space (in square feet). (provided)

- d. Asphalt/Concrete Paving (and other impervious areas excluding building structures) (in square feet). (provided)
 - e. Density (number of residential dwelling units, or number of clients, etc.). (provided)
 - f. Parking space calculations. (provided)
 - g. Building height and number of stories. (provided)
 - h. Preservation areas (where applicable) in total square feet and indicating the proposed area being developed or altered.
- 8. Drainage plan.
 - 9. Landscape buffers. (provided)
 - 10. Solid waste disposal containers. (provided)
 - 11. Lighting, exterior and accent.
 - 12. Proposed sign plans (include size and location on-site).
 - 13. Tree survey indicating the species and size of all existing trees of four inches or greater, measured at breast height.
 - 14. Variances (if required). Provide a copy of the approved variance with the submitted site plan.
 - 15. Certified construction cost estimate (shall be determined by a qualified and licensed contractor, architect or engineer or professional estimating firm itemizing total costs in a certified estimate). (provided)
 - 16. A proposed landscape plan which shall: (provided)
 - a. Comply with section 106, article II (general landscaping regulations).
 - b. Indicate all tree and shrub sizes, species, locations, and quantities.
 - c. Contain a schematic design and layout of an underground irrigation system as required for all landscaping.
- 3) Provide sight visibility triangles at all access drive aisles, Sec 106-39 and Sec. 110-423.
- 4) Add the following note to the Landscape Plans, "When an access way intersects a public right-of-way or other access way, or when the subject property abuts the intersection of two or more public right-of-ways, all landscaping within the triangular areas described as [or] referred to as the "crossvisibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross visibility is not hindered will be allowed, provided they are located so as not to create a traffic hazard, as determined by the city.
- 5) Sec. 106-34. Commercial developments will require a minimum of ten percent landscape areas, exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 400 square feet or fraction thereof of required landscape area. (Please show calculations on plan).
- 6) If site development is to be done in phases then, per sec. 110-393, the proposed phases shall be shown on the overall development plan.

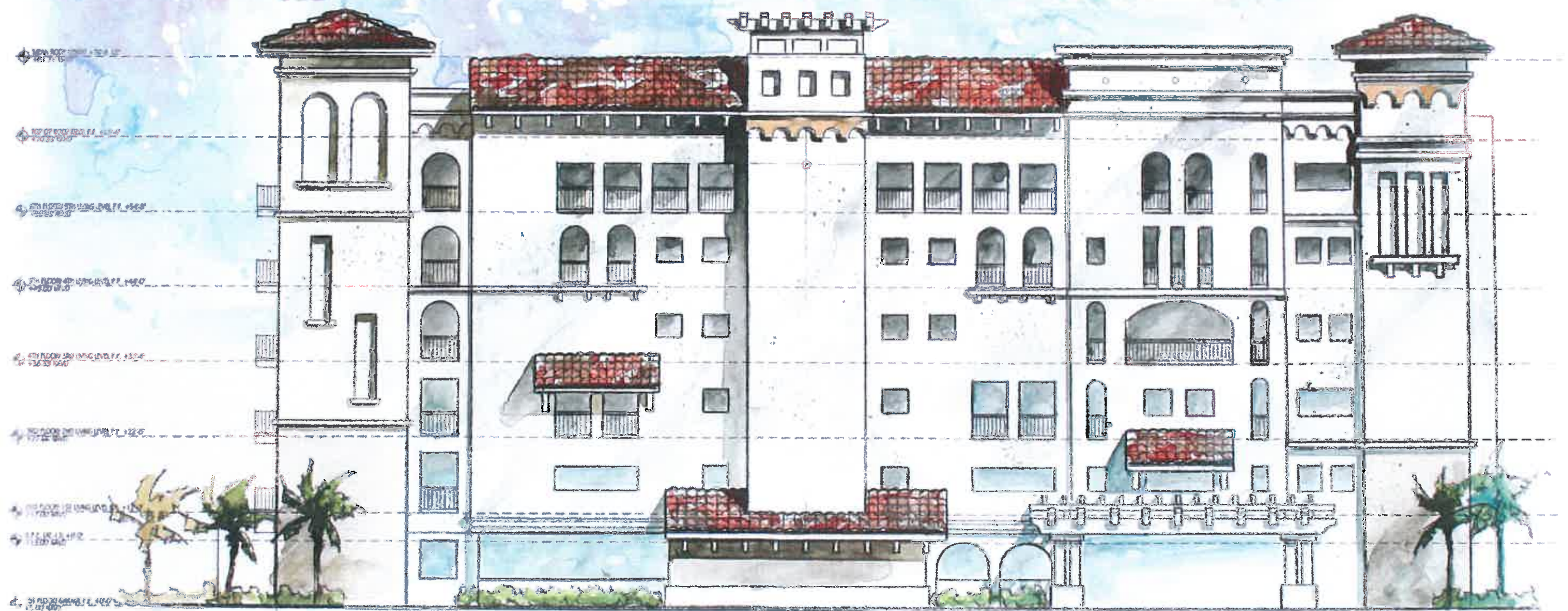
- 7) Per Sec 14-123, all utilities serving the proposed facility must be underground, please add a note to the plans and show connectivity.
- 8) One Handicapped parking space is located with a blind back-out. Relocate HC space.
- Barfoot Beach Hotel
12/15/2014
Page 3
- 9) One parking space located on the north side of the building is a blind back-out. Please relocate.
- 10) Provided handicapped parking calculation. Three HC spaces required, only 2 shown on plan.
- 11) Provide stormwater outfall control details and drainage connection detail to FDOT right of way.
- 12) From the information provided, it appears the propose site as graded, will create a standing water on Gulf Lane. Provide for Gulf Lane drainage.
- 13) Provide location and dimension of nearest fire hydrant.
- 14) Provided detailed utility connections located within the FDOT right of way, FDOT Utility permits may be required.
- 15) Proposed increase in impervious (vehicular use area) requires the site provide 1 inch of water quality per City Code Section 98-36. Provide supporting drainage calculations.
- 16) Note, Required Prior to Building Permit:
- a) Approved SWFWMD permit is required or a letter of exemption
 - b) Approved FDOT Drainage Connection Permit or letter of exemption
 - c) Approved FDOT Access Permit
 - d) A letter from the potable water provider (Pinellas County) stating that adequate capacity is available for the fire sprinkler demand requirements is required.
 - e) A letter from the sanitary sewer service provider (Pinellas County) stating there is adequate capacity is required.
 - f) Final Site Construction Plans signed and sealed by a Florida Registered Professional Engineer meeting the City of Madeira Beach's Code of ordinances
 - g) Note on Plans: Where necessary to accommodate proposed development, the applicant shall be responsible for the removal and/or relocation of any and all public utilities located on the subject site, including the granting of easements as may be required. This is regardless of whether the public utilities are known at the time of site plan approval or discovered subsequent to such approval. Any required relocation will require approval from the City's Community Services Department.

If you have any questions, or need additional information, please call me at (727) 822-4151.

Sincerely,
DEUEL & ASSOCIATES

A handwritten signature in cursive script, appearing to read "Albert Carrier".

Albert Carrier, PE, PSM
Principal



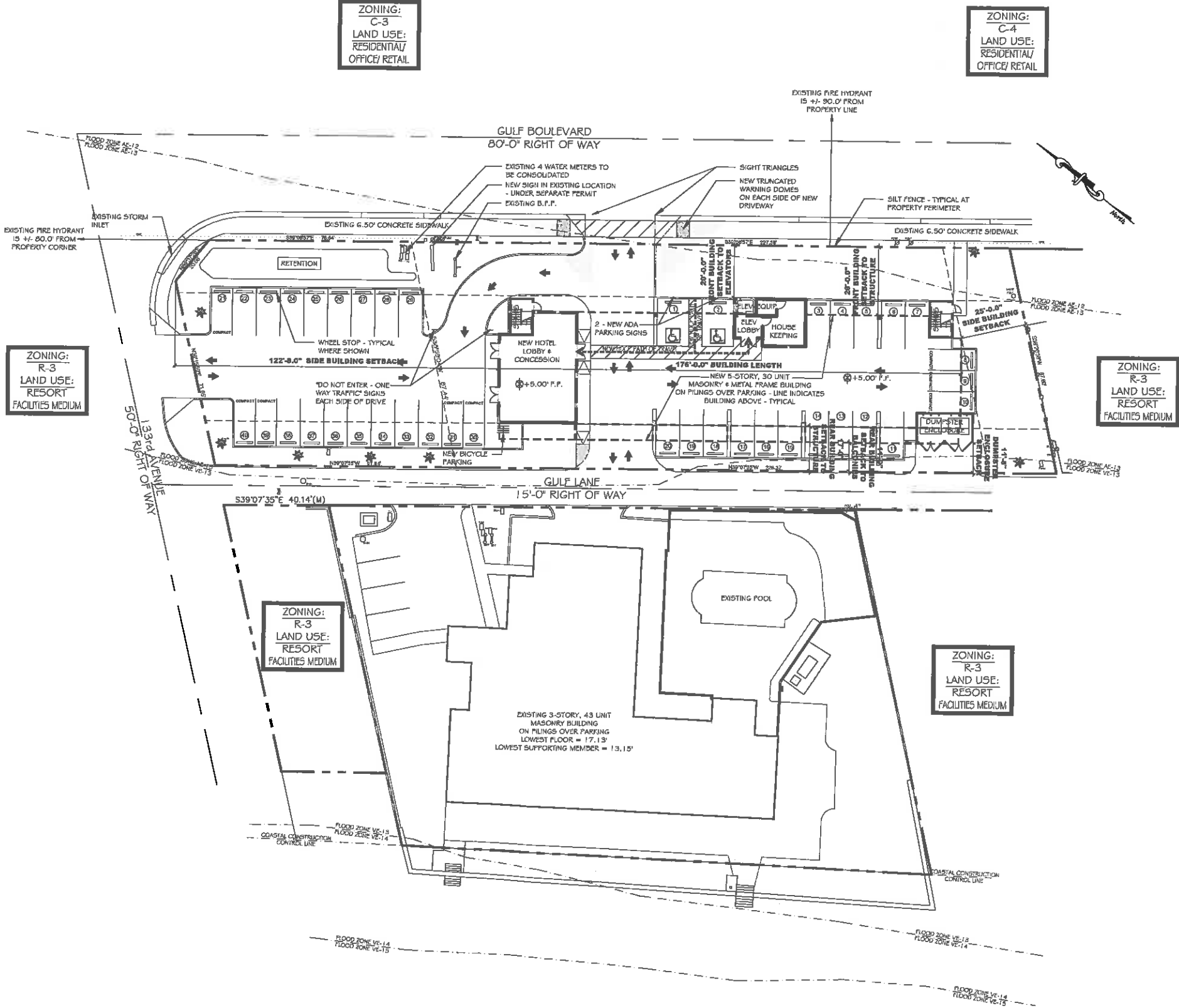
SITE DATA TABLE:

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' (10' IF WITH 10'-0" OF SETBACK) REAR: 25'-0"	FRONT LOT: 15'-0" FRONT LOT: 15'-0" SIDE: 5'-0" REAR: 17'-0"	FRONT LOT: 15'-0" FRONT LOT: 15'-0" SIDE: 5'-0" REAR: 17'-0"
B.F.E.	AT +3 WITH 1'-0" OF PROTRUSION	AT +3 WITH 1'-0" OF PROTRUSION	AT +3 WITH 1'-0" OF PROTRUSION
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: 51,990.94 S.F. (1.18 ACRES)	FRONT LOT: 27,259.55 S.F. REAR LOT: 24,730.39 S.F. TOTAL SITE: 51,990.94 S.F. (1.18 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: 0.09 REAR LOT: 0.10 TOTAL: 0.19	FRONT LOT: 0.09 REAR LOT: 0.10 TOTAL: 0.19
BUILDING HEIGHT/STORIES	40'-0" MAX OR 5 STORIES	FRONT LOT: 15'-0" REAR LOT: 15'-0" TOTAL: 15'-0"	FRONT LOT: 15'-0" REAR LOT: 15'-0" TOTAL: 15'-0"
VEHICULAR & PEDESTRIAN USE AREA		FRONT LOT: 14,000 S.F. REAR LOT: 10,000 S.F. TOTAL: 24,000 S.F.	FRONT LOT: 14,000 S.F. REAR LOT: 10,000 S.F. TOTAL: 24,000 S.F.
IMPERVIOUS SURFACE RATIO (ISR)	65 (60% MAX)	FRONT LOT: 14,000 S.F. REAR LOT: 10,000 S.F. TOTAL: 24,000 S.F.	FRONT LOT: 14,000 S.F. REAR LOT: 10,000 S.F. TOTAL: 24,000 S.F.
LANDSCAPE & GREEN SPACE	15 (15% MAX)	FRONT LOT: 6,000 S.F. REAR LOT: 7,000 S.F. TOTAL: 13,000 S.F.	FRONT LOT: 6,000 S.F. REAR LOT: 7,000 S.F. TOTAL: 13,000 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:
1. 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.
2. MECHANICAL EQUIPMENT TO BE LOCATED ON THE ROOF & SCREENED BY THE PARAPET OF MAINSTAY ROOF STRUCTURE.
3. 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



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: 904.433.1111
EMAIL: JAB@BODZIAK.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

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

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
2. 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.
3. 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.
4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
5. 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.
6. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.
7. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
8. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
9. ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
10. CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLING CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
11. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AC" IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
12. 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.
13. 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.
14. 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.
15. 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" B 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	SPECS.
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 & OTHER HYBRIDS ONLY)	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 FOOTPRINT = 7,859 S.F.
VEHICULAR USE AREA = 10,700.8 S.F. (39.3%) - (EXCLUDES THE AREA COVERED BY THE PRINCIPAL STRUCTURE)
REMAINING LANDSCAPE AREAS = 6,576.55 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 + PROVIDED VEHICULAR BUFFER AREAS = 14 TREES & 186 SHRUBS REQUIRED

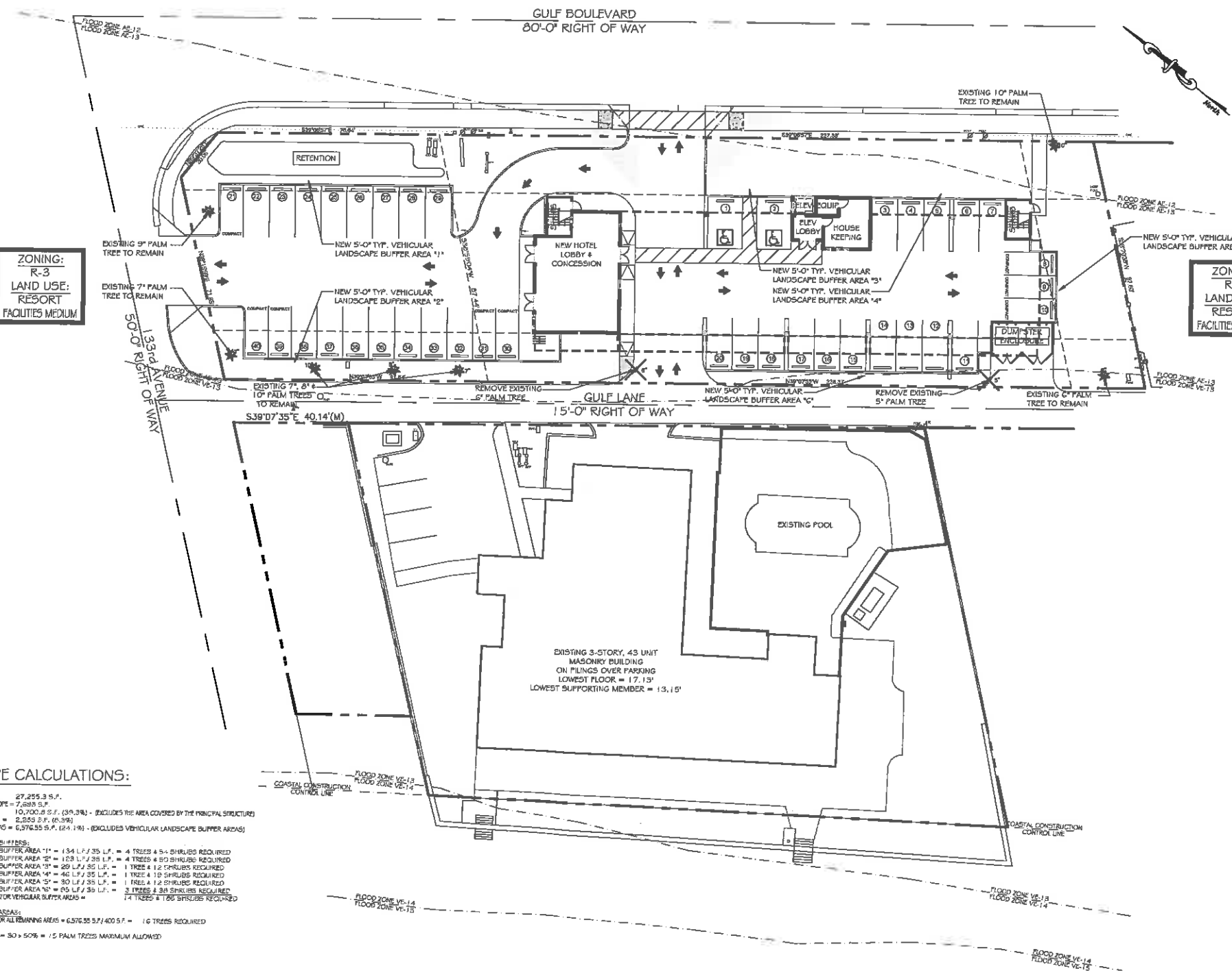
REMAINING LANDSCAPE AREAS:
TOTAL REQUIRED + PROVIDED VEHICULAR BUFFER AREAS = 6,576.55 S.F. / 400 S.F. = 16 TREES REQUIRED
TOTAL TREES REQUIRED = 30 + 50% = 15 PALM TREES MAXIMUM ALLOWED

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

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

ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM

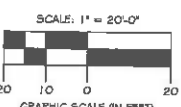
ZONING:
R-3
LAND USE:
RESORT
FACILITIES MEDIUM



SP-1.1

NEW LANDSPACE PLAN

SCALE: 1" = 20'-0"



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

BAREFOOT BEACH HOTEL
13220 GULF BLVD ; 13220 GULF BLVD #1 ; 13220 GULF BLVD #2
PROJECT IDENTIFICATION NUMBER:
1541-15-0274-000001 ; 1541-15-0274-000010 ; 1541-15-0274-000011
OWN TITLE

JOHN A. BODZIAK
ARCHITECT, AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
1541-15-0274-000001 ; 1541-15-0274-000010 ; 1541-15-0274-000011
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DATE: 4-27-2015
PROJECT #: 2014-029
SHEET: SP-1.1
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