THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

LOCAL PLANNING AGENCY
PLANNING COMMISSION

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

7:00 P.M.	MONDAY, DECEMBER 21, 2015	COMMISSION CHAMBERS

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF THE MINUTES - November 19, 2015

E. NEW BUSINESS

1. CONSIDER THE APPLICATION FOR THE REZONING OF 555 150TH AVENUE AND 565 150TH AVENUE FROM C-4 MARINE COMMERCIAL TO PD PLANNED DEVELOPMENT.
2. CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND HOLIDAY ISLE MARINA.

F. PLANNING COMMISSION DISCUSSION

G. OLD BUSINESS

H. REPORTS

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

I. NEXT MEETING

J. ADJOURNMENT

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

Posted December 14, 2015

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

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

7:00 P.M. THURSDAY NOVMBER 19TH, 2015 AUDITORIUM

I. CALL TO ORDER: The meeting was called to order at 7:00 P.M.

II. ROLL CALL:

Present: Planning Commissioner: Brown, Carr, Noble and Everett.

Absent Planning Commissioner: Lawrence, Rasmussen, and Domingue

Staff: Shane Crawford, City Manager; Patty Kordis, Permit Technician: Tom Trask, City Attorney, and Louis Serna; City Consultant.

III. APPROVAL OF MINUTES: August 27th, 2015

A motion was made by Planning Commissioner Brown to approve the minutes and was seconded by Planning Commissioner Noble. The motion was approved unanimously (4-0).

IV. NEW BUSINESS

A. <u>Consider the application for entering into a development agreement between the City of Madeira Beach and the Barefoot Beach Resort, LLC.</u>

Tom Trask introduced Louis Serna associate of Deuel and Associates, consultant for the City's Planning Commission.

Tom Trask, City Attorney recommends approval for the Development Agreement.

Louis Serna gave an overview for Staff which have reviewed the items for compliance with the requirements of Article 4, Chapter 86 Code of Ordinances. Staff is also recommending the Planning Commission recommends approval to the Board of Commissioners for approval.

Jack Bodziak, Architect for the present owner gave an overview of the changes that were made to the Development Agreement, in reference to changes of the original site plan.

All public speakers were sworn in by Tom Trask, City Attorney.

Tom Edwards has concerns which he would like to present to the Planning Board along with the minutes for the Neighborhood meeting. Planning Commissioner Brown asked Mr. Edwards to submit all of his concerns and the minutes from the Neighborhood meeting in writing for the Planning Commissioner's review. Mr. Edwards agreed to get a list of his concerns together in writing and present it to the Planning Commission.

Ron Llauget had concerns about the west side of the property at Bare Foot Beach Resort and if it would stay R-3 zone. He also has concerns about the roof top deck and what will be allowed.

Rose Llauget had concerns about the East end of Gulf Lane and the west end of the property at the Barfoot Beach Resort stay at the R-3 zoning. Mrs. Llauget stated she is not in favor of sea oats and dunes in front of the Barefoot Beach Resort. She prefers the open beach.

William Sanders: Concerned about the dunes and sea oats.

Jack Bodziak addressed the concerns of the roof top deck. It is not intended to be open to the public, just open to guests and visitors for the guests.

Pubic comment was closed at 7:55.

A motion was made by Planning Commissioner Brown to move the Development Agreement between the Barefoot Beach Resort and the City of Madeira Beach forward to the Board of Commissioners. Planning Commissioner Noble seconded the motion. The motion was approved unanimously (4-0).

B. <u>Consider the application for a Special Exception Use for a standalone ATM at the CVS located at 15129 Madeira Way.</u>

Shane Crawford, City Manager recommends this order of business be postponed until possibly February, 2016. Corporate Winn Dixie may change the Parcel layout and the ATM may not be able to remain if Winn Dixie proceeds to remodel the parcel.

David Yescavage, Contractor for Wells Fargo agreed to postpone the project for the standalone ATM located at CVS for a 90 day referral.

A motion was made by Planning Commissioner Brown to postpone the standalone ATM at the CVS located at 15129 Madeira Way until the February 2016 meeting and was seconded by Planning Commissioner Carr. The motion was approved unanimously (4-0).

V. PLANNING COMMISSIONER DISCUSSION -None

VI. OLD BUSINESS -None

- **ZONING DIRECTOR – Carry-Over Items -** None

VII. REPORTS - None

- **CITY ATTORNEY** - None
- **ZONING DIRECTOR -** None

VII. NEXT MEETING: December 21st, 2015

IX. ADJOURNMENT: A motion to adjourn was made by Planning Commissioner Noble and seconded by Planning Commissioner Brown. The motion was approved unanimously (4-0). Meeting was adjourned at 8:10 p.m.

Date approved: _____

_____

Jim Everett, Chairperson

_____

Submitted by: Patty Kordis, Permit Technician.

PLANNING COMMISSION/LOCAL PLANNING AGENCY

Rezoning Request – Staff Report
December 14, 2015
Application 2015.04

FROM: Luis N. Serna, AICP, Planning and Zoning

SUBJECT: Holiday Isle Marina – Request to Rezone from C-4 (Marine Commercial) to PD (Planned Development)

I. General Information

Request: The applicants are seeking to rezone 4.59 acres that are located on the southeast side of 150th Avenue (Tom Stuart Causeway) just south of the bridge, from C-4 (Marine Commercial) to PD (Planned Development). This request is for the development of a mixed-use project that will include 325 hotel/condominium-hotel units, 68 condominium units, a 200-seat restaurant, and a marina.

Property Owner:
C&T Enterprises, Inc.
900 4th Street North
Suite 200
St. Petersburg, Florida 33702

MHH Enterprises, Inc.
150 153rd Avenue
Suite 203
Madeira Beach, Florida 33708

Applicant:
C&T Enterprises, Inc.
900 4th Street North
Suite 200
St. Petersburg, Florida 33702

MHH Enterprises, Inc.
150 153rd Avenue
Suite 203
Madeira Beach, Florida 33708

Property Address:
555 and 565 150th Avenue

Parcel ID Numbers:
09-31-15-00000-110-0100
09-31-15-00000-140-0100
09-31-15-00000-140-0120
09-31-15-00000-140-0110*
09-31-15-00000-140-0200*
*Submerged land lease; not being rezoned

Land Use Designation/Current Zoning:
Planned Redevelopment Mixed Use/
C-4 (Marine Commercial)

Site Area:
4.59 acres

Present Use: Boat storage with 38 boat slips (including 23 covered slips), marine related commercial uses, and vacant land

Proposed Use: The proposal is for a mixed-use project that will include a maximum of 325 temporary lodging units (hotel/condominium-hotel units); 68 condominium units; 25,000 square feet of commercial, including a 200-seat restaurant; and a marina. The project will consist of six primary buildings (three of which are for the condominium units); a shared, four-level parking deck; and an expanded marina. Proposed building heights for the project are up to 117 feet. The project will feature

vehicular access improvements to 150th Avenue as well as enhanced pedestrian connections along the front of the property and across the Tom Stuart Causeway to the City park site. These improvements will be important for not only addressing the impacts of the proposed project, but in accommodating future development in the Madeira Beach Town Center. A complete listing of the proposed development standards for the project are shown on Sheets A001 and A002 of the concept plan and are formalized in the project development agreement.

Neighborhood Meeting Date: December 17, 2015

1st Reading of Ordinance: December 22, 2015

2nd Reading of Ordinance: January 12, 2015

II. Background

The proposed PD development is located within the Planned Development Mixed Use Future Land Use district which is implemented through the Madeira Beach Town Center Special Area Plan (SAP). According to the SAP, all proposed development and redevelopment in the SAP should be reviewed using the Planned Development (PD) process to ensure that the proposed uses and designs are consistent with the Town Center SAP. 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. The PD rezoning process further requires the submittal and approval of a concept plan and a development agreement to ensure compliance with the proposed development standards. Future development on the site will be subject to staff level review and will require more detailed site plans which will be reviewed for consistency with the PD conceptual plan and the development agreement.

Within the Town Center SAP, the proposed PD is located within the Causeway District. Development in this district requires inter-parcel vehicular access and allows for the utilization of shared parking. Additional standards for the SAP and the Causeway District address building setbacks, outdoor dining and display, parking lot location and size, parking lot landscaping, off-street service and loading areas, and architectural guidelines.

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 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 parcels are located in the Planned Redevelopment Mixed-Use Future Land Use category which is further implemented through the Madeira Beach Town Center Special Area Plan (SAP). One of the stated objectives of the SAP is to increase the number of temporary lodging units and enhance the tourist industry for Madeira Beach and its local businesses. The Future Land Use district establishes a maximum density of 15 units per acre for residential units and up to 125 units per acre for temporary lodging. The district further permits a maximum Floor Area Ratio of 4.0 and a

maximum Impervious Surface Area ratio of 0.95. The proposed Planned Development has been determined to be consistent with the Future Land Use district and the SAP objectives and standards.

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

The subject parcels are surrounded on three sides by water and is in an area that includes other residential, water based commercial, and tourism related commercial uses. The proposed development will be consistent with the existing and planned developments for the area.

(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 districts. 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.**

The applicants have coordinated the conceptual development plans with Pinellas County Engineering, the Florida Department of Transportation, and the Southwest Florida Water Management District. The applicants have submitted a letter of water and sanitary sewer availability from Pinellas County and a traffic study for the development. Certificates of concurrency and outside agency permitting will need to be obtained prior to any development taking place on the site.

(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 proposed development has been determined to be consistent with and will promote the sort of development that is promoted in the Town Center Special Area plan.

(5) ***Consistency with the 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 proposed rezoning and conceptual site plan have been determined to be consistent with the standards and requirements of the Land Development Regulations, the Comprehensive Plan, and the Madeira Beach Town Center Special Area Plan.

IV. Recommendation

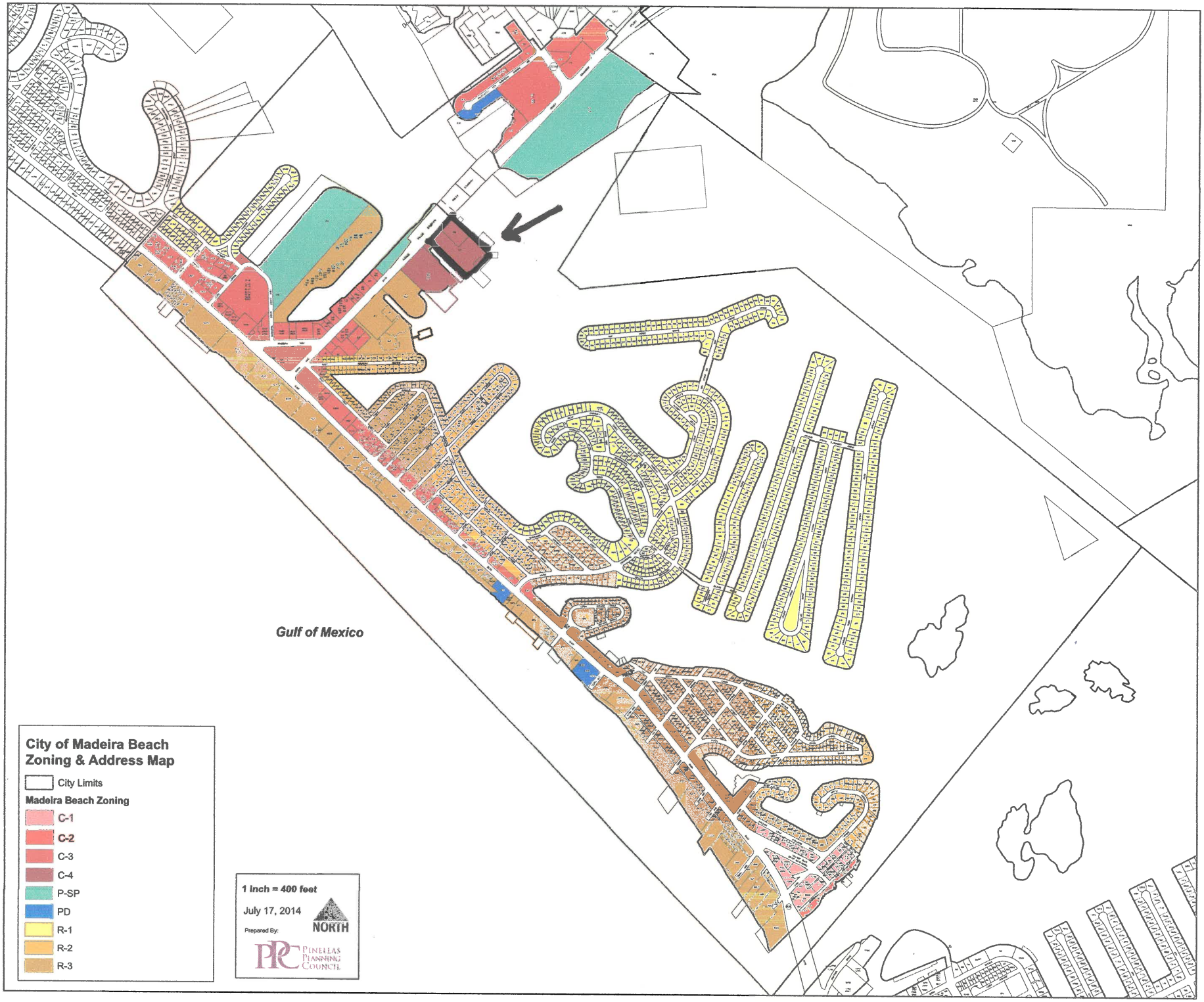
Based on our findings in regard to the review criteria listed above, staff recommends that the Planning Commission **recommend approval** of the proposed rezoning from C-4 (Marine Commercial) to PD (Planned Development) for the Holiday Isles Marina subsequent to the provisions contained in the development agreement and its subsequent approval by the Board of Commissioners.

V. Exhibits

1. Zoning and Future Land Use Maps
2. Town Center Character Districts Map
3. Site Aerial
4. Flood Zone Map
5. C-4 and PD zoning regulations
6. Town Center Special Area Plan – Causeway District standards
7. Application package
8. Pinellas County Property Appraiser's Database Information
9. Notification
10. Public Comments

Agenda Item: _____

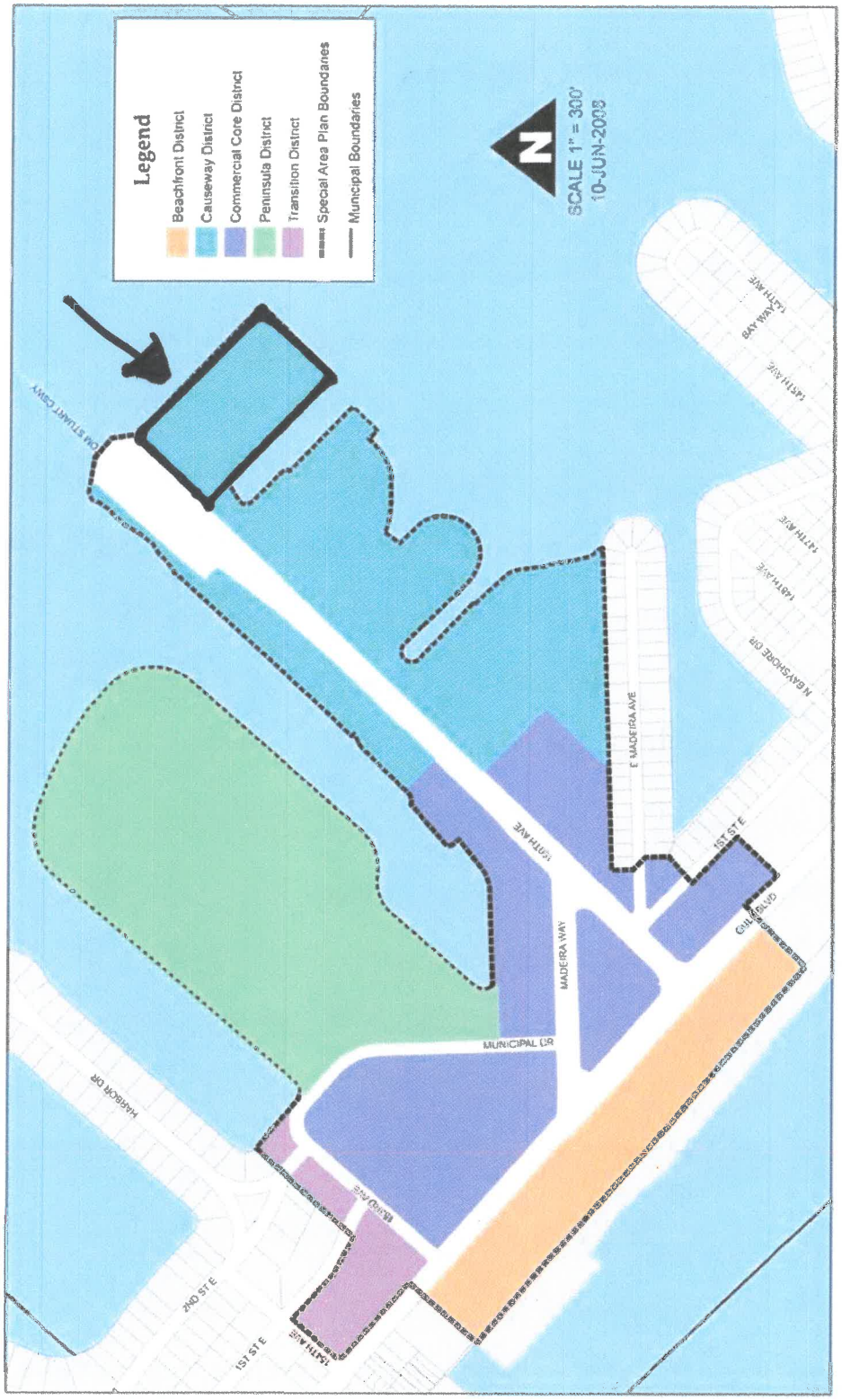
ZONING AND FUTURE LAND USE MAPS


Gulf of Mexico
City of Madeira Beach
Zoning & Address Map
City Limits
Madeira Beach Zoning
C-1
C-2
C-3
C-4
P-SP
PD
R-1
R-2
R-3
1 inch = 400 feet
July 17, 2014
Prepared By:
NORTH
Pinellas Planning Council

City of Madeira Beach
Countywide Future Land Use Map
City Limits
Countywide Future Land Use
Residential
Residential Urban
Residential Low Medium
Residential Medium
Residential High
Mixed Use
Residential/Office/Retail
Resort Facilities Medium
Commercial
Commercial General
Public / Semi-Public
Preservation
Recreation/Open Space
Institutional
Transportation/Utility
Planned Redevelopment
Planned Redevelopment Mixed-Use
Special Designations
Water
Right-of-Way
1 inch = 400 feet
NORTH
Prepared By:
PINELLAS PLANNING COUNCIL

TOWN CENTER CHARACTER DISTRICTS MAP

City of Madeira Beach Special Area Plan
Town Center Character Districts

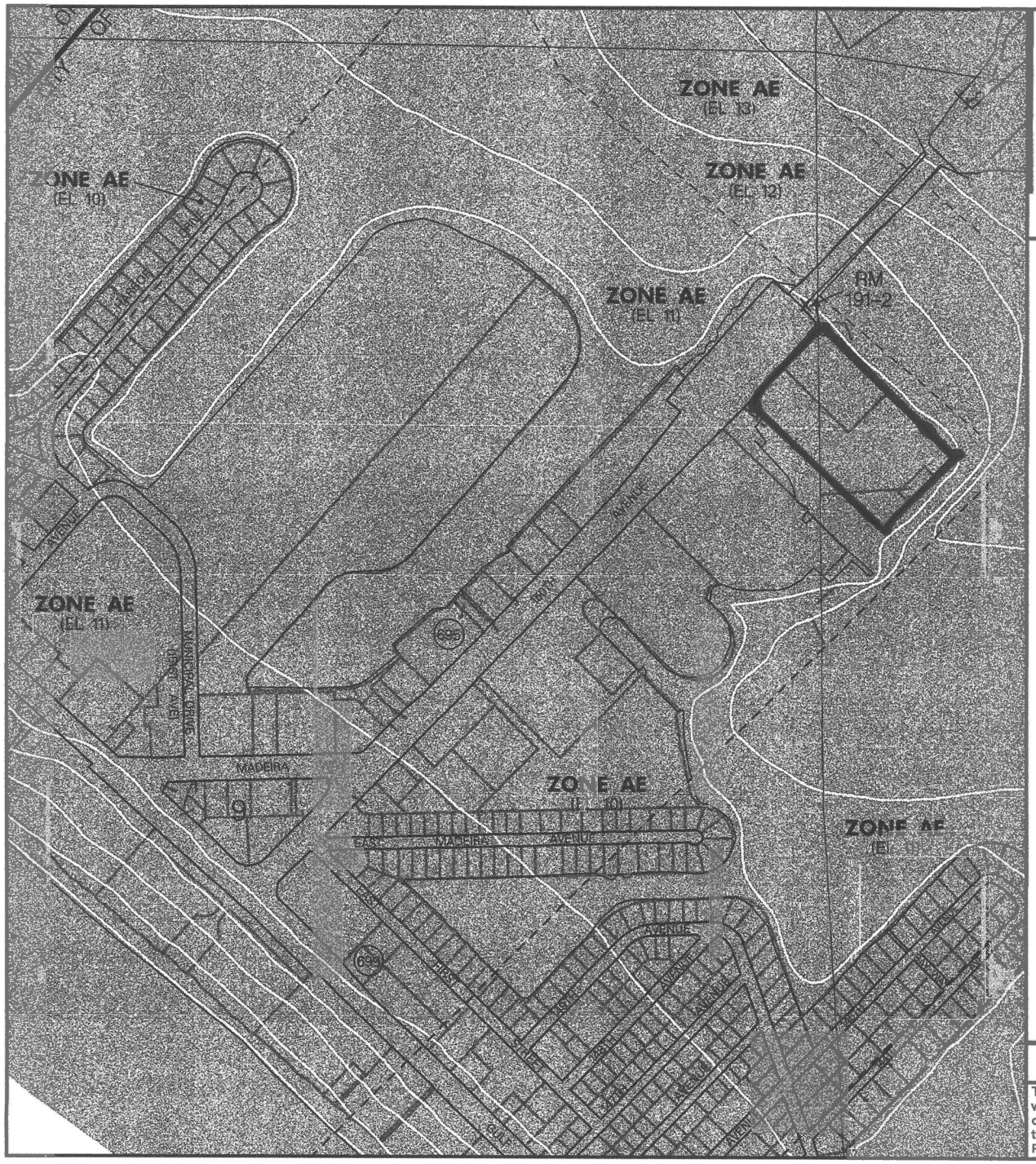


Prepared by the Pinellas Planning Council with data provided by the Pinellas County Information Systems Department and the City of Madeira Beach. The data contained herein is offered as is with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. None of the information is official source documentation. While considerable effort is made to verify the information due to its volume and highly dynamic nature only the official source documents should be used where accuracy completeness and currency are required.

SITE AERIAL

Pinellas County WebGIS
Pinellas County, FL
Find address or place
27.809 , -82.792 Degrees

FLOOD ZONE MAP



APPROXIMATE SCALE

500 0 500

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	125127	0191	G
PINELLAS COUNTY	125139	0191	G
REDINGTON BEACH, TOWN OF	125140	0191	G
TREASURE ISLAND, CITY OF	125153	0191	G

Notice to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above 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

C-4 AND PD ZONING REGULATIONS

DIVISION 8. - C-4, MARINE COMMERCIAL

Sec. 110-346. - Definition; purpose and intent.

The purpose of the C-4, marine commercial district is to provide for those commercial uses which are directly related to commercial and marine uses and associated services. The C-4, marine commercial district correlates with the commercial general (CG) category of the Countywide Plan.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Cross reference— Definitions generally, § 1-2

Sec. 110-347. - Permitted uses.

The permitted uses in the C-4, marine commercial district are as follows:

(1) Marina and commercial docks.
(2) Boat repair and sales.
(3) Restaurants.
(4) Tourist dwelling units.
(5) Retail offices and personal service uses.
(6) Commercial fishing activities.
(7) Charter and party boat operations.
(8) Adult entertainment establishments (article VI, division 13 of this chapter).
(9) Dwelling units located on the second floor above first floor commercial or office units within this district.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-348. - Accessory uses.

The accessory uses in the C-4, marine commercial district are as follows:

(1) Off-street parking.
(2) Marine and boat storage.
(3) Essential services.
(4) Other accessory uses, customarily incidental to the permitted use.
(5) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.
(6) Wireless communication towers shall be allowed, through special permit granted by the board of commissioners, as an alternative to prohibiting towers and only in the event substantial proof is submitted by an applicant which demonstrates that no existing tower, structure, or building can accommodate the applicant's proposed antenna. Wireless communication towers must further comply with the provisions of article VI, division 12, subdivisions I, II and IV of this chapter.

(Code 1983, § 20-404)

Sec. 110-349. - Special exception uses.

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the C-4, marine commercial district:

(1) Service stations.
(2) Commercial, recreation and entertainment facilities.
(3) Public administration and service facilities.
(4) Drive-in or drive-through retail, personal service, business and financial services.
(5) Churches, synagogues and other houses of worship.
(6) Outdoor storage areas provided that the outdoor storage use is an accessory, is limited to areas in the CG land use category, and does not exceed 20 percent of the area of the building which is the principal use on the site.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-350. - Minimum building site area requirements.

The minimum building site area requirements in the C-4, marine commercial district are as follows:

(1) Lot size:
  a. All permitted uses except tourist dwelling units: 4,000 square feet.
  b. Residential dwellings above first floor commercial: 3,000 square feet per unit.
  c. Public service facilities: Shall not exceed a maximum area of five 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. All permitted uses except tourist dwellings: 40 feet.
  b. Tourist dwellings: 60 feet.
(3) Lot depth: All permitted uses 80 feet.
(4) Within the CG land use category, the density shall be a maximum of 15 residential dwelling units or 60 temporary lodging units. A combination of both residential and tourist dwelling units may be permissible provided that the provisions of subsections 110-355(c) and (e) are met.

(Code 1983, § 20-404; Ord. No. 1043, § 3, 6-14-05; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-351. - Building setback requirements.

The following minimum setbacks shall apply in the C-4, marine commercial district:

(1) Front yard: 25 feet.
(2) Rear yard: 18 feet.
(3) Side yard:
  a. Minimum of ten feet except as provided in the land development regulations.
  b. Tourist dwelling units:
    1. For lots between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.
    2.

For lot widths greater than 80 feet, 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. 110-352. - Maximum building height.

No structure in the C-4, marine commercial district shall exceed 30 feet in height or two stories, whichever is more restrictive, unless otherwise provided in the land development regulations.

(Code 1983, § 20-404)

Sec. 110-353. - Maximum lot coverage.

The maximum lot coverage in the C-4, marine commercial district is as follows:

(1) Commercial general uses: Floor area ratio (FAR) 0.55; temporary lodging uses in the CG land use category FAR is 1.2, provided that the requirements of subsections 110-355(c) and (e) are met.

(2) Public service facilities:

a. Institutional: Floor area ratio (FAR) 0.55.

b. Transportation/utility: Floor area ratio (FAR) 0.55.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-354. - Buffering requirements.

(a) Parking lots/garages for tourist dwellings and nonresidential uses in the C-4, marine commercial district shall be designed to minimize their impacts to any adjacent residential uses as established in the land development regulations.

(b) During the development process, existing curb cuts in the C-4, marine commercial district shall be reoriented, if necessary, to minimize the negative impact on adjacent properties.

(c) All development within the C-4, marine commercial district in this category will meet or exceed the buffering/landscape requirements as outlined in chapter 106, article II.

(Code 1983, § 20-404)

Sec. 110-355. - Special requirements.

(a) In the C-4, marine commercial district residential dwelling units are permitted on the second floor above ground floor commercial or office units within this district.

(b) No structure in the C-4, marine commercial district may be wider than 150 feet parallel to the front yard right-of-way. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet or equal to 50 percent of the height of the tallest building on the same parcel, whichever is more restrictive.

(c) 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.

(d)

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.

(e) 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, § 8, 12-9-08; Ord. No. 1173, § 1, 9-28-10)

Secs. 110-356—110-375. - 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.

TOWN CENTER SPECIAL AREA PLAN – CAUSEWAY DISTRICT STANDARDS

designs are consistent with the Town Center Special Area Plan. As pointed out above, when a proposal is for a change to the PD zoning, the applicant provides a preliminary site plan with proposed site design standards and features. This preliminary site plan can be reviewed with the Planning Commission to ensure that the concepts are acceptable and consistent with the Special Area Plan. Once this preliminary site plan is approved, the final site plan can be reviewed and approved at the staff level to ensure that all standards are met.

General Design Features of Each District

During proposed redevelopment, the following design features will be required:

Transition District

- Access should be off of a street other than Gulf Boulevard
- Properties qualify for shared parking provisions

Peninsula District

- Properties qualify for shared parking provisions
- Civic building should be built on axis with Municipal Drive
- Require easement for bayfront walk on Boca Ciega Bay

Commercial Core District

- First story commercial activity to be required
- Inter-parcel access is required for properties north of Madeira Way
- Access should be off of a street other than Gulf Boulevard where possible
- Properties qualify for shared parking provisions
- All buildings shall be a minimum of two stories
- Require easement for bayfront walk on Boca Ciega Bay
- No parking is required for the triangle of properties bounded by Madeira Way, Gulf Boulevard, and 150th Avenue
- Require pedestrian easement from 1st Street East to Municipal Drive for the triangle of properties in the parking waiver area bounded by Madeira Way, Gulf Boulevard, and 150th Avenue
- Consider a pedestrian easement across proposed redevelopment of the Carter property to provide access between the parking garage and the civic building area
- Residential and/or temporary lodging units must be located on an upper floor

Beachfront District

- View from Madeira Way to the beach should be improved
- View southeast from 150th Avenue should be re-established upon redevelopment

Causeway District

- Inter-parcel access is required for all properties
- Properties qualify for shared parking provisions

Design Guidelines – Site Design Requirements

Building Setbacks

- Throughout the Town Center , building setbacks should be no more than 20 feet
- No parking, loading, or driveways should occur between the building and the right-of-way in the front setback; this area should be for landscaping and pedestrian uses only
- On Madeira Way, the building should be at the right-of-way line, or it should have an extension such as an awning or arcade that extends to the right-of-way line.

APPLICATION PACKAGE

CITY OF MADEIRA BEACH

PROJECT REVIEW APPLICATION

COMMUNITY DEVELOPMENT USE ONLY:

CASE NO._____ MAP SHEET#:_____

APPLICATION FEE:_____

FILING DATE:_____

PROJECT

I. A. Project Name: Holiday Isle Marina

B. Project Description: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominiur units, 25,000 square feet of Commercial, Marina slips, and associated parking.

C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708

D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200

E. Legal Description: See Attached Exhibit - Sheet A100

Full legal description attached: YES [XX] NO [ ]

F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

INFORMATION IN SECTIONS I, II IS REQUIRED TO ENSURE THAT PUBLIC OFFICIALS DO NOT VIOLATE CONFLICT – OF - INTEREST LAWS.

APPLICANT

II. A. Applicant Status: *Attach proof of ownership (Deed)* Owner(title holder) [XX] Agent [ ]

B. Name of Applicant(s)/Contact Person(s): James Holton Title:

Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,

Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702, wMHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

City State Zip

Telephone Fax e-mail:

C. If applicant is agent for property owner: *Attach Proof of Agent authorization*

Name of owner (title holder):

Mailing Address:

City State Zip

ADDITIONAL INFORMATION

III. A. Is there any existing contract for sale, or options to purchase subject property? Yes [ ] NO [XX]

If "yes" list names of all parties involved:

Is the contract/option contingent or absolute?

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO BEST OF MY/OUR KNOWLEDGE

Signature of Applicant: _____ Typed or Print Name & Title

STATE OF Florida COUNTY OF Pinellas

The foregoing application as acknowledged before me this 4th day of September, 2015 by James Holton

who is/are personally known to me, or who has/have produced _____ as identification.

(Seal)

C. BREWER
MY COMMISSION # FF 058557
EXPIRES: December 27, 2017
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of Florida

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE ▪ MADEIRA BEACH, FLORIDA 33708
PHONE (727) 391-9951 ▪ FAX (727) 395-9361
www.madeirabeachfl.gov

SITE PLAN APPLICATION

PROJECT

I. A. Project Name: Holiday Isle Marina

B. Project Description: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.

C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708

D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200

E. Legal Description: See Attached Exhibit - Sheet A100

Full legal description attached: YES [XX] NO [ ]

F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

INFORMATION IN SECTIONS I, II IS REQUIRED TO ENSURE THAT PUBLIC OFFICIALS DO NOT VIOLATE CONFLICT – OF - INTEREST LAWS.

APPLICANT

II. A. Applicant Status: *Attach proof of ownership (Deed)* Owner [ ] Agent [ ]

Name of Applicant(s)/

B. Contact Person(s): James Holton Title:

Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,

Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702, wMHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

City State Zip

Telephone : Fax :

Email:

C. If applicant is agent for property owner: *Attach Proof of Agent authorization*

Name of owner (title holder):

Mailing Address:

City State Zip

ADDITIONAL INFORMATION

III. A. Is there any existing contract for sale, or options to purchase subject property? Yes [ ] NO [XX]

If "yes" list names of all parties involved:

Is the contract/option contingent or absolute?

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO BEST OF MY/OUR KNOWLEDGE

Signature of Applicant

Printed Name & Title

STATE OF Florida

COUNTY OF Pinellas

The foregoing application as acknowledged before me this 4th day of September, 2015

by James Holton who is/are personally known to me, or has/have

produced _____ as identification.

(Seal)

C. BREWER
MY COMMISSION # FF 058557
EXPIRES: December 27, 2017
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of Florida

CITY OF MADEIRA BEACH
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REZONING APPLICATION FOR PLANNED DEVELOPMENT

☒ **Zoning Change**.....**$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

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,

C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702,
MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

Telephone: 727-399-0040

***Property Owner:** Name and Address

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,

C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702,
MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

Telephone: 727-399-0040

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

555 & 556 150th Street, Madeira Beach, Florida 33708

Legal Description: See Attached Exhibit - Sheet A100

Approximate Lot **Area:** 4.59 AC **Width:** 609 ft. **Depth:** 331 ft.

Present Use: Marina, Wet and Dry slips, Vacant Commercial Land,

Proposed Use: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.

***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.*

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.

   The Pinellas Countywide FLUP and Madeira Beach Special Area Plan, require the PD category to be used for proposed large scale, mixed use developments in this district. Among the goals of this plan are to :

   - Create a unique sense of place for the Town Center, and create a sense of arrival for those entering the area
   - Promote a wide variety of uses to create an activity center for both local residents and tourists.
   - Sets a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.
   - Increase the number of temporary lodging units (and maintain existing residential units in the Town Center that have the quality characteristics included in the Special Area Plan.
   - Improve pedestrian and bicycling access to all major destinations within the Town Center, including the parks, the beach, retail properties and civic destinations.

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

   The redevelopment of this property will set a standard and promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center. The adjacent parcels are also in the PD category per the FLUP.

   As a mixed use project, this proposal includes marina components, waterfront retail/ restaurant, in addition to the residential and tourist accomodation uses, thus maintaining the local waterfront / tourist focused character while adding additional uses desired by the Madeira Beach Special Area Plan.

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.

   Per the Madeira Beach Special Area Plan and the FLUP, a higher intensity of use is anticipated for this area and improvements and increases in the capacity of the public facilities is planned. The City planning and management staff indicated that there is adequate sewer and water capacity to handle this scope of a project.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

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

This plan addresses the goals and requirements of the Madeira Beach Special Area Plan with spacial regard to promoting public welfare and safety, The design of this plan takes special care to create a pedestrian friendly streetscape and for providing an open and vibrant environment. The plan provides for good land planning design in the pedestrian access to the water's edge, adequate and clear and safe wayfinding, and a good separation between, pedestrians, guest and resident vehicular travel and parking, and service and loading access.

The facility will also meet all required building and zoning codes.

5. **Consistency with Land Development Regulations**. Zoning district designations shall be consistent with the purpose and intent of these Land Development Regulations

The proposed plan has been designed under the current LDRs, to the extent that the extant requirements apply. Because this is a PD application in a PD zone, this plan will be reviewed by the required local and state authorities for compliance with current LDR requirements and any requests or variances not in the current requirements will be adequately vetted and codified.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

CERTIFICATION

I hereby 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: 9/4/15 Property owner's signature: [signature]

Before me, this 4th day of September, 2015, appeared in person James Holton *(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 [signature]

Personally Known to me: ✓ Commission Expires: December 27, 2017

Stamp

Identification Taken:

C. BREWER
MY COMMISSION # FF 058557
EXPIRES: December 27, 2017
Bonded Thru Notary Public Underwriters

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.*

PINELLAS COUNTY PROPERTY APPRAISER'S DATABASE INFORMATION

09-31-15-00000-110-0100

Compact Property Record Card

Portability Calculator

Data Current as of December 04, 2015

Email Print Radius Search Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
C & T ENTERPRISES INC 9800 4TH ST N STE 200 MADEIRA BEACH FL 33702-2462	565 150TH AVE MADEIRA BEACH

Property Use: 1090 (Vacant Commercial Land w/XFSB)

Living Units:

[click here to hide] **Legal Description**

PT OF GOVT LOT 1 IN SEC 9 & 10-31-15 DESC AS FR S LN OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 2099.18 FT TH S46DE 50FT FOR POB TH N44DE 175FT TH S46DW 300FT TH S44DW 175FT TH N46DW 300FT TO POB CONT 1.21AC(C)

File for Homestead Exemption

Exemption	2015	2016
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2015 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
08383/0446		121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	**$674,815**	**$620,242**	**$620,242**	**$674,815**	**$620,242**

[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
2015	No	$674,815	$620,242	$620,242	$674,815	$620,242
2014	No	$630,462	$563,856	$563,856	$630,462	$563,856
2013	No	$581,000	$581,000	$581,000	$581,000	$581,000
2012	No	$580,500	$580,500	$580,500	$580,500	$580,500
2011	No	$580,125	$580,125	$580,125	$580,125	$580,125
2010	No	$658,219	$658,219	$658,219	$658,219	$658,219
2009	No	$780,938	$780,938	$780,938	$780,938	$780,938
2008	No	$829,600	$829,600	$829,600	$829,600	$829,600
2007	No	$1,125,000	$1,125,000	$1,125,000	N/A	$1,125,000
2006	No	$1,338,800	$1,338,800	$1,338,800	N/A	$1,338,800
2005	No	$1,725,000	$1,725,000	$1,725,000	N/A	$1,725,000
2004	No	$1,500,000	$1,500,000	$1,500,000	N/A	$1,500,000
2003	No	$1,375,000	$1,375,000	$1,375,000	N/A	$1,375,000
2002	No	$1,100,000	$1,100,000	$1,100,000	N/A	$1,100,000
2001	No	$957,200	$957,200	$957,200	N/A	$957,200
2000	No	$952,000	$952,000	$952,000	N/A	$952,000
1999	No	$944,800	$944,800	$944,800	N/A	$944,800
1998	No	$959,700	$959,700	$959,700	N/A	$959,700
1997	No	$956,500	$956,500	$956,500	N/A	$956,500
1996	No	$954,900	$954,900	$954,900	N/A	$954,900

2015 Tax Information

Click Here for 2015 Tax Bill

Tax Collector Mails 2015 Tax Bills October 31

Tax District: MB

2015 Final Millage Rate	18.2169
2015 Est Taxes w/o Cap or Exemptions	$12,293.04

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
No recent sales on record				

2015 Land Information

Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	175x300	15.00	52500.0000	1.0000	$787,500	SF

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$25.00	640.00	$16,000.00	$6,400.00	1990
ASPHALT	$0.00	12,600.00	$0.00	$0.00	1965

[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
201400270	SPECIAL USE	24 Apr 2014	$8,000
201010147	SPECIAL USE	19 May 2010	$5,000
CD3299303	DOCK	19 May 2003	$0
97878	PATIO/DECK	10 Feb 1998	$4,111
97409	ROOF	09 Jul 1997	$10,770

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

09-31-15-00000-110-0200

Compact Property Record Card

Portability Calculator

Data Current as of December 04, 2015

Email Print Radius Search Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
FL INT IMP FUND TRE C/O C & T ENTERPRISES INC 9800 4TH ST N STE 200 ST PETERSBURG FL 33702-2462	0 WELCH CSWY MADEIRA BEACH

Property Use: 9500 (Submerged Land - river, lake)

Living Units:

[click here to hide] **Legal Description**

TIIF SLL #521729203 O.R. 17072/2479 UNTIL 6/12/2016 SUBM LEASE IN NW 1/4 OF SEC 10-31-15 FROM POINT ON C/L OF 150TH AVE & S LINE OF GOVT LOT 1 IN NE 1/4 OF SEC 9-31-15 TH NE'LY 2274.18FT ALG C/L OF 150TH AVE TH S46D08'32"E 121.8FT FOR POB TH N43D51'28"E 88 FT TH S46D08'32"E 50FT TH S43D51'28"W 39FT TH S46D08'32"E 151FT TH S43D51'28"W 30FT TH N46D08'32"W 156FT TH S43D51'28"W 19FT TH N46D08'32"W 45FT TO POB

File for Homestead Exemption

Exemption	2015	2016
Homestead:	No	No
Government:	Yes	Yes
Institutional:	No	No
Historic:	No	No

2015 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
07713/0772		121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	$170	$170	$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
2015	No	$170	$170	$0	$0	$0
2014	No	$170	$170	$0	$0	$0
2013	No	$170	$170	$0	$0	$0
2012	No	$170	$170	$0	$0	$0
2011	No	$17,000	$17,000	$16,800	$16,800	$16,800
2010	No	$17,765	$17,765	$17,565	$17,565	$17,565
2009	No	$18,530	$18,530	$18,330	$18,330	$18,330
2008	No	$18,700	$18,700	$18,500	$18,500	$18,500
2007	No	$20,100	$20,100	$19,900	N/A	$19,900
2006	No	$17,300	$17,300	$17,100	N/A	$17,100
2005	No	$13,500	$13,500	$13,300	N/A	$13,300
2004	No	$14,000	$14,000	$13,800	N/A	$13,800
2003	No	$5,100	$5,100	$4,900	N/A	$4,900
2002	No	$5,100	$5,100	$4,900	N/A	$4,900
2001	No	$12,400	$12,400	$4,900	N/A	$4,900
2000	No	$12,400	$12,400	$4,900	N/A	$4,900
1999	No	$12,400	$12,400	$4,900	N/A	$4,900
1998	No	$13,300	$13,300	$5,800	N/A	$5,800
1997	No	$19,100	$19,100	$11,600	N/A	$11,600
1996	No	$19,100	$19,100	$11,600	N/A	$11,600

2015 Tax Information

Click Here for 2015 Tax Bill

Tax Collector Mails 2015 Tax Bills October 31

Tax District: MB

2015 Final Millage Rate 18.2169

2015 Est Taxes w/o Cap or Exemptions $3.10

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
No recent sales on record				

2015 Land Information

Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	88x206	1000.00	0.2000	1.0000	$200	AC

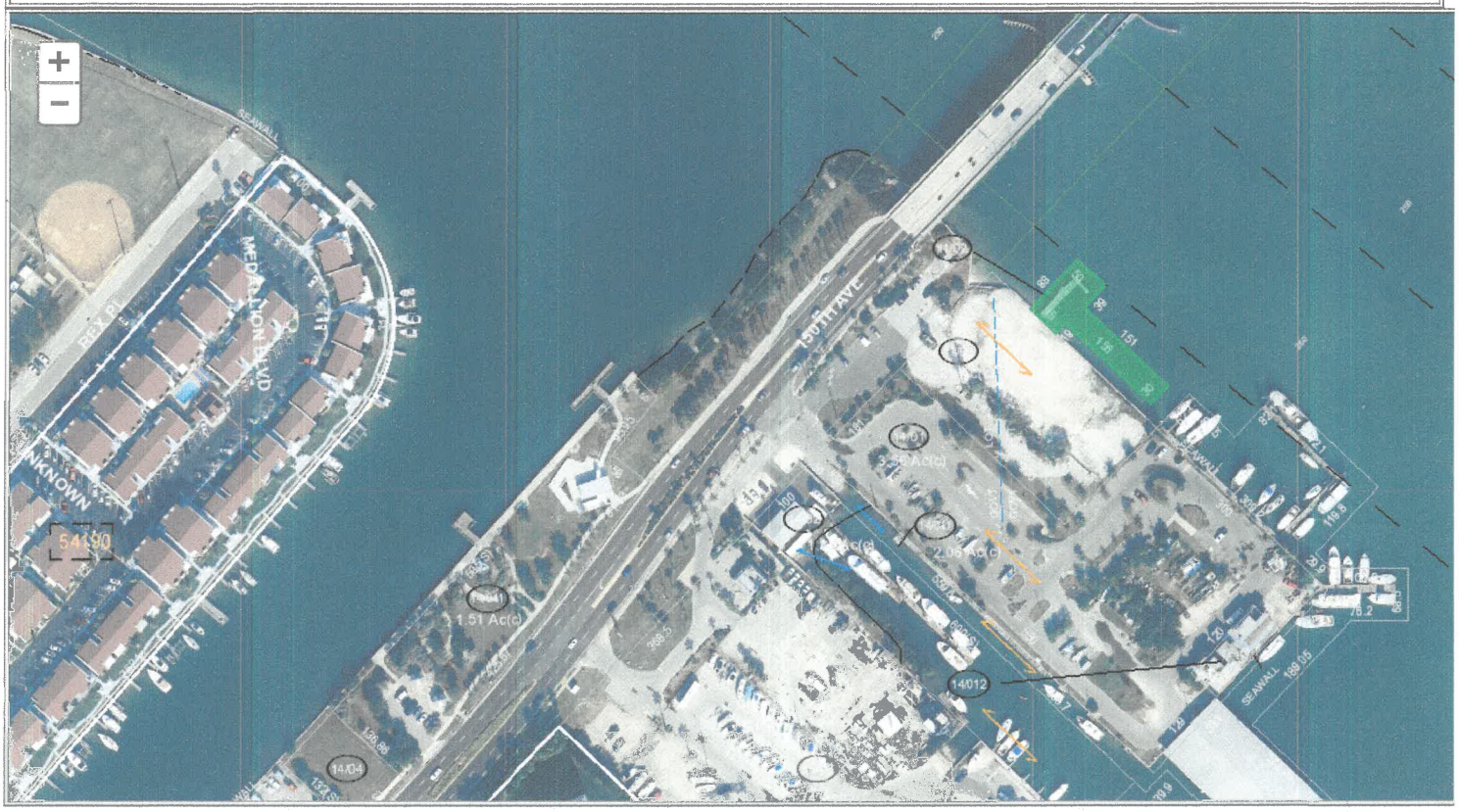
[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[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			



Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

09-31-15-00000-140-0100

Compact Property Record Card

Portability Calculator

Data Current as of December 04, 2015

Email Print Radius Search Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
M H H ENTERPRISES INC 150 153RD AVE STE 203 MADEIRA BEACH FL 33708-1856	0 150TH AVE MADEIRA BEACH

Property Use: 2048 (Marina - Boat Storage (High & Dry or Wet Slip))

Living Units:

[click here to hide] **Legal Description**

PT OF GOVT LOT 1 IN NE 1/4 OF SEC 9 & PT OF NW 1/4 OF SEC 10 DESC FROM S LN OF GOVT LOT 1 & C/L OF 150FT AVE TH N44DE 1918FT TH S46DE 50FT FOR POB TH N44DE 181FT TH S46DE 300FT TH N44DE 175FT TH S46DE 300FT TH S44DW 82FT TH N46DW 45FT TH S44DW 120FT TH S46DE 45FT TH S44DW 129 FT TH N46DW 550FT TH S44DW 25FT TH N46DW 50FT TO POB CONT 3.56AC (C)

File for Homestead Exemption

Exemption	2015	2016
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2015 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
06670/1371	Sales Query	121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	**$1,418,300**	**$1,418,300**	**$1,418,300**	**$1,418,300**	**$1,418,300**

[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
2015	No	$1,418,300	$1,418,300	$1,418,300	$1,418,300	$1,418,300
2014	No	$1,418,200	$1,418,200	$1,418,200	$1,418,200	$1,418,200
2013	No	$1,591,297	$1,591,297	$1,591,297	$1,591,297	$1,591,297
2012	No	$1,591,967	$1,591,967	$1,591,967	$1,591,967	$1,591,967
2011	No	$2,172,736	$2,172,736	$2,172,736	$2,172,736	$2,172,736
2010	No	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000
2009	No	$2,675,000	$2,675,000	$2,675,000	$2,675,000	$2,675,000
2008	No	$3,011,700	$3,011,700	$3,011,700	$3,011,700	$3,011,700
2007	No	$2,650,700	$2,650,700	$2,650,700	N/A	$2,650,700
2006	No	$2,500,000	$2,500,000	$2,500,000	N/A	$2,500,000
2005	No	$1,656,800	$1,656,800	$1,656,800	N/A	$1,656,800
2004	No	$1,440,900	$1,440,900	$1,440,900	N/A	$1,440,900
2003	No	$1,341,300	$1,341,300	$1,341,300	N/A	$1,341,300
2002	No	$1,273,300	$1,273,300	$1,273,300	N/A	$1,273,300
2001	No	$1,273,700	$1,273,700	$1,273,700	N/A	$1,273,700
2000	No	$1,260,100	$1,260,100	$1,260,100	N/A	$1,260,100
1999	No	$1,260,100	$1,260,100	$1,260,100	N/A	$1,260,100
1998	No	$1,230,800	$1,230,800	$1,230,800	N/A	$1,230,800
1997	No	$1,230,600	$1,230,600	$1,230,600	N/A	$1,230,600
1996	No	$1,230,000	$1,230,000	$1,230,000	N/A	$1,230,000

2015 Tax Information

Click Here for 2015 Tax Bill

Tax Collector Mails 2015 Tax Bills October 31

Tax District: MB

2015 Final Millage Rate 18.2169

2015 Est Taxes w/o Cap or Exemptions $25,837.03

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
No recent sales on record				

2015 Land Information

Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Airport/Bus Terms (20)	0x0	15.00	142105.0000	1.0000	$2,131,575	SF

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BOATHS/CV	$6.00	20,000.00	$120,000.00	$120,000.00	1993
BOAT SLIP	$10,000.00	49.00	$490,000.00	$490,000.00	1993
ASPHALT	$1.75	29,200.00	$51,100.00	$51,100.00	0
CONC PAVE	$6.00	15,610.00	$93,660.00	$93,660.00	0
FENCE	$15.00	1,140.00	$17,100.00	$7,182.00	1992

[click here to hide] Permit Data

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Permit Number	Description	Issue Date	Estimated Value
CB313902	COMMERCIAL ADD	09 Mar 2005	$15,000
CB308946	DEMOLITION	20 Dec 2004	$0
CB308825	SPECIAL USE	16 Dec 2004	$38,000
CB308115	SPECIAL USE	06 Dec 2004	$48,000
CA3468904	DOCK	18 Aug 2004	$0
CB284172	SPECIAL USE	15 Oct 2003	$2,495
RC2795799	DOCK	03 Jan 2000	$0
CB205661	DEMOLITION	28 Oct 1999	$6,500
CB201502	SHED	05 Aug 1999	$600
97542	COMMERCIAL ADD	04 Sep 1997	$2,000
97147	COMMERCIAL ADD	14 May 1997	$8,500

Interactive Map of this parcel Map Legend Sales Query Back to Query Results New Search Tax Collector Home Page Contact Us

09-31-15-00000-140-0110

Compact Property Record Card

Portability Calculator

Data Current as of December 04, 2015

Email Print Radius Search Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
FL INT IMP FUND TRE M H H ENTERPRISES INC LSE 150 153RD AVE STE 205 MADEIRA BEACH FL 33708-1856	0 WELCH CSWY MADEIRA BEACH

Property Use: 9500 (Submerged Land - river, lake)

Living Units:

[click here to hide] **Legal Description**

TIIF SLL # 520003073 UNTIL 01/28/2013 O.R. 16300/2429 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

File for Homestead Exemption

Exemption	2015	2016
Homestead:	No	No
Government:	Yes	Yes
Institutional:	No	No
Historic:	No	No

2015 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
16300/2429		121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	$1,751	$1,751	$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
2015	No	$1,751	$1,751	$0	$0	$0
2014	No	$1,751	$1,751	$0	$0	$0
2013	No	$1,751	$1,751	$0	$0	$0
2012	No	$1,751	$1,751	$0	$0	$0
2011	No	$1,751	$1,751	$0	$0	$0
2010	No	$1,751	$1,751	$0	$0	$0
2009	No	$1,751	$1,751	$0	$0	$0
2008	No	$71,000	$71,000	$0	$0	$0
2007	No	$851,100	$851,100	$761,200	N/A	$761,200
2006	No	$390,400	$390,400	$300,500	N/A	$300,500
2005	No	$337,600	$337,600	$247,700	N/A	$247,700
2004	No	$292,900	$292,900	$203,000	N/A	$203,000
2003	No	$265,800	$265,800	$175,900	N/A	$175,900
2002	No	$260,400	$260,400	$170,500	N/A	$170,500
2001	No	$260,600	$260,600	$170,700	N/A	$170,700
2000	No	$247,700	$247,700	$157,800	N/A	$157,800
1999	No	$247,700	$247,700	$157,800	N/A	$157,800
1998	No	$247,700	$247,700	$157,800	N/A	$157,800
1997	No	$247,600	$247,600	$157,700	N/A	$157,700
1996	No	$247,100	$247,100	$170,000	N/A	$170,000

2015 Tax Information

Click Here for 2015 Tax Bill

Tax Collector Mails 2015 Tax Bills October 31

Tax District: MB

2015 Final Millage Rate 18.2169

2015 Est Taxes w/o Cap or Exemptions $31.90

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
No recent sales on record				

2015 Land Information

Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method

Rivers And Lakes (95)	0x0	1000.00	2.0600	1.0000	$2,060	AC

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

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Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

09-31-15-00000-140-0120

Compact Property Record Card

Portability Calculator

Data Current as of December 04, 2015

Email Print Radius Search Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
M H H ENTERPRISES INC C/O HAMMER & CO PA 9373 SEMINOLE BLVD SEMINOLE FL 33772-3145	555 150TH AVE MADEIRA BEACH

Property Use: 2048 (Marina - Boat Storage (High & Dry or Wet Slip)) Living Units: 0

[click here to hide] **Legal Description**

(LEASE TO DEC 1, 1994) PT OF NW 1/4 OF 10-31-15 DESC FROM S LN OF GOVT LOT 1 & C/L OF 150TH AVE IN N 1/2 OF SEC 9 TH N44DE 1918 FT TH S46DE 100FT TH N44DE 25FT TH S46DE 550FT TH N44DE 129FT FOR POB TH N46DW 45FT TH N44DE 120FT TH S46DE 45FT TH S44DW 120 FT TO POB

File for Homestead Exemption

Exemption	2015	2016
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2015 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
06670/1371	Sales Query	121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	**$196,275**	**$139,408**	**$139,408**	**$196,275**	**$139,408**

[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
2015	No	$196,275	$139,408	$139,408	$196,275	$139,408
2014	No	$200,000	$126,735	$126,735	$200,000	$126,735
2013	No	$183,673	$115,214	$115,214	$183,673	$115,214
2012	No	$183,928	$104,740	$104,740	$183,928	$104,740
2011	No	$95,218	$95,218	$95,218	$95,218	$95,218
2010	No	$115,000	$115,000	$115,000	$115,000	$115,000
2009	No	$110,000	$110,000	$110,000	$110,000	$110,000
2008	No	$121,700	$121,700	$121,700	$121,700	$121,700
2007	No	$122,900	$122,900	$122,900	N/A	$122,900
2006	No	$126,800	$126,800	$126,800	N/A	$126,800
2005	No	$104,800	$104,800	$104,800	N/A	$104,800
2004	No	$93,800	$93,800	$93,800	N/A	$93,800
2003	No	$73,700	$73,700	$73,700	N/A	$73,700
2002	No	$71,700	$71,700	$71,700	N/A	$71,700
2001	No	$70,500	$70,500	$70,500	N/A	$70,500
2000	No	$69,600	$69,600	$69,600	N/A	$69,600
1999	No	$67,700	$67,700	$67,700	N/A	$67,700
1998	No	$66,500	$66,500	$66,500	N/A	$66,500
1997	No	$45,900	$45,900	$45,900	N/A	$45,900
1996	No	$45,900	$45,900	$45,900	N/A	$45,900

2015 Tax Information

Click Here for 2015 Tax Bill

Tax Collector Mails 2015 Tax Bills October 31

Tax District: MB

2015 Final Millage Rate	18.2169
2015 Est Taxes w/o Cap or Exemptions	$3,575.52

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
No recent sales on record				

2015 Land Information

Seawall: No Frontage: None View:

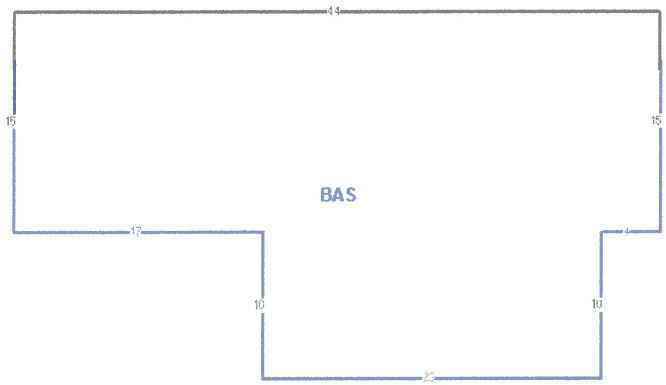
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method

Airport/Bus Terms (20)	45x120	35.00	5400.0000	1.0000	$189,000	SF

[click here to hide] 2015 Building 1 Structural Elements Back to Top

Site Address: 555 150TH AVE

Quality: Average
Square Footage: 890.00
Foundation: Piers
Floor System: Wood
Exterior Wall: Frame Siding
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 1
Living units: 0
Floor Finish: Carpet/ Vinyl/Asphalt
Interior Finish: Drywall/Plaster
Fixtures: 2
Year Built: 1960
Effective Age: 43
Heating: Central Duct
Cooling: Cooling (Central)



Compact Property Record Card

Open plot in New Window

Building 1 Sub Area Information

Description	Building Finished Ft²	Gross Area Ft²	Factor	Effective Ft²
Base	890	890	1.00	890
	Total Building finished SF: **890**	Total Gross SF: **890**		Total Effective SF: **890**

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[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
201400197	PARTIAL DEMO	02 Apr 2014	$13,000

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

NOTIFICATION

PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org pam@pcpao.org

Run Date: 10 Dec 2015
Subject Parcel: 09-31-15-00000-140-0120
Radius: 200 feet
Parcel Count: 5
Note: Parcels with protected address status are not included in this report.
Total pages: 2

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

☒ MAIN 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 (*CW*)

☐ 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

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER FL 33756-1232

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
150 153RD AVE STE 205
MADEIRA BEACH FL 33708-1856

M H H ENTERPRISES INC
C/O HAMMER & CO PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145

PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org pam@pcpao.org

Run Date: 10 Dec 2015
Subject Parcel: 09-31-15-00000-110-0100
Radius: 200 feet
Parcel Count: 6
Note: Parcels with protected address status are not included in this report.
Total pages: 2

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

☒ MAIN 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 (*CW*)

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

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1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
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13025 Starkey Rd., Largo (Tax Collector)
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TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 – Clearwater, FL 33757

C & T ENTERPRISES INC
9800 4TH ST N STE 200
MADEIRA BEACH FL 33702-2462

C & T ENTERPRISES INC
9800 4TH ST N STE 200
MADEIRA BEACH FL 33702-2462

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER FL 33756-1232

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
150 153RD AVE STE 205
MADEIRA BEACH FL 33708-1856

FL INT IMP FUND TRE
C/O C & T ENTERPRISES INC
9800 4TH ST N STE 200
ST PETERSBURG FL 33702-2462

CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY

AND BOARD OF COMMISSIONERS
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the LOCAL PLANNING AGENCY (THE PLANNING COMMISSION) of the City of Madeira Beach will hold a PUBLIC HEARING for the first reading on the **Development Agreement for Holiday Isle Marina,** in Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Monday, December 21, 2015 at 7:00 p.m**.

NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct the first reading of **Ordinance 2015-18,** at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday December 22, 2015 at 6:00 p.m**.

Upon the passage of Ordinance 2015-18, NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct the second and final reading of the **Development Agreement for Holiday Isle Marina, and Ordinance 2015-18**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, January 12, 2016 at 6:00 p.m**. Notice of such hearing will be provided as prescribed by Florida Statutory requirements and the Madeira Beach Code of Ordinances.

The title of the Development Agreement and said Ordinance are as follows:

DEVELOPMENT AGREEMENT between the **City of Madeira Beach**, and Holiday Isles Resort located at 555 – 150th Avenue and 565 – 150th Avenue, Madeira Beach, Florida 33708.

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 555 150th AVENUE AND 565 150TH AVENUE FROM MARINE COMMERCIAL (C-4) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

DESCRIPTION

PARCEL I: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44, RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" E., 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 50 FEET; THENCE NORTH 43°51'28" EAST, 25 FEET; THENCE SOUTH 46°08'32" EAST, 550 FEET; THENCE NORTH 43°51'28" EAST, 331.0 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET; THENCE SOUTH 43°51'28" WEST, 125.00 FEET; THENCE NORTH 46°08'32" WEST, 250.0 FEET; THENCE SOUTH 43°51'28" WEST, 40.0 FEET; THENCE NORTH 46°08'32" WEST, 50.0 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 191.0 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

PARCEL II: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44,

RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 2099.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" EAST, 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 300 FEET; THENCE NORTH 43°51'28" EAST, 175 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 175 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING

4.59 ACRES MORE OR LESS.

FLOOD STATEMENT

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0191G, EFFECTIVE DATE SEPTEMBER 3, 2003.

Copies of the proposed Development Agreement and Ordinance are available for inspection in the office of the City Clerk between the hours of 8 a.m. and 4:30 p.m. Monday through Friday.

All persons are hereby advised that any presentation they make to the Planning Commission or the Board of Commissioners will be encouraged to be as concise as possible and the Planning Commission and/or Board of Commissioners may limit the time of each individual to permit maximum participation by the public at large. Any person who decides to appeal any decision of the Planning Commission and/or the Board of Commissioners with respect to any matter considered at these hearings will need to ensure a record of proceedings, and for such purpose, 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-per Florida Statute 286.0105

Aimee Servedio, City Clerk
City of Madeira Beach

PUBLIC COMMENTS

PLANNING COMMISSION/LOCAL PLANNING AGENCY

Development Agreement – Staff Report
December 14, 2015

FROM: Luis N. Serna, AICP, Planning and Zoning

SUBJECT: Holiday Isle Marina – Development Agreement

BACKGROUND: A request to rezone 4.59 acres that are located on the southeast side of 150th Avenue (Tom Stuart Causeway) just south of the bridge, from C-4 (Marine Commercial) to PD (Planned Development) is being considered by the Planning Commission/Local Planning Agency. This request is for approval of the corresponding Development Agreement required to implement the Planned Development/Site Plan in accordance with Section 110-394 of the Code of Ordinances.

The development agreement establishes the development rights and conditions for the project, and establishes the concept plan as a basis for reviewing future development proposals on the site. As noted in the agreement, the concept plan represents a maximum plan of development. The agreement allows for up to 40 percent reductions in height, density, and intensity. Greater reductions, or other material deviations from the concept plan, would require separate approval of the Board of Commissioners.

Conditions contained in the agreement help ensure that the development will not adversely affect the City of Madeira Beach or the public. Important conditions include requirements for local and other governmental agency permitting for the project, and the requirement for the developers to construct off-site roadway and pedestrian facilities prior to the issuance of a Certificate of Occupancy for the first phase of the project.

BUDGETARY IMPACT: None.

RECOMMENDATION: The draft development agreement was reviewed for compliance with Article IV, Chapter 86 of the Code of Ordinances. Based on this review, staff recommends that the Planning Commission **recommend approval** of the Development Agreement.

ATTACHMENT(S): Draft Development Agreement

Agenda Item: _____

DEVELOPMENT AGREEMENT
(HOLIDAY ISLE MARINA)

THIS AGREEMENT (the **"Agreement")** made and entered into this __day of December, 2015 by and between the **CITY OF MADEIRA BEACH,** a municipal corporation of the State of Florida hereinafter referred to as **"City"** and **C & T Enterprises, Inc., a Florida corporation and M.H.H. Enterprises, Inc., a Florida corporation**, hereinafter collectively referred to as **"Owner".**

RECITALS

1. Owner (sometimes, Owner is referred to herein as "Developer") is the current fee simple owner and developer of that certain tract of land located within the City of Madeira Beach, Pinellas County, Florida, hereinafter referred to as the "Property" and more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. Owner desires to develop the Property consistent with the concept plan attached hereto as Exhibit "B" ("Concept Plan");

3. The Property is approximately 4.58 acres in size and has PR-MU land use designations and a zoning of C-4 and is located in the Madeira Beach Town Center Special Area Plan – Causeway District;

4. The Owner is requesting the City to amend the zoning designation so that the Property has a zoning designation of Planned Development (PD) to facilitate development of the Concept Plan;

5. The Concept Plan shows a development of hotel, condominium, restaurant and marina uses ("Project");

6. The development rights of the Project are subject to the conditions of the development rights approval as set forth below.

7. The City has determined that the Concept Plan is consistent with the City's comprehensive plan and land development regulations as provided for herein.

8. The following development rights are hereby approved pursuant to this Agreement on the Property and as more particularly shown on the Concept Plan attached hereto and made part hereof:

TABULATION TABLE

SITE AREA: 199,850 SF 4.59 ACRES

DEVELOPMENT		UNITS/COUNTS		BUILDING	SETBACK	PARKING		FAR		ISR	
		PROPOSED	PERMITED	HEIGHT	TO SEAWALL / PROPERTY LINE/ BLDG	PROPOSED	REQUIRED	PROPOSED	PERMITED	PROP.	REQ.
TEMPORARY LODGING	BUILDING A LIMITED SERVICE HOTEL	175 UNITS	125 DU/ACRE	117 FT	82' SW to Bldg. 15' NW to P.Line 15' NE to P Line 82' SE to Bldg.	175	1 PER UNIT	127,475 SF	FAR 4.0	135,850 SF 68%	139,895 SF 70%
	BUILDING F CONDO-HOTEL	150 UNITS	125 DU/ACRE	104 FT	0' SW to P Line 105' NW to P Line 89' NE to Bldg. 55' SE to Bldg.	150		95,450 SF			
	SUB-TOTAL	325 UNITS	375 UNITS	MAX 117 FT		325	325				
RESIDENTIAL	BUILDINGS C,D,E	68 UNITS	15 DU/ACRE 68 UNITS	MAX 110 FT	15' SW to P.Line 55' NW to Blgd. 17' NE to P.Line 14' SE to P Line	2 PER UNIT 136	2 PER UNIT 136	154,800 SF			
COMMERCIAL	BUILDING B RESTAURANT	200 seats		MAX 34 FT	168' SW to Bldg. 82' NW to Blgd. 15' NE to P Line 55' SE to Bldg.	50	1 PER 4 SEATS 50	17,000 SF	799,400 SF		
	DOCK MASTER	1.000 SF				2	2	1,000 SF			
BOAT SLIPS	BOAT SLIPS	COVERED DOCKS 23 EXISTING BLDG. SW SIDE DOCKS 15 ADD. BOAT SLIPS 126 TOTAL 154		MAX 20 FT		TBD	N/A				
PARKING	PARKING CREDITS	BICYCLE RACK CREDIT			16' SW to Bldg 15' NW to Blgd. 16' NE to P Line 24' SE to Seawall 14' SE to P Line		-3				
	ADDITIONAL PARKING	NON ASSIGNED PARKING				60					
	TOTAL PARKING					573	510	230,800 SF			
							TOTAL	671,745 SF			

9. The development rights set forth in this Agreement approval are subject to the following conditions:

   a) Approval of the related development agreement pertaining to the site development of the subject property as described and depicted in the Concept Site Plan attached as Exhibit "B".

   b) Where necessary to accommodate proposed development, the applicant shall be responsible for the removal and/or relocation of any and all existing public utilities located on the subject site, including the granting of easements located outside the building footprint 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 be subject to approval from the City's Public Works Department.

   c) All construction associated with this project shall be subject to the current requirements of the Florida Building Code. Madeira Beach's land development regulations, the Florida Fire Prevention Code, all other technical codes adopted by the City of Madeira Beach, and FEMA.

   d) All on-site construction activities related to erosion control shall be applied as required by the Florida Building Code and the Madeira Beach Code of Ordinances.

   e) Proof of SWFWMD Environmental Resource permit approval or exemption of the drainage requirements is required prior to a Certificate of Occupancy being issued.

f) Proof of FDOT Access/Driveway permit approval for the ingress and egress to 150th Avenue (Tom Stuart Causeway – S.R. 666) is required prior to the Certificate of Occupancy being issued.

g) Proof of FDOT Drainage Connection permits required prior to the Certificate of Occupancy being issued.

h) Final approval of the City's consulting engineer of the civil and utility site plan and construction plans prior to building permits being issued.

i) Final approval of the City's Public Works Department of the plans for solid waste collection prior to building permits being issued.

j) Final approval of the Fire Chief of the site plan as it relates to fire code issues prior to building permits being issued.

k) Final approval of the Community Services Department prior to the Certificate of Occupancy being issued.

l) Receipt by the City, after diligent effort by the City, of the necessary permits for the construction of the Off-site Roadway Improvements as defined hereafter.

m) Final approval of a phasing plan by the Community Development Department which shall show that each phase shall meet the minimum parking requirement, ISR and FAR as provided for by Code.

n) The Developer may increase the number of boat slips from that which is shown on the Concept Plan so long as proper permits are secured from the county and State, as applicable and appropriate parking is provided.

o) Developer shall be responsible for the construction of the Offsite Roadway Improvements, including the proposed walkway under the Bridge, prior to Certificate of Occupancy of the first phase.

i. The Developer may subdivide the Property, as it deems appropriate, consistent with the following:

ii. The proposed Project is contemplated to include multiple components including, without limitation, hotel, residential, condominium, condominium hotel, timeshare, retail, restaurant, marina, parking, and associated and ancillary uses. The Property currently consists of three (3) separate lots of record. In order to facilitate the overall development of the Property, Developer may find it appropriate to pursue lot line adjustments without replatting pursuant to Section 86-26, City of Madeira Beach Land Development Code. Similarly, Developer may find it appropriate to pursue the

division of single lots of record into two separate lots, either in connection with or separate from, Developer's lot line adjustment applications. The sale of one or more lots of record to third parties is expressly permitted under this Agreement; provided, however, for so long as this Agreement remain in effect, the Property may only be developed in accordance with this Development Agreement.

iii. In connection with the development of the Project, and to facilitate the orderly development of the Property by one or more separate owners, Developer may find it appropriate to utilize one or more property regimes to implement the development plans, to provide for ownership of the project components, and to provide for the continued cooperative operation and maintenance of the Project. It is presently anticipated that the Project will be developed utilizing a master set of covenants, conditions, easements, and restrictions applicable to the entirety of the Property, with a separate declaration of condominium utilized for the creation of each of the separate components intended to be declared to condominium ownership; provided, however, nothing in this Agreement shall preclude Developer from utilizing a master condominium, land condominium, homeowners association, or other structures to create and provide for the ownership, operation, and maintenance of the overall Project and the separate Project components.

FOR AND IN CONSIDERATION of the mutual promises made and agreed to be kept hereunder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the approval of certain uses by the City and conditioned on the performance in all respects of this Agreement by each of the parties, it is hereby agreed between the parties as follows:

THE AGREEMENT BETWEEN THE PARTIES

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference. All exhibits to this Agreement are incorporated by reference and deemed to be part hereof.

2. Authority. This Agreement is authorized by Section 163.3220, et seq. F.S. (2015) and Sections 86-141 through 86-149 of the Code of Ordinances of the City of Madeira Beach.

3. Effective Date. This Agreement shall be effective as of the day after it is fully executed and recorded in the Pinellas County public records ("Effective Date"). In the event that there is an appeal or legal proceeding challenging this Agreement or challenging the other matters affecting the purpose, intent, or the rights of the Developer or the City to develop the Property as contemplated hereby, the Effective Date of this Agreement shall be extended and shall commence upon the conclusion of such litigation,

including appeals and upon all rights of appeal having expired. In the event that a Court decision materially changes any aspect of this Agreement or has made the performance of a portion of this Agreement impossible or unacceptable to one of the parties, either party may choose to terminate this Agreement upon thirty (30) days written notice to the other party and the parties shall assist each other in returning each party to the positions and legal status that it enjoyed immediately prior to the date of the entry into this Agreement; or, alternatively, the parties shall work together to restore the material benefit if such is reasonably possible.

In the event that this Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Pinellas County, Florida reflecting that such termination has occurred and that this Agreement is thereby terminated and by such affidavit, notice that the termination provisions of this Agreement pursuant to this paragraph have occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that the Developer's fee simple title is encumbered by any mortgages, liens or other rights of third persons which are not subordinated to the terms, conditions, covenants and restrictions set forth in this Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Agreement.

This Agreement shall be superior to any mortgages, liens or other rights of third Persons. Any mortgages or liens or encumbrances on the Property created contemporaneously or after the effective date of this Agreement shall be subject to and subordinate to the terms of this Agreement.

In the event that this Agreement is not executed by the Developer on or before 5:00p.m. on the 31st day of January, 2016, this Agreement shall be null and void and of no
further force and effect and any development permissions granted pursuant hereto shall no longer be valid.

4. Duration of Agreement. This Agreement shall terminate upon the earlier of the following dates: (i) the date on which all phases of construction of the Project is complete and issuance of a valid Certificate of Occupancy for the Project; or (ii) ten (10) years from the Effective Date. So long as there is active construction activity on the Property consistent with this Agreement, the Agreement shall be deemed effective. This time period may be extended by mutual agreement of the parties. The recordation of a valid Certificate of Occupancy by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

   Notwithstanding anything in the Code to the contrary, the parties agree that the Owner shall have two (2) years to commence construction upon receipt of written confirmation that the City has the proper state and federal permits for the construction

of the Offsite Roadway Improvements. The City shall apply for such permits within 90 days of receipt of notice from Owner to initiate the application process but no later than one year from the Effective Date.

5. Third Party Rights. The parties represent, to their respective best knowledge, that nothing herein is barred or prohibited by any other contractual agreement to which it is a party, or by any Statute or rule of any governmental agency, or any third party's rights or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

   Any lienholder or mortgagee shall have the right to perform any term, covenant or condition and to remedy any default hereunder, and City shall accept such performance with the same force and effect as if furnished by Developer.

6. Law and Ordinance Compliance. The ordinances, policies and procedures of the City concerning development of the Property that are in existence as of the approval of this Agreement shall govern the development of the Project, and the same shall be in compliance with the applicable regulations of County, State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to the Project except in accordance with the provisions of Section 163.3233(2), Florida Statutes (2015). Notwithstanding the foregoing, the City shall have the absolute discretion to amend and/or adopt life safety codes such as but not limited to fire codes, that may conflict with the provisions herein or may impose additional burdens on the Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the City. The parties agree that such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes. Failure of this Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions in any matter or thing required under existing Ordinances of the City or regulations of any other governmental agency, or any other entity having legal authority over the Property. Except as provided in this Agreement, all applicable impact fees, development review fees, building permit fees and all other fees of any type or kind shall be paid by Developer in accordance with their terms and in such amount applicable as they become due and payable.

7. No Estoppel. The parties agree that prior to the approval of this Agreement by the City Commission, the City's interest in entering into this Agreement, the studies, surveys, environmental studies, consultant plans or investigations, the expenditure of substantial funds, the staff approval or recommendation relative to the proposed development and any other act in furtherance of this Agreement, shall not be used by the Developer or its successors in title in any way whatsoever as committing the City legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Agreement is not approved by the City Commission or for any other reason does not

take effect in all material respects. The parties further agree that any and all action by the Developer or its representatives in negotiation of this Agreement, including all acts or expenditures in the implementation of this Agreement or submittals to other governmental bodies shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

8. No Partnership or Joint Venture. The City and Owner agree that the matters contained in this Agreement shall under no circumstances constitute a joint venture, partnership or agency between them. No third party shall be deemed to have any beneficial interest in this Agreement or any expectation of benefit or property rights or any other rights of any kind arising from this Agreement.

9. Concept Plan. In order to avoid any adverse impacts from the development of the Property on the abutting property owners and on the residents of the City of Madeira Beach, the parties agree that the Property will be developed in substantial conformance with the Concept Plan as such Concept Plan may be modified by the requirements of other state and county governmental agencies having jurisdiction over the development of the Property. The appearance and use of the Property after development are the reasons that the City Commission exercised its legislative authority and entered into this Agreement. Except as may be authorized by the parties hereto, any material deviation from the commitments made by the parties herein shall be considered material defaults in this Agreement unless otherwise approved by the City or contemplated herein. The City of Madeira Beach shall not consent to any modification unless it deems that such is in the best interest of the public and in its discretion in reaching such decision it shall be deemed to be acting in a legislative capacity and within its sole and absolute discretion taking into account the public health, safety and welfare. The following specific requirements shall also be met:

   i) The Property shall be developed and landscaped in accordance with the Concept Plan. The landscaping within the Property shall be maintained by the Developer. The purpose of landscaping and the continued development and care of the landscaping on the Property is, in part, for the benefit of the abutting property owners and to screen light, noise and other possible negative aspects of the development. Such landscaping shall be provided prior to a certificate of occupancy being issued and will be maintained in good and healthy conditions at all times by the Developer.

   ii) There shall not be any material deviation from the provisions of the Concept Plan unless such is approved by the City Commission of the City of Madeira Beach at a public hearing conducted for such purpose and this Agreement is modified in writing by the parties thereto for the purpose of agreeing to such deviation.

   iii) Ingress and egress to the Property shall be as shown on the Concept Plan. Off-site Roadway Improvements as shown on attached Exhibit C made part hereof.

iv) Building heights, architectural style and location will be as shown on the Concept Plan. The architectural style reflected as an attachment to or being part of the Concept Plan shall be complied with in all material respects during the development of the Project. Notwithstanding anything herein to the contrary, the Developer may reduce the height of any building or buildings up to 40% without an amendment of this Agreement.

v) This Agreement and the Concept Plan attached hereto specify certain minimum setbacks, building heights, sign sizes and similar dimensional requirements and agreements. No substantial changes may be made in these agreed upon dimensional requirements or in any matter that is reflected on the Concept Plan or addressed specifically in this Agreement except by an amendment to this Agreement which revised amendment is legislatively considered by the City Commission and agreed to by the City Commission, set forth in writing as an amendment to this Agreement and executed by the parties hereto or their successors or assigns. The Developer, and its successors and assigns specifically waive and relinquish any right to change the terms of this Agreement through any administrative or legal process, including a decision by a court of competent jurisdiction, unless agreed to by the parties. Notwithstanding the foregoing, minor modifications to the dimensional requirements, increases in the number of permitted boat slips, and, reduction's in height, density or intensity that do not exceed 40% of the permitted dimensional requirements are not contrary to the purpose and intent of this agreement may be included in the final site plan process without an amendment hereto so long as the minimum parking requirement is maintained.

vi) Marina and boat slips shown on the Concept Plan may be modified as required by the state and federal permitting agencies without amendment hereto so long as the minimum parking requirement is met.

vii) Phasing Plan. This Project may be constructed in phases. Each phase shall be approved by the City and include sufficient parking. The Off-Site Roadway Improvements shall be constructed in conjunction with the first phase.

10. P<u>ublic Infrastructure.</u> The Developer or its successor in title, as appropriate, at its sole cost, shall design, construct and maintain, until acceptance by the City and conveyance by recordable instrument or bill of sale, as appropriate, to the City, all public infrastructure facilities and lands necessary to serve the Project which are shown on the Final Site Plan, provided that said public infrastructure facilities have received construction plan approval and that all applicable review procedures have been complied with fully, inspected and accepted by the City. Public infrastructure facilities shall include those facilities to be located in rights-of-way or easement areas conveyed to the City, as shown on the approved engineering construction drawings.

Public infrastructure facilities shall be complete, and approved for acceptance by the City prior to the issuance of any certificate of occupancy on the Property, or the

Developer shall provide the appropriate letter of credit in a form satisfactory to the City Attorney, drawable on or through a local Pinellas County bank. Said letter of credit shall be deposited with the City to guarantee the completion of public infrastructure facilities prior to the time that certificates of occupancy are issued on the Property and public access and facilities to serve the proposed structures are available in accordance with City regulations.

11. Public Facilities. The City shall cause to be provided to the boundary of the Property the following available City owned and operated facilities, to wit: infrastructure and services for fire protection, potable water and sanitary sewer to meet domestic and fire flow levels of service as required for the Project by City and other applicable regulations.

12. Permits. Development permits, which may need to be approved and issued, include, but are not limited to the following:

    a) City of Madeira Beach building permits.
    b) Southwest Florida Water Management District surface water management permit.
    c) City of Madeira Beach Engineering construction permit.
    d) All other approvals or permits as required by existing governmental regulations as they now exist.

    Except as set forth in this Agreement, all development permits required to be obtained by the Developer for the Project will be obtained at the sole cost of the Developer and in the event that any required development permissions issued by entities other than the City are not received, no further development of the Property shall be allowed until such time as the City and the Developer have reviewed the matter and determined whether to modify or terminate this Agreement.

    Permits for the Off-site Roadway Improvements, as defined below, shall be obtained by the City with diligent effort; however, any permitting and design costs associated with those improvements shall be the sole cost of the Developer.

13. Impact fees. The City has estimated the impact fees that the Developer shall pay to the City as follows, subject to credits issued for prior development of property:

    325 hotel/condo-hotel units = $521,300
    15,000 sq. ft. quality restaurant = $119,130
    68 multifamily condo residential units = $84,400
    100 slip marina = $81,400

    Rough estimate of charges = $806,230

    In consideration for the mutual benefits provided by the design and construction of the improvements to 150th Street as shown on the Concept Plan and the new proposed access road and pedestrian boardwalk as shown subject to FDOT approval and final

engineering ("Off-site Roadway Improvements"), the City shall contribute **100%** from its share of the total collected Transportation Impact fees for the construction of the Off-site Roadway Improvements ("City's Contribution"). In the event the Off-site Roadway Improvements are not paid in full by the City's share, the City will seek additional funding from alternative sources of funding and shall diligently work to secure the additional funding from Pinellas County's share of the transportation impact fee, or some other source. The Developer shall be responsible for all costs associated with the permitting and construction of the Off-Site Roadway Improvements that exceed the City's Contribution.

14. Recycling. The Developer and its successors-in-title will cooperate with City to encourage and promote recycling activities within the Project and such commitment will be reflected in a covenant running with the Project lands.

15. Annual Review. The City of Madeira Beach the City shall review the Project once every twelve (12) calendar months from the Effective Date.

16. Recordation. Not later than fourteen (14) days after the execution of this Agreement, the City shall record this Agreement with the Clerk of the Circuit Court in Pinellas County, Florida, and a copy of the recorded Agreement shall be submitted to the Florida Department of Economic Opportunity within fourteen (14) days after the Agreement is recorded. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors and assigns in interest to the parties to this Agreement.

17. Agreement as Covenant. This Agreement shall constitute a covenant running with the Property for the duration hereof and shall be binding upon the Developer and upon all persons deriving title by, through or under said Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Property, and the City for the term hereof.

18. Legislative Act. This Agreement is agreed to be an legislative act of the City in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the Property and this Agreement and the obligations and responsibilities arising hereunder as to the Developer shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Agreement. The execution of this Agreement or the consent to this Agreement by any existing mortgage holder, lien holder or other persons having an encumbrance on the Property shall be deemed to be in agreement with the matters set forth in this paragraph.

19. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Agreement. The parties

agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Agreement the Property shall be subject to the laws, ordinances and regulations of the City of Madeira Beach as they exist as of the date of this Agreement. Any reference in this Agreement to "Developer" contemplates and includes the fee simple title owners of record of the Property their heirs, assigns or successors in title and interest. Any oral agreements, agreements created by written correspondence or any other matter previously discussed or agreed upon between the parties are merged herein.

20. Enforcement. The parties agree that either party may seek legal and equitable remedies for the enforcement of this Agreement, provided however that neither the City nor the Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Agreement. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

Except as provided above, the parties agree that any legislative and quasi-judicial decisions, if any are required, by the City regarding the appropriate land use or other development regulations impacting the Property shall, in no event or under any conditions, give rise to a claim for monetary damages or attorney fees against the City and any claim for such damages or fees by the Developer or its successors or assigns are specifically waived.

21. Execution. The Developer represents and warrants that this Agreement has been executed by all persons having equitable title in the subject Property. The City represents that the officials executing this Agreement on behalf of the City have the legal authority to do so, that this Agreement has been approved in accordance with the ordinances and Charter of the City and applicable State law, that appropriate approval of this Agreement has been received in a public hearing and that the City Commission of the City of Madeira Beach has authorized the execution of this Agreement by the appropriate City officials.

22. Severability. In the event that any of the covenants, agreements, terms, or provisions contained in this Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

23. Estoppel Certificates. Within twenty (20) days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that (a) this Development Agreement is in full force and effect, (b) there are no uncured defaults hereunder by City or Developer, if that be the case, and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such twenty (20) day period, the requesting party shall forward such request directly to the City Manager

and the City Attorney or to the Developer with copies to the Developer's general counsel by certified mail, return receipt requested or by Federal Express or other delivery service in which delivery must be signed for. In the case where the Developer is the requesting party, the Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the City Manager and staff are aware of the request and the Developer may rely on the statement of the City Manager at such public meeting or may request that the City Manager be directed by the City Commission to respond to the estoppel certificate request in a timely manner.

24. Venue. Venue for the enforcement of this Agreement shall be exclusively in Pinellas County, Florida.

25. Default. Upon default or breach of any substantive portion of this Agreement by any party, the non-defaulting party shall provide written notice via overnight, traceable delivery service of the default and opportunity to cure within sixty (60) days to the defaulting party. Upon the failure of the Developer to cure such defaults, the City shall provide notice via overnight traceable delivery service to Developer of its intent to terminate this Agreement on a date not less than sixty (60) days from the date of such notice and upon the expiration of such period, the City, unless ordered otherwise by a court of competent jurisdiction, may revoke the then existing development permits issued by it and the Developer shall have no claim for damages against the City arising from such revocation. Alternatively, the City may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Agreement. In the event of any default or breach of any substantive portion of this Agreement by the City, the Developer may: (i) give written notice via overnight traceable delivery service to the City of said default with an opportunity to cure within sixty (60) days of receipt of such notice. In the event City fails to cure within said time period, the Developer may thereafter proceed in a court of competent jurisdiction to institute proceedings for specific performance or to obtain any other legal or equitable remedy to cure the default of this Agreement by the City. In any litigation arising hereunder, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

26. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by Federal Express, Air Borne Express or similar overnight delivery services, addressed as follows:

To the Developer:
M.H.H. Enterprises, Inc.
150 153rd Ave., Suite 203
Madeira Beach, FL 33708-1856
ATTN: Jim Holton

With copies to:
E.D. Armstrong III
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

To the City:

Shane Crawford, City Manager
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 34698

Thomas J. Trask, Esq.
City Attorney
Trask Daigneault, LLP
1001 S. Ft. Harrison Ave., Suite 201
Clearwater, FL 33756

With copies to:

Notice shall be deemed to have given upon receipt or refusal.

27. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns in interest to the parties of this Agreement.

28. Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and their respective seals affixed as of this ___ day of _____, 2015.

In the Presence of:

_____
Print Name_____

_____
Print Name_____

C & T Enterprises, Inc., a Florida corporation

By:_____

Its: _____

M.H.H. Enterprises, Inc., a Florida corporation

By:_____

Its: _____

City of Madeira Beach

By: _____
Shane Crawford
City Manager

Attest:

_____
Aimee Servedio, City Clerk

Countersigned:

_____
Travis Palladeno, Mayor

Approved as to Form:

_____
Thomas J. Trask, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ as _____of C & T Enterprises, Inc., a Florida corporation, on behalf of the Corporation, who is [ ] personally known to me or who has [ ] produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ as _____of M.H.H. Enterprises, Inc., a Florida corporation, on behalf of the Corporation, who is [ ] personally known to me or who has [ ] produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Travis Palladeno, as Mayor of the City of Madeira Beach, Florida, who is [ ] personally known to me or who has [ ] produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Shane Crawford as City Manager of the City of Madeira Beach, who is [ ] personally known to me or who has [ ] produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission Expires:

Exhibit A

DESCRIPTION:

PARCEL I: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44, RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" E., 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 50 FEET; THENCE NORTH 43°51'28" EAST, 25 FEET; THENCE SOUTH 46°08'32" EAST, 550 FEET; THENCE NORTH 43°51'28" EAST, 331.0 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET; THENCE SOUTH 43°51'28" WEST, 125.00 FEET; THENCE NORTH 46°08'32" WEST, 250.0 FEET; THENCE SOUTH 43°51'28" WEST, 40.0 FEET; THENCE NORTH 46°08'32" WEST, 50.0 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 191.0 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

PARCEL II: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44, RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 2099.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" EAST, 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 300 FEET; THENCE NORTH 43°51'28" EAST, 175 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 175 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING

4.59 ACRES MORE OR LESS.

FLOOD STATEMENT:

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0191G, EFFECTIVE DATE SEPTEMBER 3, 2003.

Exhibit A (con't)
Legal Description

DESCRIPTION: SUBMERGED LAND LEASE PARCEL

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD NO. 233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 622, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N.43°51'28"E., 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD NO. 233; THENCE S.46°08'32"E., 100 FEET TO THE POINT OF BEGINNING; THENCE N.43°51'28"E., 25.00 FEET; THENCE S.46°08'32"E., 559.67 FEET; THENCE N.43°46'38"E., 331.00 FEET; THENCE N.46°08'32"W., 309.20 FEET; THENCE N.43°51'28"E., 62.32 FEET; THENCE S.46°29'21"E., 82.50 FEET; THENCE N.43°54'19"E., 82.19 FEET; THENCE S.46°05'41"E., 182.19 FEET; THENCE S.44°32'35"W., 119.87 FEET; THENCE S.46°08'32"E., 29.93 FEET; THENCE S.89°38'48"E., 100.25 FEET; THENCE S.00°26'39"E., 68.50 FEET; THENCE S.89°33'21"W., 76.28 FEET; THENCE S.43°46'38"W., 188.05 FEET; THENCE S.45°50'05"E., 172.29 FEET; THENCE S.43°42'27"W., 121.13 FEET; THENCE N.45°30'56"W., 212.45 FEET; THENCE S.43°46'38"W., 39.93 FEET; THENCE N.46°08'32"W., 569.70 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 89,849.65 SQUARE FEET

AND:

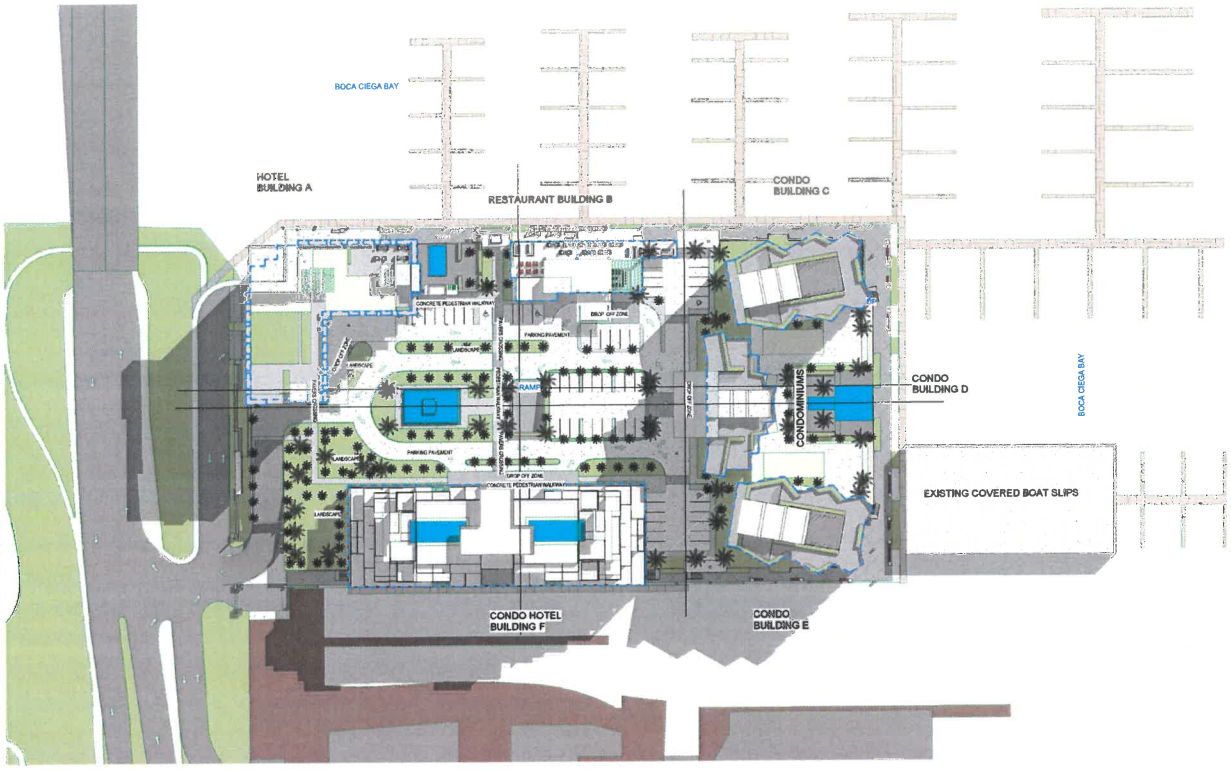
DESCRIPTION:

THAT PORTION OF SUBMERGED LAND IN BOCA CIEGA BAY AND BEING IN SECTION 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 622, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N.43°51'28"E., 2099.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE S.46°08'32"E., 50.00 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE S.46°08'32"E., 300.00 FEET; THENCE N.43°51'28"E., 175.00 FEET; THENCE N.46°08'32"W., 183.20 FEET TO THE POINT OF BEGINNING; THENCE N.43°51'28"E., 19.00 FEET; THENCE S.46°08'32"E., 156.00 FEET; THENCE N.43°51'28"E., 30.00 FEET; THENCE N.46°08'32"W., 151.00 FEET; THENCE N.43°51'28"E., 39.00 FEET; THENCE N.46°08'32"E., 50.00 FEET; THENCE S.43°51'28"W., 88.00 FEET; THENCE S.46°08'32"E., 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,835 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



Sheet List	
Sheet Number	Sheet Name
A000	Cover Sheet
A001	Site Information
A002	Tabulation Sheet
A003	Ref. Master Plan
A004	Aerial View Projection
A100	Arch. Ref. Plan
A101	Ground Level
A102	Esplanade Level
A103	Typical Level 3-4
A300	Elevations
A301	Elevations
A400	Sections
A401	Sections
A500	Views
A501	Views
A502	Views
A600a	Ref. Condo Master plan
A600b	Ref. Condo Hotel Master Plan
A600c	Ref. Hotel Master Plan
C001	Survey Sheet 1
C002	Survey Sheet 2

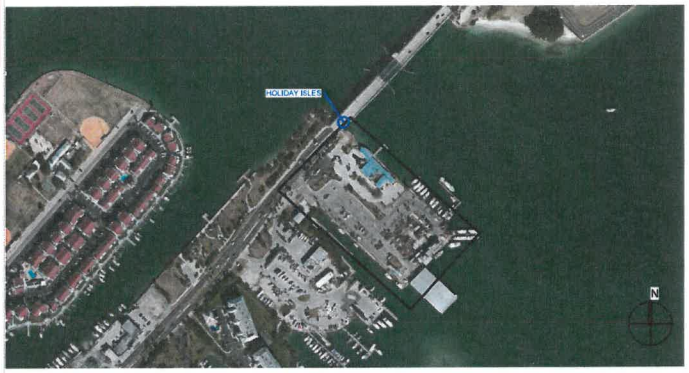
PROJECT TEAM DIRECTORY

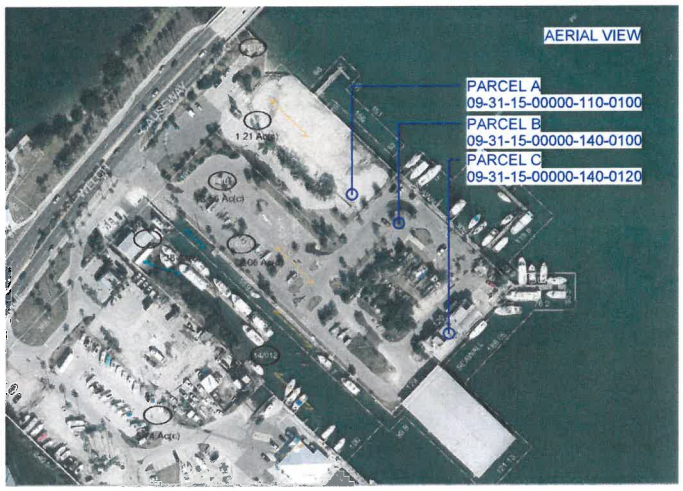
PROJECT OWNER The Holton Companies

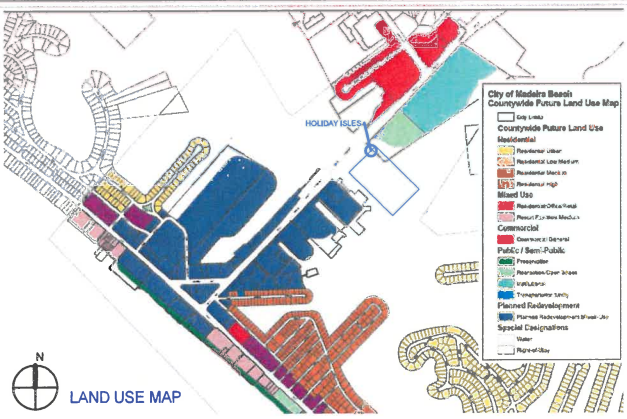
ARCHITECT BEHAR+PETERANECZ: ARCHITECTURE
103 ROGERS STREET
CLEARWATER, FLORIDA 33756
PHONE: 727.478.3073

A000

Holiday Isle Marina | Cover Sheet | BeharPeteranecz | 103 Rogers Street CLEARWATER, FL 33756 t. 727 478 3073 | f. 727 478 3074 | 15.25 | 1" = 60'-0" | 10/30/15







LAND USE MAP

PROPERTY DATA

CURRENT ZONING: ZONE C-4	FUTURE LAND USE: PLANNED REDEVELOPMENT MIXED-USE
CURRENT LAND USE: PR-MU	
PROPOSED : PD (PLAN DEVELOPMENT) Madeira Beach Town Center Special Area Plan - Causeway District	

PARCEL A

09-31-15-00000-110-0100

OWNERSHIP

C & T ENTERPRISES INC
9800 4TH ST N STE 200
MADEIRA BEACH FL 33702-2462

LEGAL DESCRIPTION

PT OF GOVT LOT 1 IN SEC 9 & 10-31-15 DESC AS FR S LN OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 2099.18 FT TH S46DE 50FT FOR POB TH N44DE 175FT TH S46DW 300FT TH S44DW 175FT TH N46DW 300FT TO POB CONT 1.21AC(C)

SUBMERGED LAND LEASE A
09-31-15-00000-140-0110

PARCEL B

09-31-15-00000-140-0100

OWNERSHIP

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

LEGAL DESCRIPTION

PT OF GOVT LOT 1 IN NE 1/4 OF SEC 9 & PT OF NW 1/4 OF SEC 10 DESC FROM S LN OF GOVT LOT 1 & C/L OF 150FT AVE TH N44DE 1918FT TH S46DE 50FT FOR POB TH N44DE 181FT TH S46DE 300FT TH N44DE 175FT TH S46DE 300FT TH S44DW 82FT TH N46DW 45FT TH S44DW 120FT TH S46DE 45FT TH S44DW 129 FT TH N46DW 550FT TH S44DW 25FT TH N46DW 50FT TO POB CONT 3.56AC (C)

SUBMERGED LAND LEASE A
09-31-15-00000-110-0200

PARCEL C

09-31-15-00000-140-0120

OWNERSHIP

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

LEGAL DESCRIPTION

(LEASE TO DEC 1, 1994) PT OF NW 1/4 OF 10-31-15 DESC FROM S LN OF GOVT LOT 1 & C/L OF 150TH AVE IN N 1/2 OF SEC 9 TH N44DE 1918 FT TH S46DE 100FT TH N44DE 25FT TH S46DE 550FT TH N44DE 129FT FOR POB TH N46DW 45FT TH N44DE 120FT TH S46DE 45FT TH S44DW 120 FT TO POB

A001

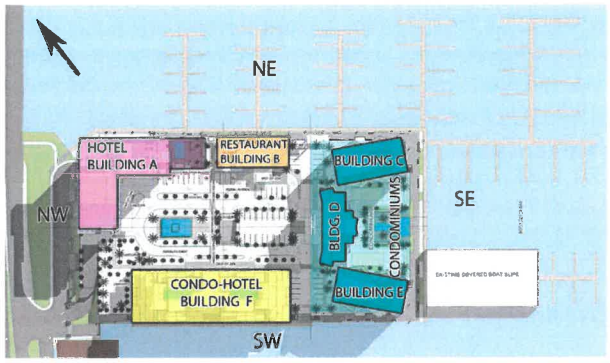
TABULATION TABLE

SITE AREA: 199,850 SF 4.59 ACRES

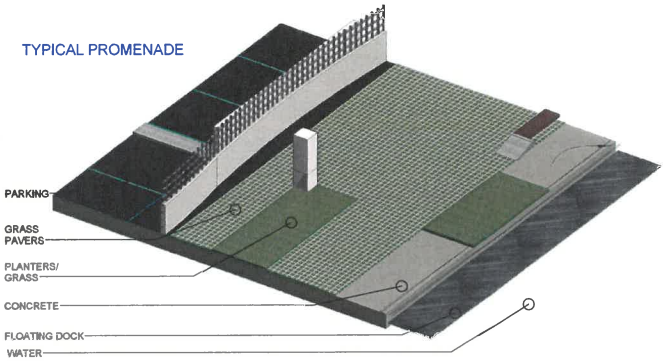
DEVELOPMENT		UNITS/COUNTS		BUILDING	SETBACK	PARKING		FAR		ISR	
		PROPOSED	PERMITED	HEIGHT	TO SEAWALL / PROPERTY LINE/ BLDG	PROPOSED	REQUIRED	PROPOSED	PERMITED	PROP.	REQ.
TEMPORARY LODGING	BUILDING A LIMITED SERVICE HOTEL	175 UNITS	125 DU/ACRE	117 FT	82' SW to Bldg. 15' NW to P.Line 15' NE to P.Line 62' SE to Bldg.	175	1 PER UNIT	127,475 SF	FAR 4.0	135,850 SF 68%	139,895 SF 70%
	BUILDING F CONDO-HOTEL	150 UNITS	125 DU/ACRE	104 FT	0' SW to P.Line 105' NW to P.Line 89' NE to Bldg. 56' SE to Bldg.	150		95,450 SF			
	SUB-TOTAL	325 UNITS	375 UNITS	MAX 117 FT		325	325				
RESIDENTIAL	BUILDINGS C,D,E	68 UNITS	15 DU/ACRE 68 UNITS	MAX 110 FT	15' SW to P.Line 55' NW to Bldg. 17' NE to P.Line 14' SE to P.Line	2 PER UNIT 136	2 PER UNIT 136	154,800 SF			
COMMERCIAL	BUILDING B RESTAURANT	200 seats		MAX 34 FT	168' SW to Bldg. 82' NW to Bldg. 15' NE to P.Line 55' SE to Bldg.	50	1 PER 4 SEATS 50	17,000 SF			
	DOCK MASTER	1,000 SF				2	2	1,000 SF			
BOAT SLIPS	BOAT SLIPS	COVERED DOCKS 29 EXISTING BLDG. SW SIDE DOCKS 15 ADD. BOAT SLIPS 126 TOTAL 164		MAX 20 FT		TBD	N/A				
PARKING	PARKING CREDITS	BICYCLE RACK CREDIT			16' SW to Bldg. 15' NW to Bldg. 16' NE to P.Line 24' SE to Seawall 14' SE to P.Line		-3				
	ADDITIONAL PARKING	NON ASSIGNED PARKING				60					
	TOTAL PARKING					573	510	230,800 SF			
							TOTAL	671,745 SF			

PARKING SCHEDULE

Level	Type	Count
Level 1	9' x 18' - 90 deg	367
Level 1	ADA	7
Level 1: 374		
Level 2	9' x 18' - 90 deg	94
Level 2	ADA	6
Level 2: 100		
Level 3	9' x 18' - 90 deg	48
Level 3: 48		
Level 4	9' x 18' - 90 deg	51
Level 4: 51		
Grand total: 573		



TYPICAL PROMENADE



A002

Holiday Isle Marina

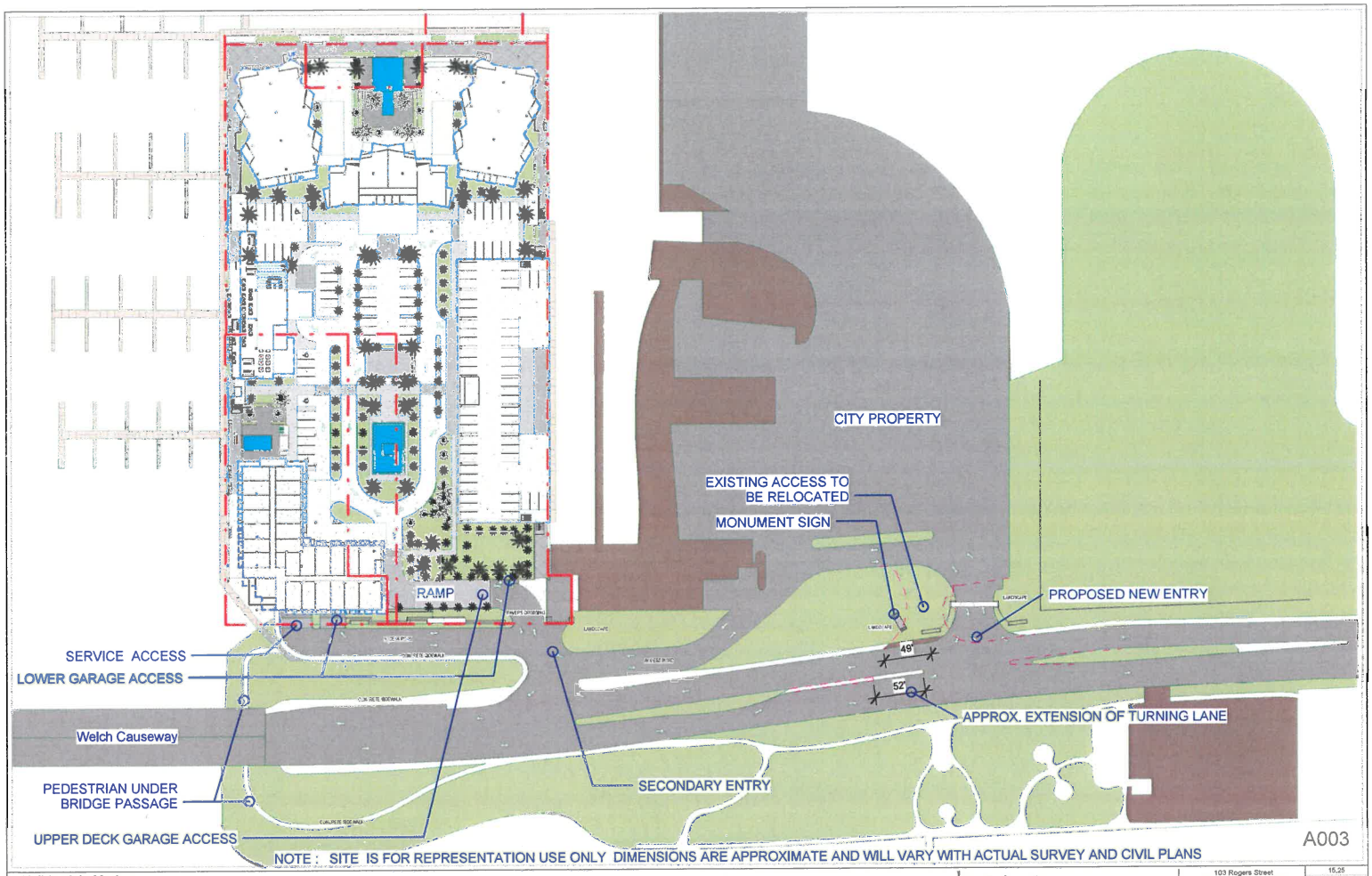
Tabulation Sheet

BeharPeteranecz AA26002761

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.26

10/30/15



NOTE : SITE IS FOR REPRESENTATION USE ONLY DIMENSIONS ARE APPROXIMATE AND WILL VARY WITH ACTUAL SURVEY AND CIVIL PLANS

Holiday Isle Marina

Ref. Master Plan

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 80'-0"
10/30/15

EXISTING CONDITIONS

PROPOSED MASTER PLAN

A004

Holiday Isle Marina

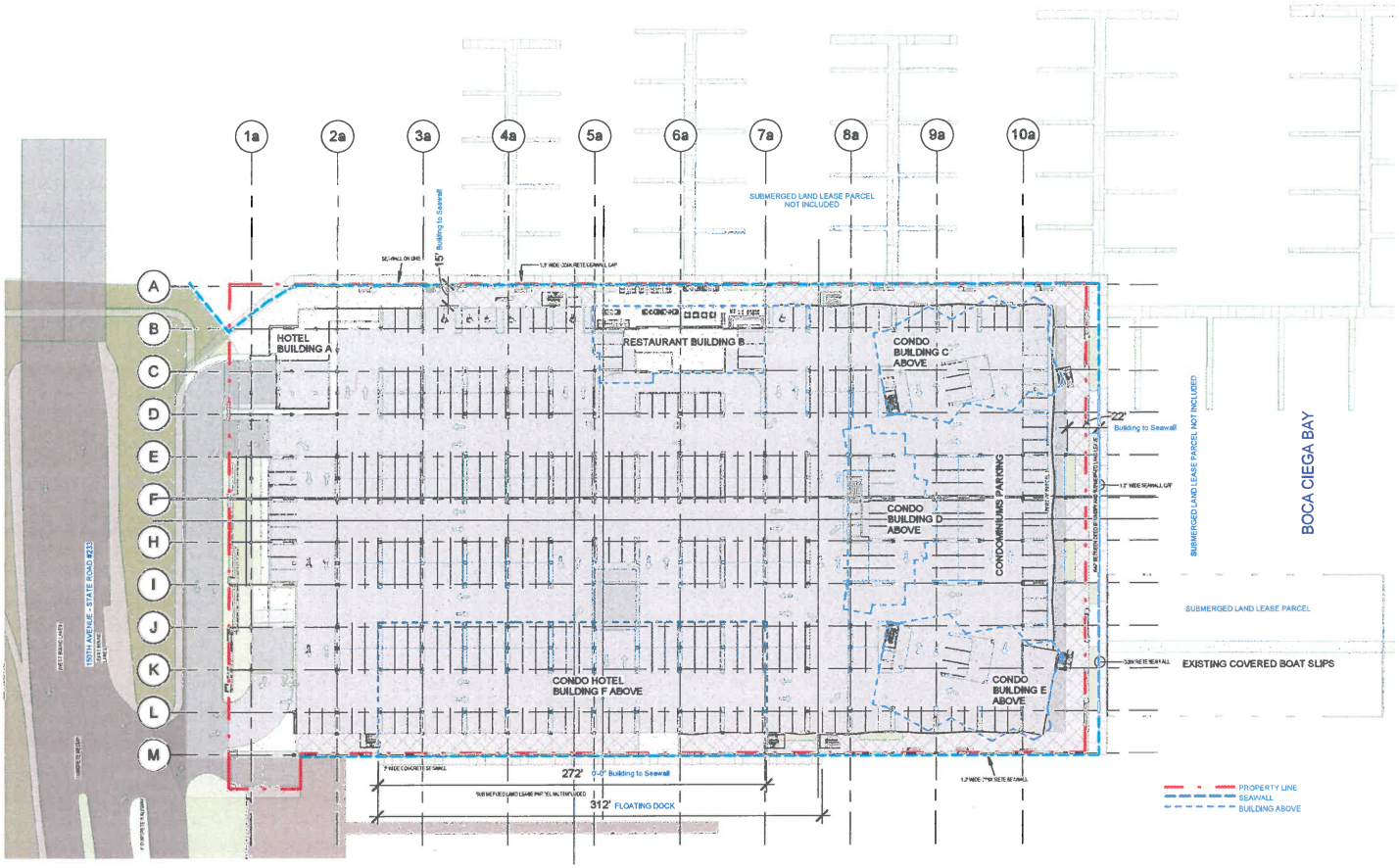
Aerial View Projection

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25

10/30/15



A100

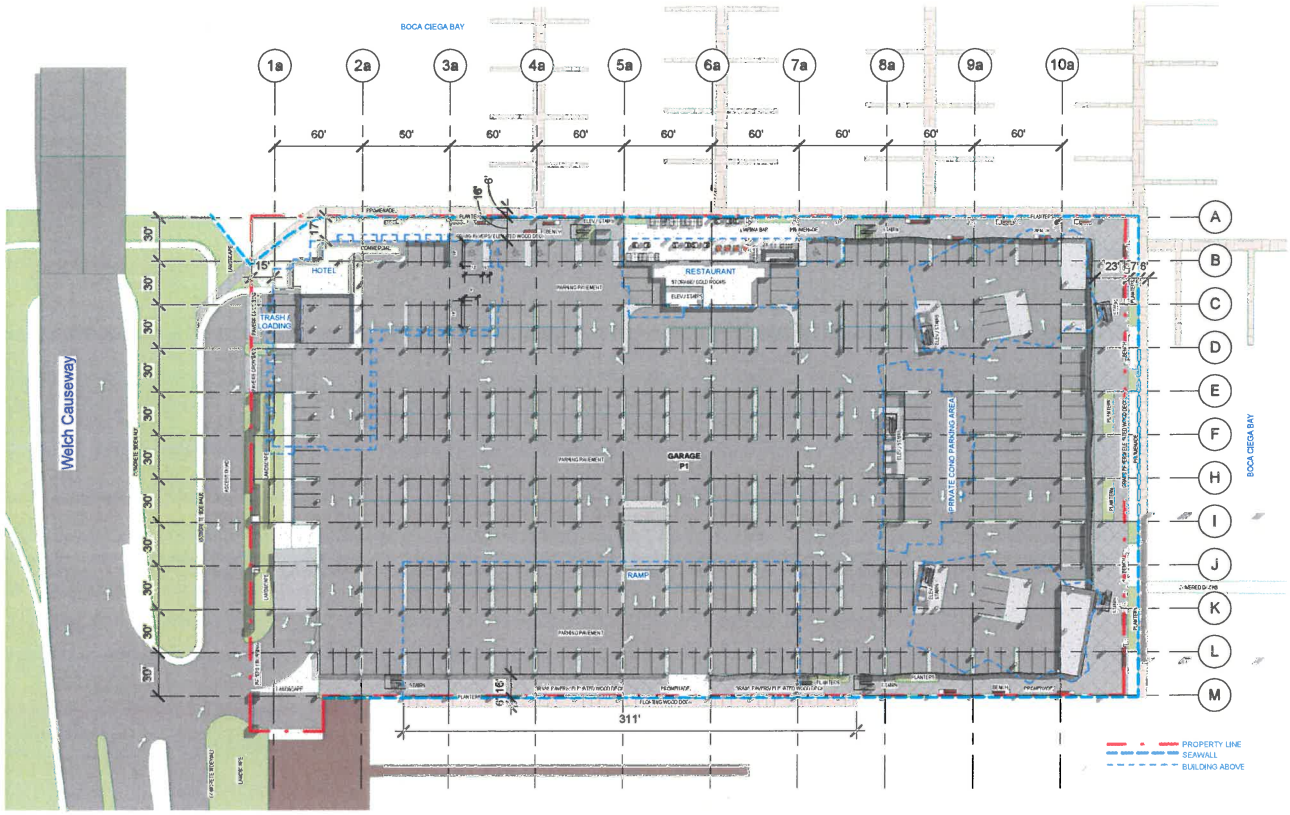
Holiday Isle Marina

Arch. Ref. Plan

BeharPeteranecz ARCHITECTS

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 60'-0"
10/30/15



A101

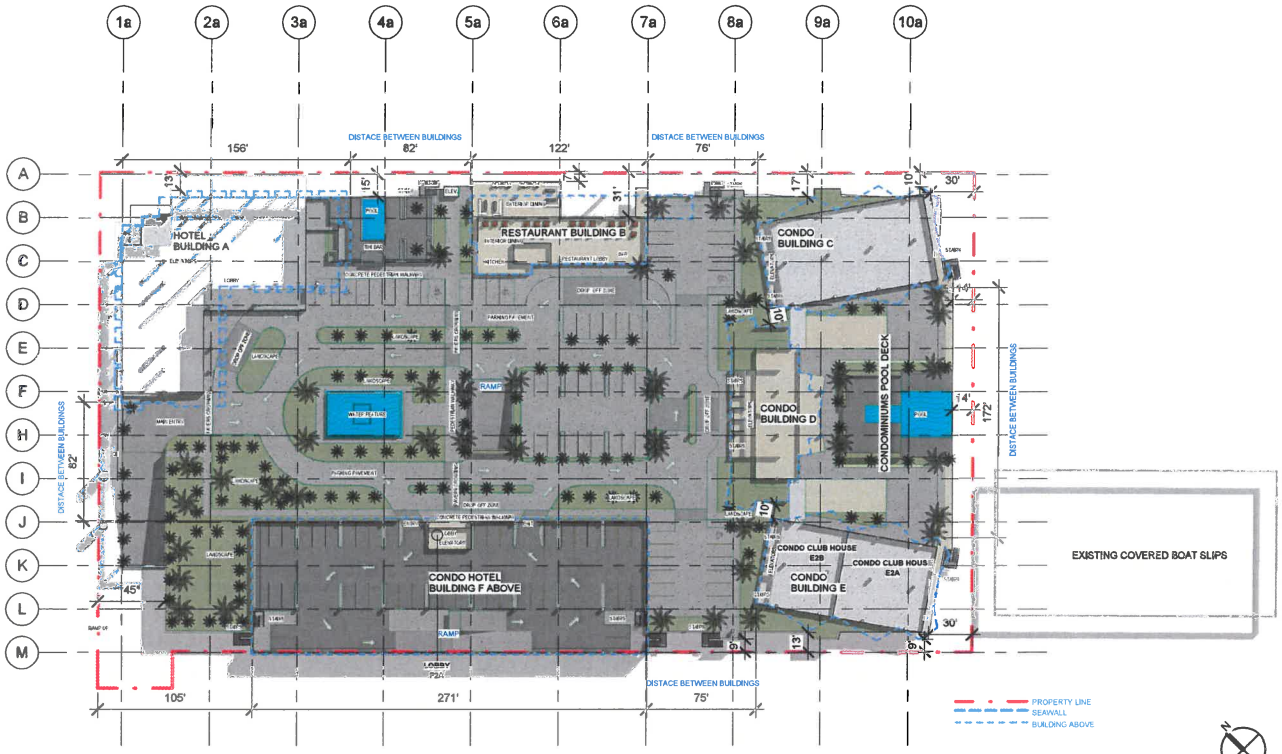
Holiday Isle Marina

Ground Level

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 60'-0"
10/30/15



A102

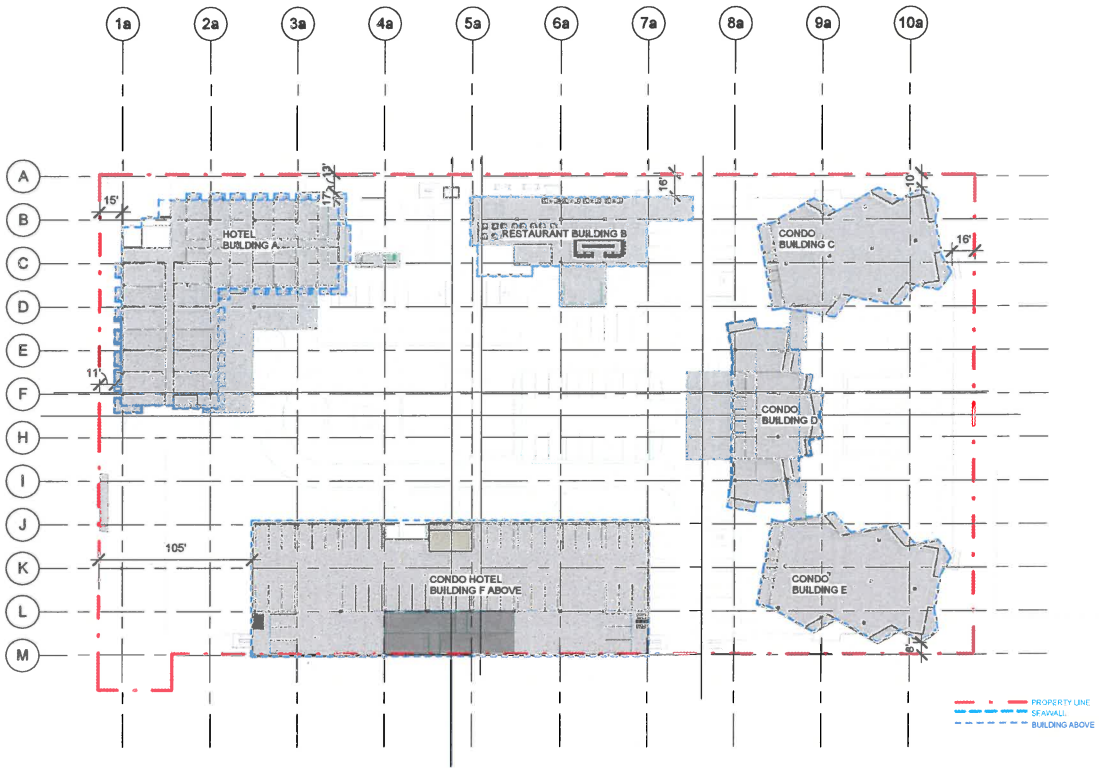
Holiday Isle Marina

Esplanade Level

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 60'-0"
10/30/15



A103

Holiday Isle Marina

Typical Level 3-4

BeharPeteranecz

AAL Group

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 60'-0"
10/30/15

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CONDOMINIUMS SOUTHWEST ELEVATION

OVERALL EAST VIEW ELEVATION

OVERALL SOUTHEAST VIEW ELEVATION

A300

Holiday Isle Marina

Elevations

BeharPeteranecz ARCHITECTS

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 60'-0"
10/30/15

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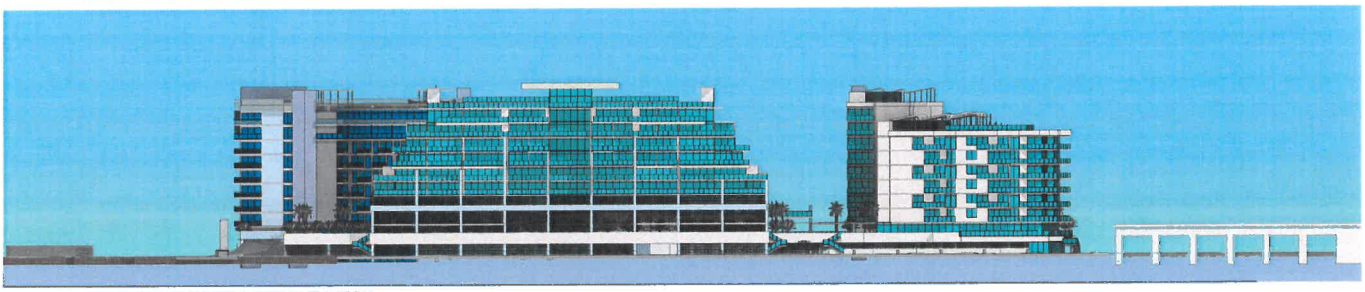
OVERALL VIEW NORTHEAST ELEVATION



OVERALL VIEW SOTHWEST ELEVATION

OVERALL VIEW NORTHWEST ELEVATION

A301

Holiday Isle Marina

Elevations

BeharPeteranecz ARCHITECTS

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 60'-0"
10/30/15

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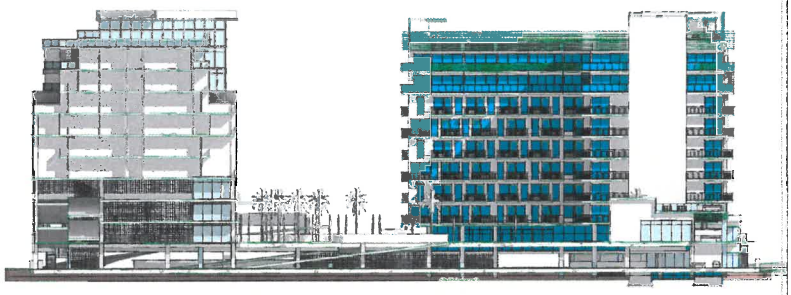

A400

Holiday Isle Marina

Sections

BeharPeteranecz AA26001024

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.26
1" = 40'-0"
10/30/15

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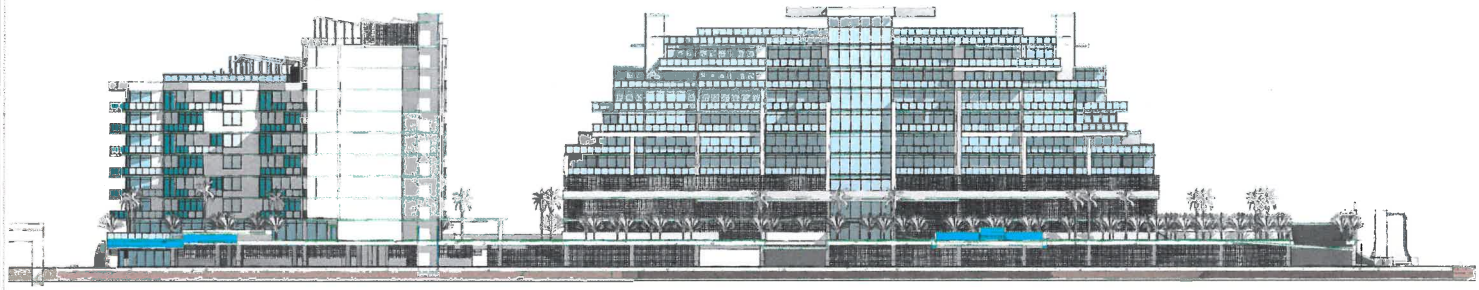

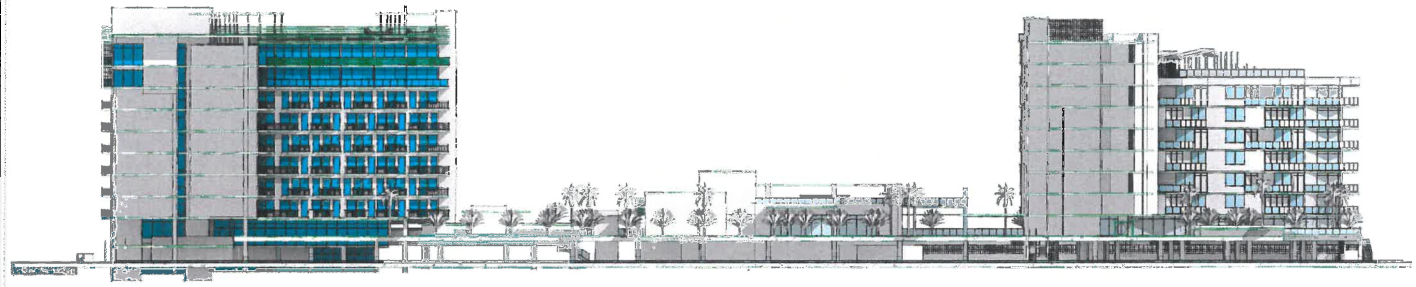

A401

Holiday Isle Marina

Sections

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 40'-0"
10/30/15

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MAIN ENTRY

PLAZA VIEW

PEDESTRIAN ACCESS

PROMENADE

A500

Holiday Isle Marina

Views

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

16.25

10/30/15

CONDO-HOTEL VIEW

BIRDS EYE VIEW

RESTAURANT

NIGHT LIGHT ENTRY

A501

Holiday Isle Marina

Views

BehariPeterarecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 476 3073 | f. 727 476 3074

15.25

10/30/15

HEAVENS VIEW

CAR VIEW FROM BRIDGE

CONDOS / PROMENADE

A502

Holiday Isle Marina

Views

BeharPeteranecz

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25

10/30/15

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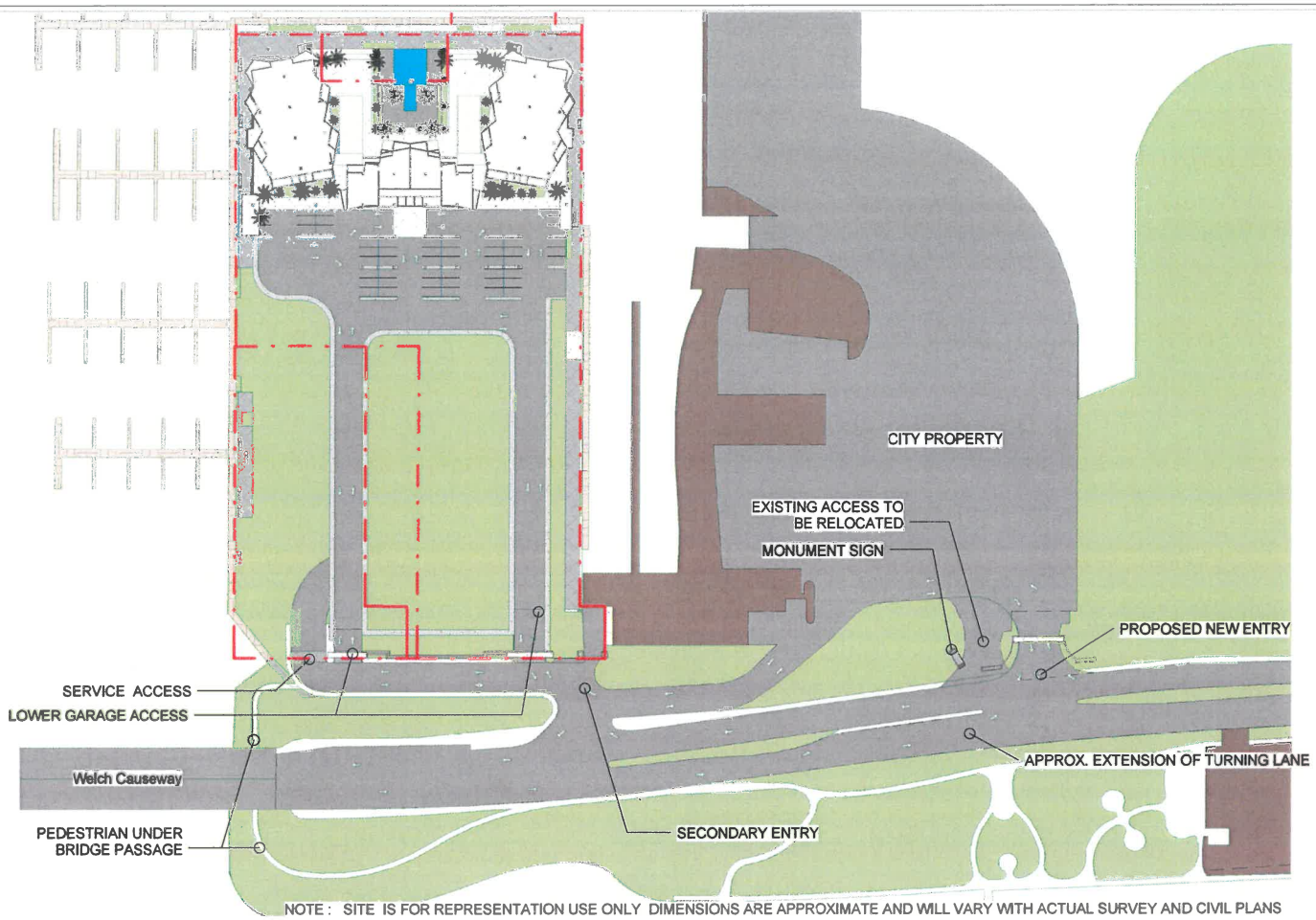
EXHIBIT C
OFF-SITE IMPROVEMENTS



NOTE : SITE IS FOR REPRESENTATION USE ONLY DIMENSIONS ARE APPROXIMATE AND WILL VARY WITH ACTUAL SURVEY AND CIVIL PLANS

A600a

Holiday Isle Marina

Ref. Condo Master Plan

BeharPeteranecz AA26001501

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 80'-0"
10/19/15

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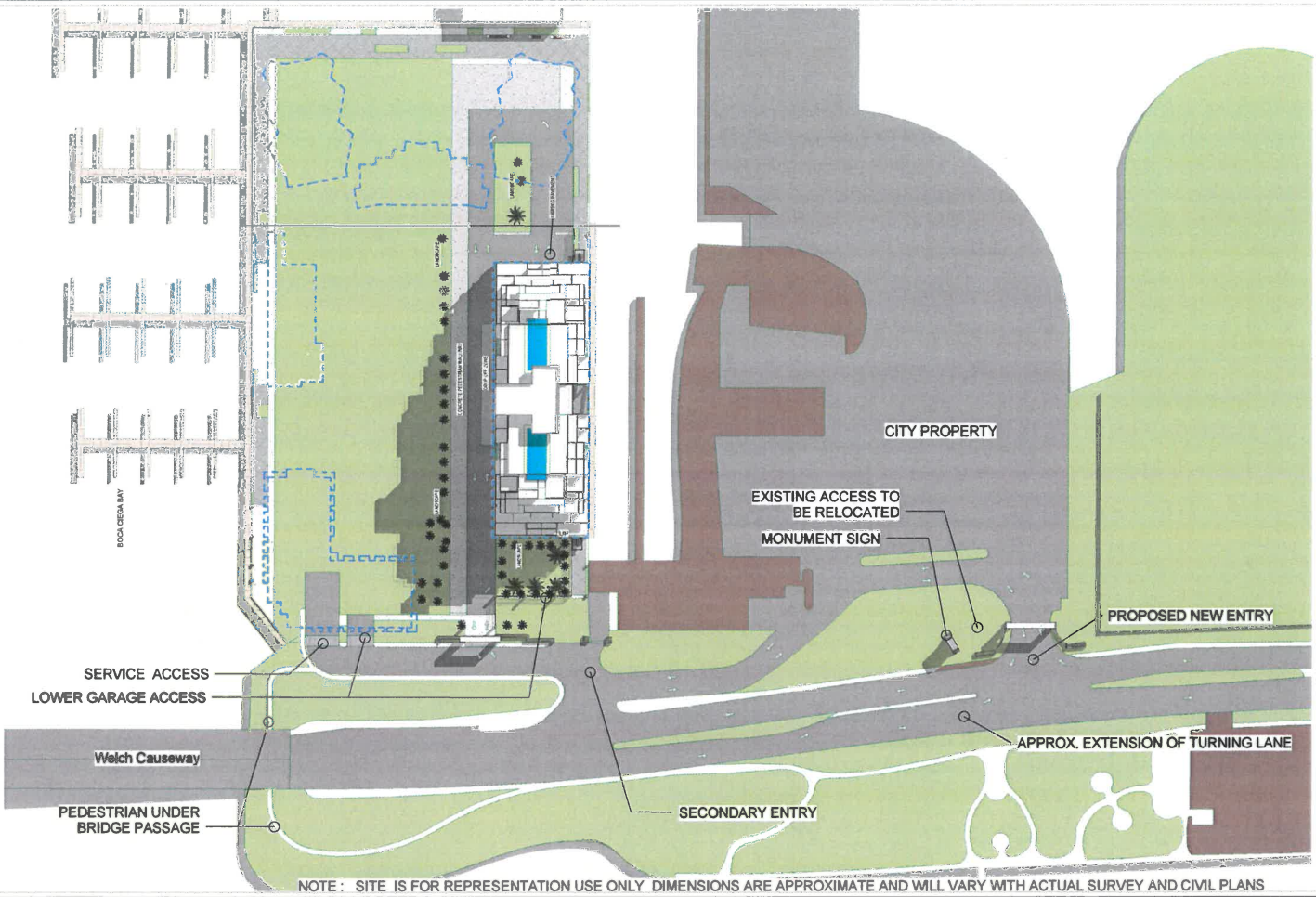

A600b

NOTE : SITE IS FOR REPRESENTATION USE ONLY DIMENSIONS ARE APPROXIMATE AND WILL VARY WITH ACTUAL SURVEY AND CIVIL PLANS

Holiday Isle Marina

Ref. Master Plan Condo-Hotel

BeharPeteranecz ARCHITECTS

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.25
1" = 80'-0"
10/19/15

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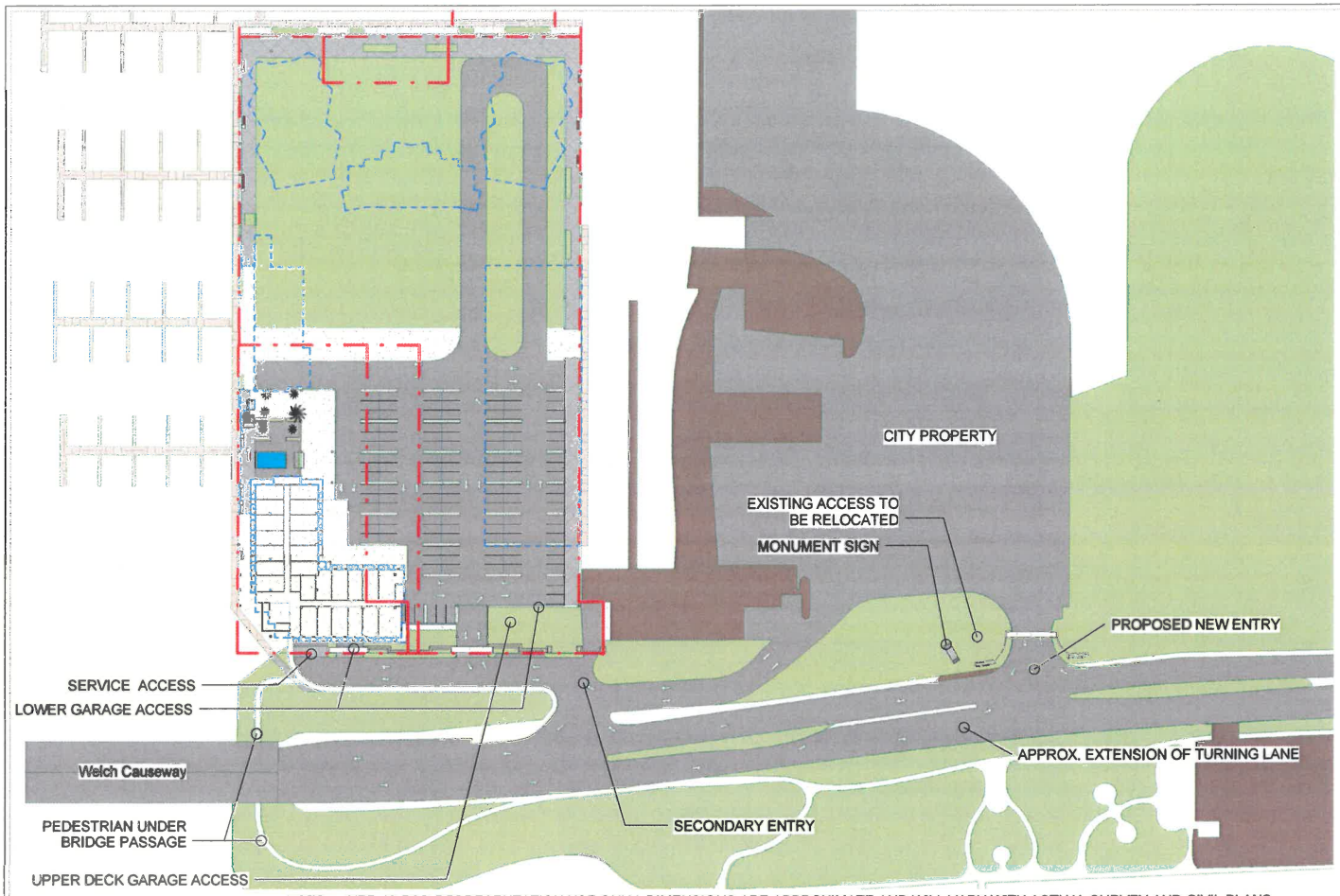

NOTE : SITE IS FOR REPRESENTATION USE ONLY DIMENSIONS ARE APPROXIMATE AND WILL VARY WITH ACTUAL SURVEY AND CIVIL PLANS

A600c

Holiday Isle Marina

Ref. Hotel Master Plan

BeharPeteranecz AR-0001104

103 Rogers Street
CLEARWATER, FL 33756
t. 727 478 3073 | f. 727 478 3074

15.35
1" = 60'-0"
10/19/15

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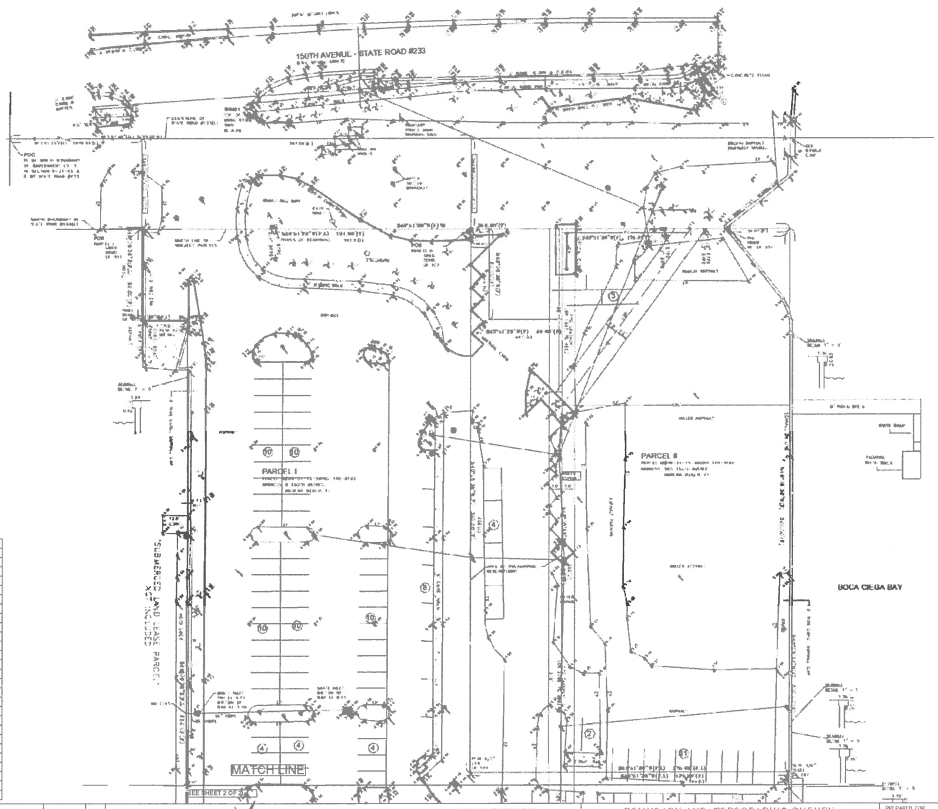
SEC.S 9 & 10, TWP. S., RNG. E. 14

PINELLAS COUNTY, FLORIDA



LEGEND

BFFD	BACK FLOW PIPE (DENTON DEAT.)
BV	BLUE VALVE
CB	CATCH BASIN
CONC	CONCRETE BLOCK WALL
C.J.	CONTROL JOINT
CONC.	CONCRETE
C.P.	CONCRETE PAVE
CUT	CURB CUT
CATV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
F.I.	FIELD
F	FOUND
FCIP	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FEE	FIBERGLASS EDGE ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FNAIL	FOUND NAIL AND DISK
FPC	FLORIDA POWER & LIGHT CORPORATION (NON-BUSINESS AN GAS ENCIMAP)
FH	FIRE HYDRANT
GT	GARTER TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
LI	LIGHT
LB	LICENSED BUSINESS
MH	MANHOLE
N-CORP	NORTH AMERICAN VITRIFIED CLAY PIPE
NGVD	NATIONAL GEODETIC SURVEY
NAIL	NAIL AND DISK
NFL	NOT FIELD LOCATED
No.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORDS BOOK
(P-Pay)	PAYELLING GRAPHIC PROPERTY APPRAISER'S DATA (NON-BUSINESS)
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PCL	POINT ON LINE
PRM	PERMANENT REFERENCE MONUMENT
PBM	PLATE BENCH MARK (JAL & MARPER)
PVC	POLY VINYL CHLORIDE
PVCF	POLY VINYL CHLORIDE FENCE
PT	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
R/W	RIGHT OF WAY
REF	REFERENCE
REC.	RECTOR
SPK	SPIKE
SRIP	SET CAPPED IRON ROD
SCM	SANITARY CLEANOUT
SCM	SET CONCRETE MONUMENT
SPIKE	SET PK NAIL AND DISK
SR	STATE ROAD
SWALT	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VCV	VERIZON CIRCUIT
WF	WOOD FENCE
	ASPHALT
	GRAVEL
	CONCRETE

SYMBOL LEGEND

	BACK FLOW PREVENTOR (B.F.)		GAS STATION
	BILLBOARD		GRAVE PLOT
	BOLLARD		HIGH CLIMBING TREE
	BUSHNAIL		INVERTED WELL
	CONCRETE LIGHT POLE		MAIL BOX (BY JBET)
	CURB INLET (INVERT STAMPED)		OAK TREE
	DECIDUOUS HARDWOOD (BEST)		PALM TREE
	DOUBLE WOOD POLE		PINE TREE
	FIRE HYDRANT		PLANTING BOX (BY JBET)
	ELECTRIC METER ON WOOD POLE		POWER SUBSTATION
	ELECTRIC BOX		POWER LIGHT POLE
	ELECTRIC TRANSFORMER		POWER OUTLET PEDESTAL POLE
	ELEVATION		RADIUS OF TRACT CURVE
	FLAG LANDING (BLUE - WATER) (YELLOW - SEWER)		RECLAIMED WATER METER
	GAS VALVE (BLUE - GAS) (YELLOW - SEWER)		RECLAIMED WATER VALVE
	GUY METER		SIGN
	GUY WIRE		STORM DRAIN MANHOLE
	INVERT		TELEPHONE PEDESTAL
	INVERT VALVE		CONTROL POINT
	MAILBOX		TRAFFIC SIGNAL LIGHT BOX
	MAILBOX (PAIRED)		WATER METER
	MANHOLE (BY JBET)		WATER VALVE
	MANHOLE (BY PAPPAS)		WOOD POLE
	PALM TREE (PAIRED)		WOOD POLE
	PARKING METER		WOOD POLE
	PARKING METER (PAPPAS)		WOOD POLE
	PARKING METER (JBET)		WOOD POLE

PB/P	DESCRIPTION	DATE	BY
1	ADDITIONAL INFORMATION CLARIFYING DEED GAP ON SHEET 2 OF 2	7-21-2015	RV

DUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

5880 STATE HIGHWAY 580 AVENUE
CLEARWATER, FL 33764
PH 727.562.4150 FX 727.562.1727
EMAIL: DUEL@DUELASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION NUMBER LB 2653
LICENSED BUSINESS NUMBER 1177

BOUNDARY AND TOPOGRAPHIC SURVEY
555 & 565 150TH AVENUE
MADEIRA BEACH, FL

PINELLAS COUNTY FLORIDA

PREPARED FOR:
MAR FIRST BANK, INC
150 150TH AVENUE
MADEIRA BEACH, FL 33708

JAMES R. MARTIN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PLS 5276)

ACAD. DRAWING NO.	35-1527
DRAWN BY:	LJY
FIELD BOOK:	7/14 PG 74
SCALE:	NOT TO SCALE
SHEET NO.	1 OF 2

DESCRIPTION:

PARCEL I
A PARCEL OF LAND SITUATED IN AND BEING IN SECTION 9 AND 10 TOWNSHIP 31 SOUTH, RANGE 14 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT:
FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 1, SECTION 9 TOWNSHIP 31 SOUTH, RANGE 14 EAST AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 64, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE S 01°17'14" W, 1,319.19 FEET TO THE CENTERLINE OF STATE ROAD #233; THENCE S 01°17'14" W, 60.00 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH ON THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE WESTERLY BOUNDARY OF PARCEL I, THE FOLLOWING 5 COURSES: S 01°17'14" W, 1,319.19 FEET; THENCE N 88°28'46" WEST, 1,167.02 FEET; THENCE S 00°00'00" W, 1,027.00 FEET; THENCE NORTH 89°28'46" WEST, 1,167.02 FEET; THENCE NORTH 00°00'00" W, 2,346.00 FEET; THENCE SOUTH 89°28'46" WEST, 49.6 FEET; THENCE NORTH 00°00'00" W, 1,027.00 FEET; THENCE NORTH 89°28'46" WEST, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE SOUTH 89°28'46" WEST, 1,167.02 FEET TO THE POINT OF BEGINNING.

PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL II
A PARCEL OF LAND SITUATED IN AND BEING IN SECTION 9 AND 10 TOWNSHIP 31 SOUTH, RANGE 14 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT:
FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 1, SECTION 9 TOWNSHIP 31 SOUTH, RANGE 14 EAST AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 64, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE S 01°17'14" W, 1,319.19 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE S 01°17'14" W, 60.00 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH ON THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE WESTERLY BOUNDARY OF PARCEL I, THE FOLLOWING 4 COURSES: S 01°17'14" W, 1,319.19 FEET; THENCE N 88°28'46" W, 1,167.02 FEET; THENCE S 00°00'00" W, 1,027.00 FEET; THENCE N 88°28'46" W, 49.6 FEET; THENCE N 00°00'00" W, 1,027.00 FEET; THENCE N 88°28'46" W, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING NOT INCLUDED IN BOUNDARY (SURVEY OF INFORMATION ONLY)

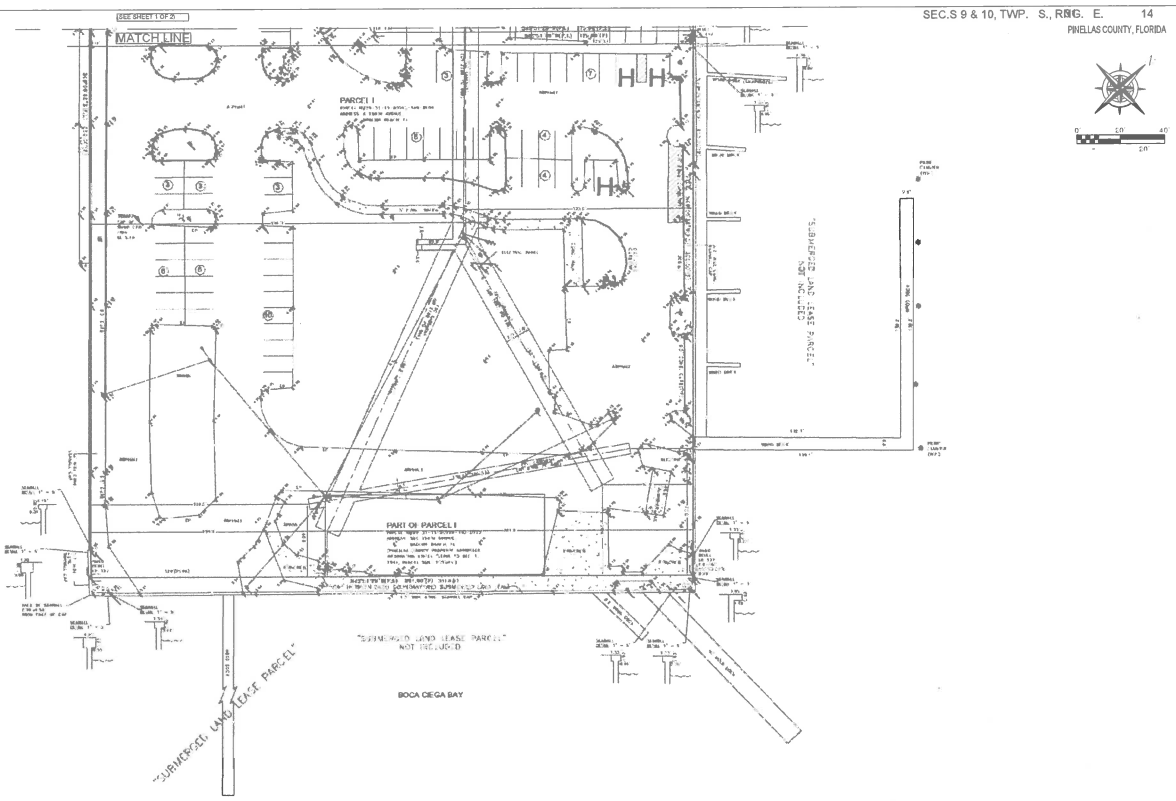
DESCRIPTION: UNIMPROVED LAND LEASE PARCEL
FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 1, SECTION 9 TOWNSHIP 31 SOUTH, RANGE 14 EAST AND THE CENTERLINE OF STATE ROAD NO. 233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 64, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 01°17'14" W, 1,319.19 FEET ALONG THE CENTERLINE OF STATE ROAD NO. 233; THENCE S 01°17'14" W, 1,319.19 FEET TO THE POINT OF BEGINNING; THENCE N 88°28'46" W, 1,167.02 FEET; THENCE S 00°00'00" W, 1,027.00 FEET; THENCE N 88°28'46" W, 49.6 FEET; THENCE N 00°00'00" W, 1,027.00 FEET; THENCE N 88°28'46" W, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET; THENCE N 01°17'14" E, 1,319.19 FEET; THENCE S 88°28'46" E, 1,167.02 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCELS BEING N 88°28'46" W AS PER LEGAL DESCRIPTIONS (ABOVE).
2. THE ACCURACY STANDARD USED FOR THIS SURVEY WAS "SATISFIED IN THE MINIMUM TECHNICAL STANDARDS OF SUBTITLE 61G17-6 OF ADMINISTRATIVE CODE" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
3. SURVEY MAY AND DOES NOT CAPTURE ENTIRE, THEREOF ARE NOT MADE WITHOUT THE INDEMNIFICATION AND PERSONAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER ACCORDING OR DEFERS THE SURVEY. MAPPING REPORTS BY OTHER THAN THE ABOVE PARTY OR PARTIES IS PROHIBITED.
4. INFORMATION WAS PERFORMED TO ASSIST THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES (EXCLUDING PARENTS BURIED UTILITIES OR FOUNDATIONS) UNDERGROUND UTILITY LINES, LOCATIONS OF INFORMATION HEREON ARE BASED UPON UTILITY PROVIDER STUMPS AND ANGLE BURIAL OF EVIDENCE.
5. REGARD OF THE SUR. ST. FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE REGARDER SUCH RISK AND WITHOUT LIABILITY TO THE SURVEYOR. INFORMATION HEREIN SHALL BE CONSTRUED TO NEVER ANY INSURANCE OR BENEFITS TO ANY TIME OTHER THAN THE CITY OF UNION CERTIFIED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY ARCHITECTURAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 10) AS ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 12103C0189G. INSURANCE NUMBER 7 EFFECTIVE DATE SEPTEMBER 3, 2009. LEVEL & IMPROVEMENTS ARE THE BENCH MARKS ON HEREON APPLIES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS SURVEY. THE FLOOD ZONE DESIGNATION, THE NATIONAL FLOOD INSURANCE PROGRAM FACTS FOR SUCH FLOOD ZONE DESIGNATION, THE NATIONAL FLOOD INSURANCE PROGRAM FACTS FOR SUCH FLOOD ELEVATION, BASE ELEVATION PROPERTY PROVIDED WHICH BASE FLOOD ELEVATION AND THEREFORE ARE NOT BASED ON REFLECT THE FLOOD ELEVATIONS PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT, THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
8. SHOWN ARE WHERE DETAIL BUILDING, THE WORD "DOUBTFUL" IS USED TO INDICATE DEGREE OF A PROFESSIONAL OPINION BASED UPON THE BUILDING PLANS BEST PRACTICE INFORMATION AVAILABLE AND THAT IT DOES SUBSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
9. UNLESS OTHERWISE NOTED, THE PROPERTY DEPICTED AND EASEMENTS ARE WHERE FURNISHED TO DUEL & ASSOCIATES AND ARE FROM WHICH THE CURRENT AVAILABLE OF ANY PUBLIC RECORDS FOR EASEMENTS, DEEDS, ETC. WAS PERFORMED. THIS FIRM FOR THE CONSTRUCTION OF THE SURVEY AND THERE WAS NO ADDITIONAL RESTRICTIONS THAN THAT WERE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD.
11. ELEVATIONS ARE BASED ON MEAN SEA LEVEL (NGVD 1929) AND HAVING AN ELEVATION OF 10.00 FEET NAVD 88 (NATIONAL VERTICAL DATUM 1988 (NAVD 88).
12. TREES 4" DIA OR LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HEIGHT (DBH) LESS TREES, OTHER THAN TREES PROVIDED FOR ORNAMENTAL AND TREES WITHIN AFFORDATIONAL AREA OF ANY HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREE. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS U.L. DATA WAS REDEPENDENT OF LOCATED FROM A DIFFERENT DIRECTION ALL TREE LOCATIONS SHOULD BE FIELD CHECKED BY CONTRACTOR BEFORE
13. INFORMATION FOUND AND DERIVED PROPERTIES THAT OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE AT WWW.PCPAO.ORG ON 11/13/15.
14. THIS SURVEY IS BASED ON FIELD.
15. PARCEL I DESCRIPTION CONTAINS 1,167,02 SQUARE FEET, 1.146 ACRES, MORE OR LESS.
16. PARCEL II DESCRIPTION CONTAINS 50,600 SQUARE FEET, 1.1616 ACRES, MORE OR LESS.
17. PARCEL I AND PARCEL II DESCRIPTIONS HAVE AN OVERLAP AREA CONTAINING 13,989 SQUARE FEET, 0.3212 ACRES, MORE OR LESS.
18. THE SUBJECT PROPERTY WAS INSPECTED AND BUILDING HEREON CONTAINING A NET AREA OF 1,198,950 SQUARE FEET, 27.528 ACRES, MORE OR LESS.

SEC.S 9 & 10, TWP. S., RNG. E. 14

PINELLAS COUNTY, FLORIDA



LEGEND

BFD	BACK FLOW PREVENTION DEVICE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
C	CENTERLINE
CL	CHAIN LINK FENCE
CONC.	CONCRETE
CP	CURB TIE
C-TV	CABLE TELEVISION
CMP	CORRUGATED METAL PIPE
DP	EDGE OF PAVEMENT
EL	ELEVATION
FT	FEET
F	FOUND
FBF	FOUND BAR FOUND IRON ROD
FCM	FOUND CONCRETE MONUMENT
FE	FOUND FLOW LINE ELEVATION
FIP	FOUND IRON PIPE
FNP	FOUND NAIL & PLATE
FNAIL	FOUND NAIL AND DISK
FPL	FLORIDA POWER & LIGHT CORPORATION
	(CONTACT BUSINESS AS DUKE ENERGY)
FT	FENCE TIE
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HOT PLASTIC
IC	LEGAL
LB	LB JONES BUSINESS
MH	MANHOLE
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGS	NATIONAL GEODETIC SURVEY
NAD	NAD 83 DATUM
NL	NOT INCLUDED
NI	NAIL
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(PC/PN)	PINELLAS COUNTY PROPERTY APPRAISER'S
PI	POINT OF INTERSECTION
PUE	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
PRM	PERMANENT REFERENCE MONUMENT
PBM	PINELLAS BASE MAPPING & MAPPER
PCP	PERMANENT CONTROL POINT
PVC	POLYVINYL CHLORIDE PIPE
PT	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RW	RAILWAY
RD	RIGHT-OF-WAY
REC.	RECORD
Rev.	REVISED
IRON	SET 1/2" REBAR IRON ROD
NCP	NAIL CAP - CLEANOUT
BCM	SET NAIL/CONCRETE MONUMENT
SBNL	SET 5/8" REBAR NAIL CAP
SR	STATE ROAD
SWT	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
TWF	TOWER LEG
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
	VALVE FITTING
	ASPHALT
	BRICK
	CONCRETE

SYMBOL LEGEND

—	STATE PLANE GRID BEARING		GAS STATION
	MAILBOX		GAS PUMP
	CLEANOUT		MISC. STRUCTURE
	CONCRETE LIGHT POLE		MISC. SIGN (SEE ABOVE)
	CONCRETE MONUMENT (FOUND)		PALM TREE
	CONCRETE MONUMENT (SET)		PINE TREE
	CONCRETE WALK POLE		PALM, SABAL (SEE ABOVE)
	CYPRESS		PALM, SABAL (SEE ABOVE)
	ELECTRIC METER (ON GRND. ONLY)		PALM, SABAL (SEE ABOVE)
	ELECTRIC BOX		POWER LIGHT POLE
	ELECTRIC TRANSFORMER		POWER POLE WITH GUYS
	ELEC. METER		PUBLIC NOTICE SIGN
	ELEC. METER, BASE OF LIGHT POLE		RECTANGULAR WATER METER
	ELEC. METER, BASE OF LIGHT POLE, FOUND CAP STAMPED		RECTANGULAR WATER VALVE
	FIRE HYDRANT		REFUSE
	GAS SERVICE METER		SANITARY MANHOLE
	GAS METER		SANITARY SEWER CLEANOUT
	GAS VALVE		SIGN
	GRATE INLET		TRASH BURN BARREL
	IRON PIPE (FOUND)		TELEPHONE PEDESTAL
	IRON PIPE (SET)		TRAFFIC SIGNAL BOX
	LINES OF PARKING METER		TRAFFIC SIGNAL JUNCTION BOX
	IRON ROD (FOUND)		WATER METER
	IRON ROD (SET)		WATER VALVE
	MISCELLANEOUS CONTROL POINT		WELL (FOUND)
	MISCELLANEOUS METER VALVE		WELL (SET)

FE JB	DESCRIPTION	DATE	BY
1	ADDITIONAL INFORMATION CLARIFYING DEED GAP ON SHEET 2 OF 2	7-24-2018	RM

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

INFO@DEUELANDASSOC.COM
PH 727.562.0151 FAX 727.562.0152
WWW.DEUELANDASSOC.COM
CERTIFICATE OF AUTHORIZATION NUMBER 6975
LICENSED BUSINESS NUMBER 1170

BOUNDARY AND TOPOGRAPHIC SURVEY
555 & 565 150TH AVENUE
MADEIRA BEACH, FL
PINELLAS COUNTY FLORIDA

PREPARED FOR
MAN TWO PROPERTIES, INC.
150 150TH AVENUE
MADEIRA BEACH, FL 33708

SEE SHEET 1 OF 2
FOR SURVEYOR'S REPORT
AND SIGNATURE

WORK ORDER NO.	2015-7
DRAWN BY	LL
FIELD DATE	7-4-2017
SCALE	1"=20'-0" SCALE
SHEET NO.	2 OF 2

FDOT PERMIT TRAFFIC ANALYSIS
FOR
HOLTON MADEIRA BEACH SITE
TOM STUART CAUSEWAY (S.R. 666)

PREPARED FOR:
HOLTON COMPANIES

PREPARED BY:
GULF COAST CONSULTING, INC.
OCTOBER 2015
PROJECT # 14-048

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I. INTRODUCTION

II. EXISTING CONDITIONS

III. FUTURE CONDITIONS WITH DEVELOPMENT

IV. CONCLUSIONS AND RECOMMENDATIONS

Robert Pergolizzi, AICP/PTP
AICP # 9023 / PTP #133

Octavio Cabrera, P.E.
FL. Reg. #14663

Octavio Cabrera

OCT 0 9 2015

FL P.E. No. 14663

I. INTRODUCTION

The applicant proposes to improve its property located on the southeast side of Tom Stuart Causeway (SR 666) in the City of Madeira Beach (See Figure 1) The property is adjacent to the Madeira Beach Municipal Marina and access is via an existing right-in/right-out driveway and via the full median opening that serves the city property. The applicant intends to develop a 175 room hotel, a 68 unit condominium, a 150 unit condo/hotel, and a 15,000 square foot restaurant and associated parking. In addition, there will be a small marina with 100 slips that will be limited to use by condominium owners, hotel guests, and restaurant patrons that wish to arrive by boat. The potential site improvements include relocating the frontage road. This traffic analysis was prepared to evaluate the traffic impacts at the driveways and to aid in driveway design.

II. EXISTING CONDITIONS

The Tom Stuart Causeway (SR 666) is a four-lane divided arterial roadway with a posted speed of 40 MPH and is controlled by a traffic signal at Duhme Road east of the drawbridge and Madeira Way to the west. SR 666 is an Access Class 7 roadway per FDOT Rule 14-97, with a minimum driveway spacing requirement of 125 feet, and a full median opening spacing of 660 feet.

Existing conditions were established by obtaining PM peak period (4-6 PM) intersection turning movement counts at the SR 666/Full Median Opening intersection and the existing right-in/right-out driveway intersection with SR 666 in September 2015. These counts were seasonally adjusted to peak season equivalents using FDOT seasonal adjustment factors. Intersection analysis was performed using the HCS software. The existing (2015) peak hour traffic volumes are shown in Figure 2 and the HCS printouts are included in Appendix A.

At the full access to SR 666 (Drive A), a total of 16 vehicles entered and 13 vehicles exited the site during the PM peak hour. Westbound left turns operate at LOS B with 11.0 seconds delay, and the exiting vehicles operate at LOS C with 17.6 seconds delay for the exiting motorists.

At the eastern driveway (Drive B) to SR 666 access is limited to right-in/right out movements due to proximity to the drawbridge. During the PM peak hour there were 6 entering vehicles and 11exiting vehicles. The exiting vehicles operate at LOS B with 12.0 seconds average delay.

Based on the adjusted traffic counts, roadway segment volumes were calculated and analyzed using FDOT Generalized Capacity Tables. The adjacent segment of SR 666 carries 2,108 vehicles during the PM peak hour which represents LOS C on a 4-lane divided roadway.

III. FUTURE CONDITIONS WITH DEVELOPMENT

Trip generation estimates of the additional traffic caused by the proposed development were made using ITE Trip Generation, 9th Edition rates.

PROJECT LOCATION – HOLTON MADEIRA BEACH SITE

PROJECT NO: 14–048

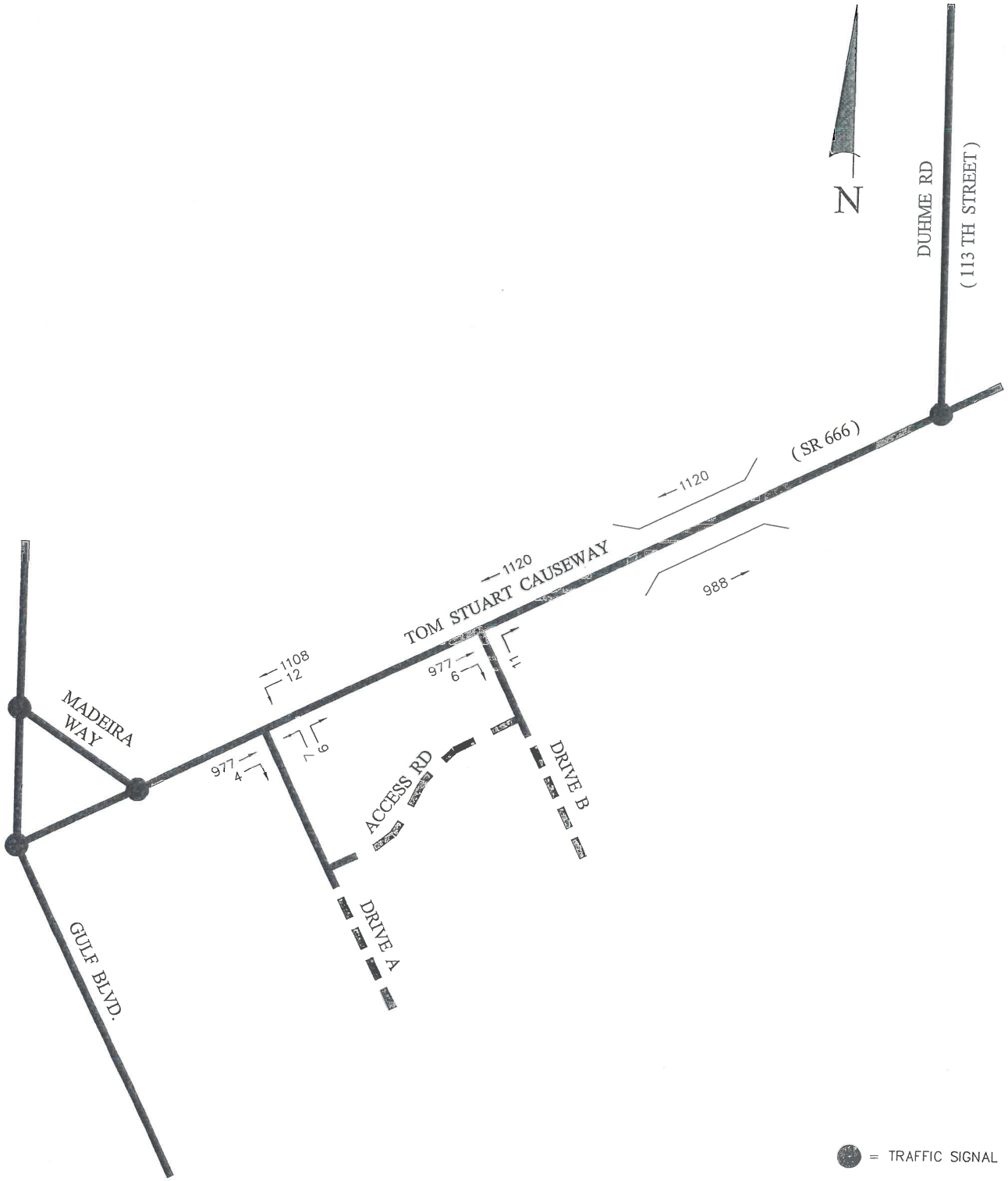
Gulf Coast Consulting, Inc.
Land Development Consulting

DATE: 9/2014

DRAWN BY: MKC

FIGURE: 1

Y:\PINELLAS\Holton Madeira Beach Site (14-048)\Drawings\14-048 TC.dwg, 9/15/2014 11:26:00 AM



EXISTING PM PEAK HOUR/PEAK SEASON TRAFFIC

PROJECT NO: 14-048

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

DATE: 10/2015

DRAWN BY: GJS

FIGURE: 2

Y:\PINELLAS\Holton Madeira Beach Site (14-048)\Drawings\2015\14-048 TC (2015).dwg, 10/7/2015 4:46:24 PM

Land Use	Amount	ITE LUC	Daily Trips	PM Peak (in/out)
High-Rise Condominium	68 units	232	284	26 (16/10)
High-Rise Condo/Hotel	150 units	232	627	57 (35/22)
Hotel	175 rooms	310	1430	105 (54/51
Quality Restaurant	15,000 SF	931	1349	112 (75/37)
Total			3,690	300 (180/120)

The additional traffic caused by the development is expected to be 3,690 daily trips of which 300 would occur during the PM peak hour (180 entering / 120 exiting) This would classify as a Category "D" permit application with FDOT. Project traffic was distributed to the surrounding roadway system based on the following percentages which were derived from traffic counts at the existing median opening and driveway.

30% west on SR 666 (Tom Stuart Causeway)
70% east on SR 666 (Tom Stuart Causeway)

The intersection and driveway were analyzed to consider future operations with the project development in place. Expected future traffic is shown in Figure 3 and the HCS printouts are included in Appendix B.

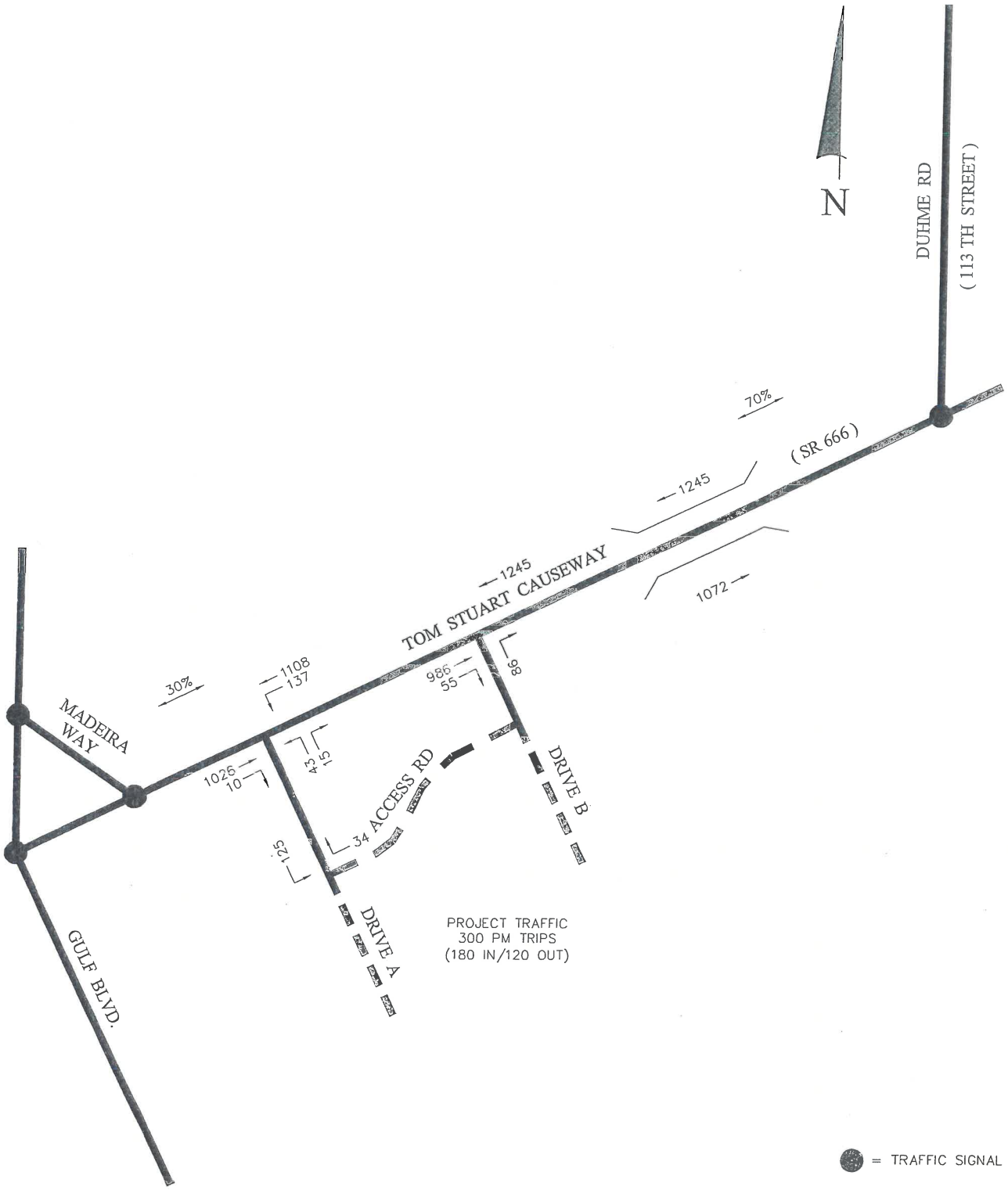
At the full access to SR 666 (Drive A), westbound left turns would operate at LOS B with 13.6 seconds delay and the right-turns exiting would operate at LOS D with delay increasing to 32.0 seconds.

At the eastern driveway (Drive B) to SR 666 which is limited to right turn access, the exiting vehicles would continue to operate at LOS B with 14.1 seconds average delay.

The adjacent segment of SR 666 would continue to operate at LOS C with volume increasing to 2,317 vehicles during the PM peak hour. This represents acceptable levels of service.

IV. CONCLUSIONS AND RECOMMENDATIONS

The proposed development of this property to contain condominiums, a condo/hotel, a limited service hotel and a restaurant with dedicated marina slips is expected to generate 3,690 daily trips and an additional 300 PM peak hour trips. With the impacts of the proposed development, all movements at the driveways would operate at acceptable levels of service and SR 666 would continue to operate at LOS C. The left turn lane should be lengthened to include 125 feet of queue storage plus 240 feet deceleration distance per FDOT Index #301 for a 50 MPH design speed urban condition. This will require median modifications and removal of median landscaping.



FUTURE PM PEAK HOUR/PEAK SEASON TRAFFIC

PROJECT NO: 14-048

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

DATE: 10/2015

DRAWN BY: GJS

FIGURE: 3

Y:\PINELLAS\Holton Madeira Beach Site (14-048)\Drawings\2015\14-048 TC (2015).dwg, 10/8/2015 11:40:46 AM

APPENDIX A

2014 Peak Season Factor Category Report - Report Type: ALL
Category: 1500 PINELLAS COUNTYWIDE

MOCF: 0.95

Week	Dates	SF	PSCF
1	01/01/2014 - 01/04/2014	1.03	1.08
2	01/05/2014 - 01/11/2014	1.05	1.11
3	01/12/2014 - 01/18/2014	1.07	1.13
4	01/19/2014 - 01/25/2014	1.05	1.11
5	01/26/2014 - 02/01/2014	1.03	1.08
6	02/02/2014 - 02/08/2014	1.00	1.05
7	02/09/2014 - 02/15/2014	0.98	1.03
* 8	02/16/2014 - 02/22/2014	0.96	1.01
* 9	02/23/2014 - 03/01/2014	0.95	1.00
*10	03/02/2014 - 03/08/2014	0.95	1.00
*11	03/09/2014 - 03/15/2014	0.94	0.99
*12	03/16/2014 - 03/22/2014	0.93	0.98
*13	03/23/2014 - 03/29/2014	0.93	0.98
*14	03/30/2014 - 04/05/2014	0.94	0.99
*15	04/06/2014 - 04/12/2014	0.94	0.99
*16	04/13/2014 - 04/19/2014	0.94	0.99
*17	04/20/2014 - 04/26/2014	0.95	1.00
*18	04/27/2014 - 05/03/2014	0.96	1.01
*19	05/04/2014 - 05/10/2014	0.97	1.02
*20	05/11/2014 - 05/17/2014	0.98	1.03
21	05/18/2014 - 05/24/2014	0.99	1.04
22	05/25/2014 - 05/31/2014	0.99	1.04
23	06/01/2014 - 06/07/2014	0.99	1.04
24	06/08/2014 - 06/14/2014	0.99	1.04
25	06/15/2014 - 06/21/2014	0.99	1.04
26	06/22/2014 - 06/28/2014	1.00	1.05
27	06/29/2014 - 07/05/2014	1.00	1.05
28	07/06/2014 - 07/12/2014	1.00	1.05
29	07/13/2014 - 07/19/2014	1.01	1.06
30	07/20/2014 - 07/26/2014	1.01	1.06
31	07/27/2014 - 08/02/2014	1.01	1.06
32	08/03/2014 - 08/09/2014	1.02	1.07
33	08/10/2014 - 08/16/2014	1.02	1.07
34	08/17/2014 - 08/23/2014	1.02	1.07
35	08/24/2014 - 08/30/2014	1.04	1.09
36	08/31/2014 - 09/06/2014	1.05	1.11
37	09/07/2014 - 09/13/2014	1.06	1.12
38	09/14/2014 - 09/20/2014	1.07	1.13
39	09/21/2014 - 09/27/2014	1.06	1.12
40	09/28/2014 - 10/04/2014	1.06	1.12
41	10/05/2014 - 10/11/2014	1.05	1.11
42	10/12/2014 - 10/18/2014	1.05	1.11
43	10/19/2014 - 10/25/2014	1.05	1.11
44	10/26/2014 - 11/01/2014	1.05	1.11
45	11/02/2014 - 11/08/2014	1.06	1.12
46	11/09/2014 - 11/15/2014	1.06	1.12
47	11/16/2014 - 11/22/2014	1.06	1.12
48	11/23/2014 - 11/29/2014	1.06	1.12
49	11/30/2014 - 12/06/2014	1.05	1.11
50	12/07/2014 - 12/13/2014	1.04	1.09
51	12/14/2014 - 12/20/2014	1.03	1.08
52	12/21/2014 - 12/27/2014	1.05	1.11
53	12/28/2014 - 12/31/2014	1.07	1.13

* Peak Season

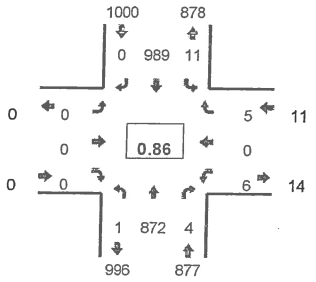
Type of peak hour being reported: Intersection Peak

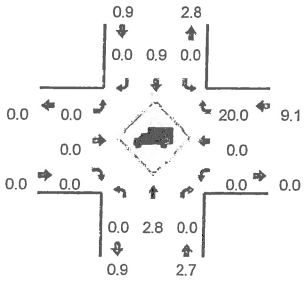
Method for determining peak hour: Total Entering Volume

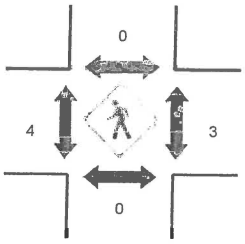
LOCATION: Tom Stuart Causeway -- Marina Main Dwy
CITY/STATE: Madeira Beach, FL

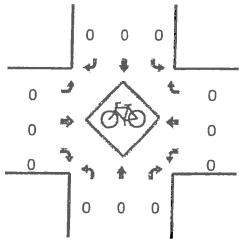
QC JOB #: 13605602
DATE: Tue, Sep 29 2015

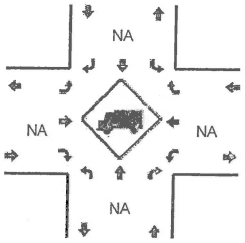
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:30 PM -- 5:45 PM

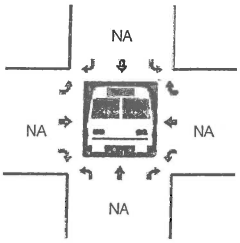




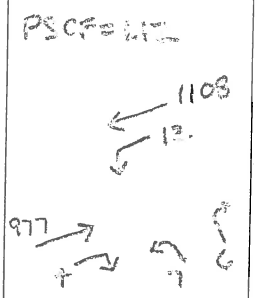








15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Marina Main Dwy (Eastbound)				Marina Main Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	229	1	1	3	235	0	0	0	0	0	0	0	0	3	0	472	
4:15 PM	0	211	4	0	4	243	0	1	0	0	0	0	3	0	3	0	469	
4:30 PM	0	207	0	0	2	229	0	1	0	0	0	0	0	0	0	0	439	
4:45 PM	0	223	0	0	3	244	0	0	0	0	0	0	0	0	0	0	470	1850
5:00 PM	0	234	2	0	2	237	0	0	0	0	0	0	3	0	2	0	480	1858
5:15 PM	0	201	2	1	3	176	0	0	0	0	0	0	1	0	2	0	386	1775
5:30 PM	0	214	0	0	2	332	0	1	0	0	0	0	2	0	1	0	552	1888
5:45 PM	0	175	2	0	1	274	0	0	0	0	0	0	3	0	2	0	457	1875



Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	856	0	0	8	1328	0	4	0	0	0	0	8	0	4	0	2208
Heavy Trucks	0	20	0		0	12	0		0	0	0		0	0	0		32
Pedestrians		0				0				12				0			12
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad																	
Stopped Buses																	

Comments:

Report generated on 10/6/2015 1:43 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

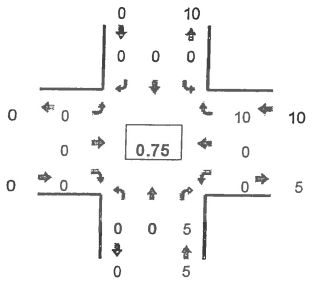
Type of peak hour being reported: Intersection Peak

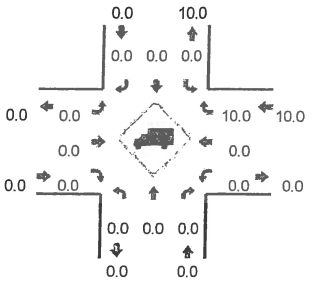
Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Dwy to Marina
CITY/STATE: Madeira Beach, FL

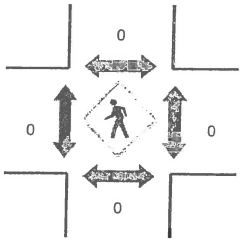
QC JOB #: 13605601
DATE: Tue, Sep 29 2015

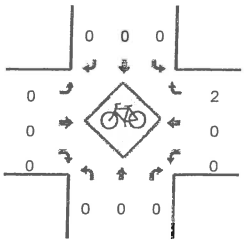
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

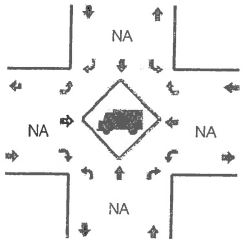


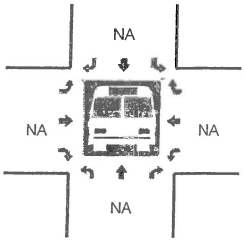


Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES









15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Dwy to Marina (Eastbound)				Dwy to Marina (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	
4:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
4:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	9
5:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	5	12
5:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	3	13
5:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	4	15
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3	15

PSCF = 1.75 ← 1120

977

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	8	0	0	0	0	0	0	0	0	0	0	0	12	0	20
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	4		4
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad																	
Stopped Buses																	

Comments:

Report generated on 10/6/2015 1:43 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	RP
Agency/Co.	GCC
Date Performed	10/7/2015
Analysis Time Period	PM PEAK

Site Information

Intersection	SR 666 / DRIVE A
Jurisdiction	FDOT
Analysis Year	2015 EXISTING

Project Description

East/West Street: SR 666

North/South Street: DRIVE A - Main Access

Intersection Orientation: East-West

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		977	4	12	1108	
Peak-Hour Factor, PHF	1.00	0.86	0.86	0.86	0.86	1.00
Hourly Flow Rate, HFR (veh/h)	0	1136	4	13	1288	0
Percent Heavy Vehicles	0	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	7		6			
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	8	0	6	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		13		14				
C (m) (veh/h)		609		299				
v/c		0.02		0.05				
95% queue length		0.07		0.15				
Control Delay (s/veh)		11.0		17.6				
LOS		B		C				
Approach Delay (s/veh)	--	--	17.6					
Approach LOS	--	--	C					

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	RP
Agency/Co.	GCC
Date Performed	10/7/15
Analysis Time Period	PM PEAK

Site Information

Intersection	SR 666 / DRIVE B (RIRO)
Jurisdiction	FDOT
Analysis Year	2015 EXISTING

Project Description

East/West Street: SR 666

North/South Street: DRIVE B (RIRO ONLY)

Intersection Orientation: East-West

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		977	6		1120	
Peak-Hour Factor, PHF	1.00	0.86	0.86	1.00	0.86	1.00
Hourly Flow Rate, HFR (veh/h)	0	1136	6	0	1302	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	0
Configuration		T	TR		T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			5			
Peak-Hour Factor, PHF	1.00	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	5	0	0	0
Percent Heavy Vehicles	0	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					5			
C (m) (veh/h)					518			
v/c					0.01			
95% queue length					0.03			
Control Delay (s/veh)					12.0			
LOS					B			
Approach Delay (s/veh)	--	--	12.0					
Approach LOS	--	--	B					

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TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit) 51-66

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

APPENDIX B

High-Rise Residential Condominium/Townhouse
(232)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

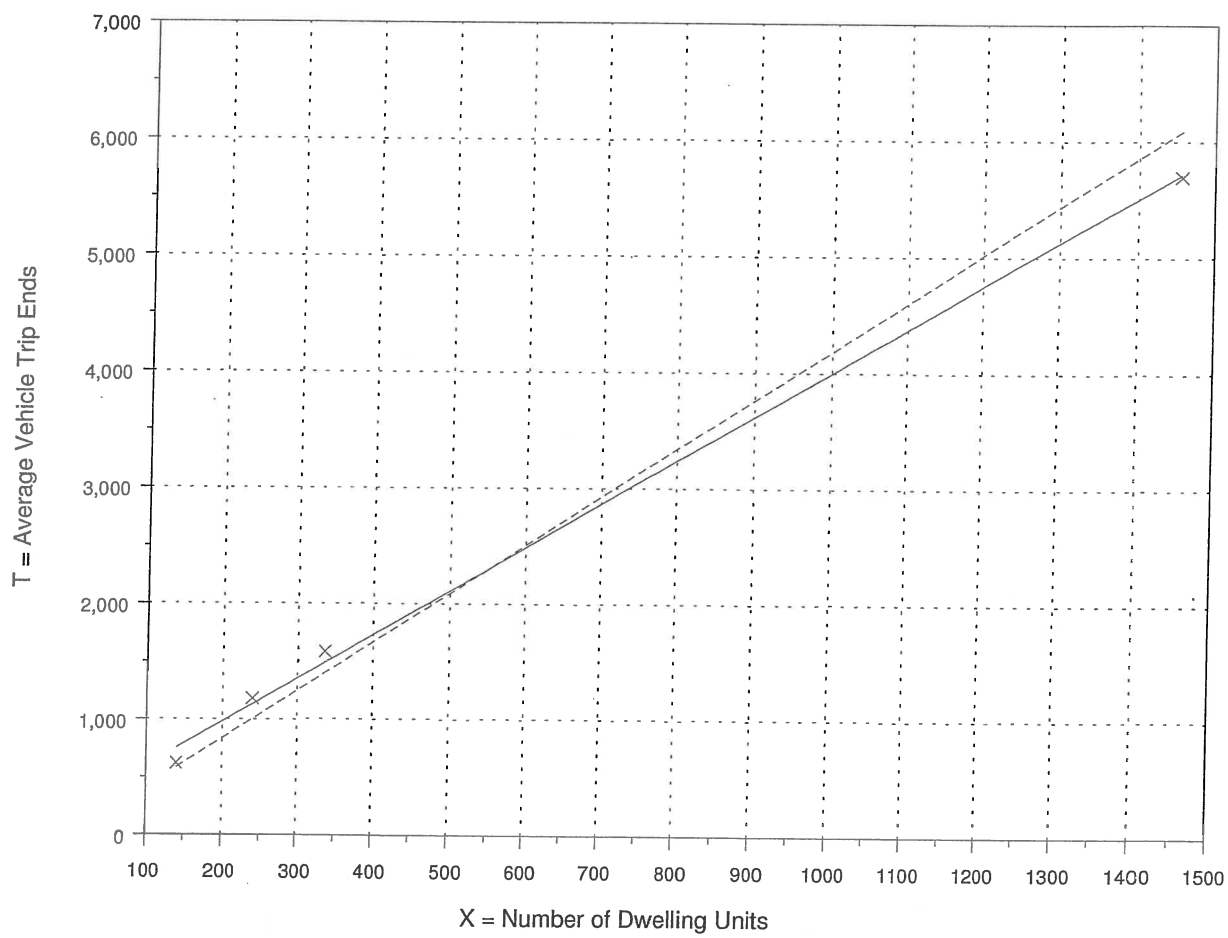
Number of Studies: 4
Avg. Number of Dwelling Units: 543
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.18	3.91 - 4.93	2.08

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



× **Actual Data Points** ——— **Fitted Curve** ------ **Average Rate**

Fitted Curve Equation: T = 3.77(X) + 223.66 $R^2 = 1.00$

High-Rise Residential Condominium/Townhouse
(232)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

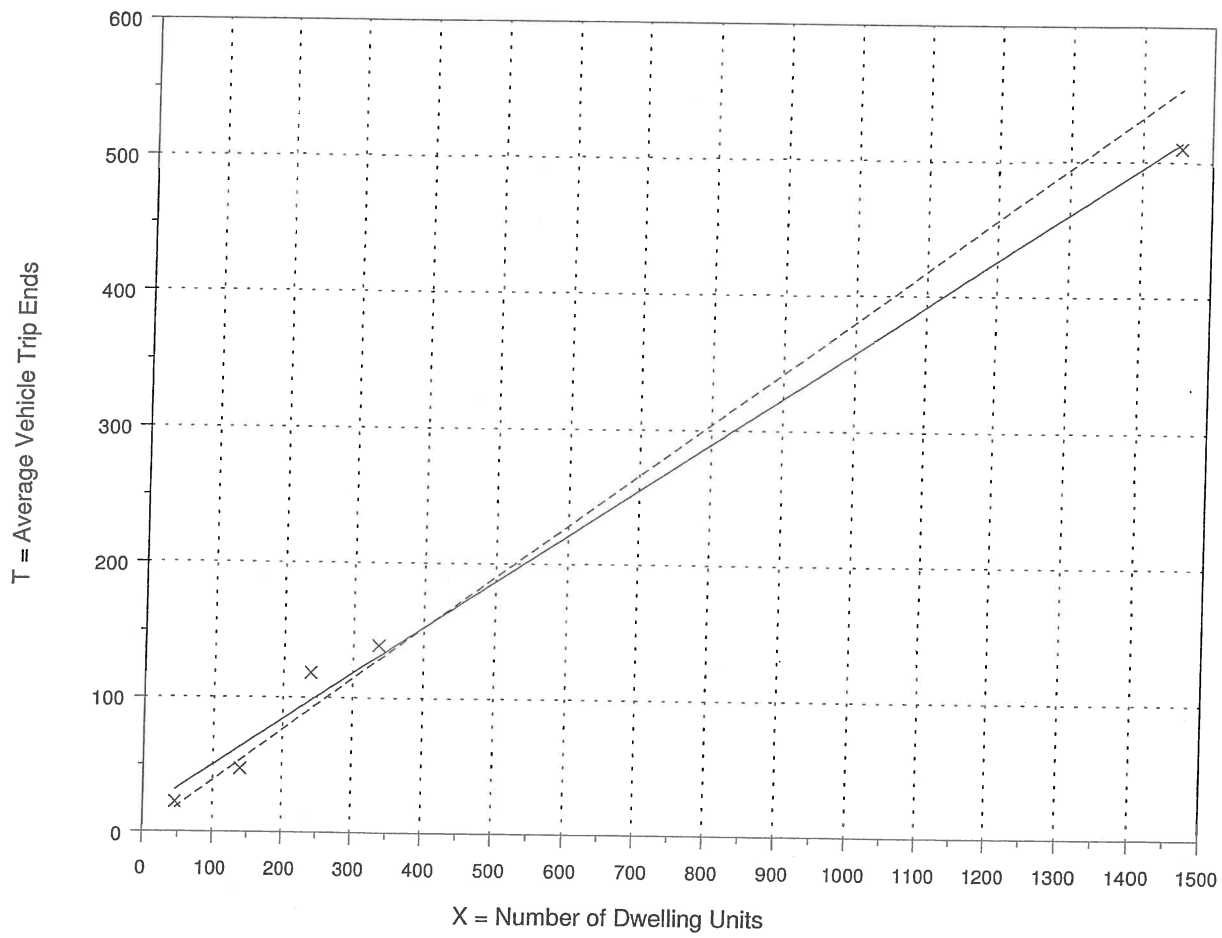
Number of Studies: 5
Avg. Number of Dwelling Units: 444
Directional Distribution: 62% entering, 38% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.34 - 0.49	0.62

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



× Actual Data Points ——— Fitted Curve ------ Average Rate

Fitted Curve Equation: T = 0.34(X) + 15.47

R^2 = 0.99

Hotel
(310)

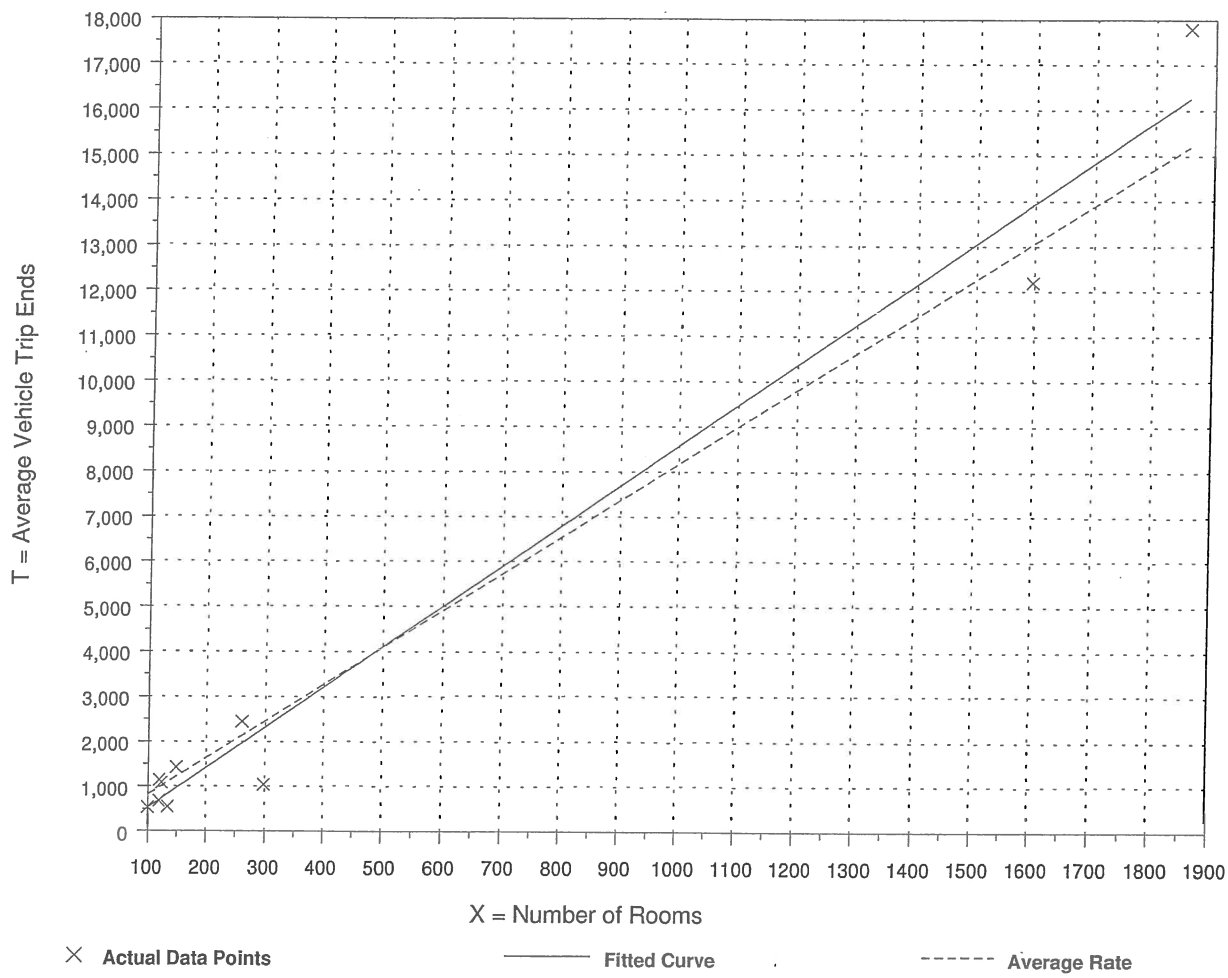
Average Vehicle Trip Ends vs: Rooms
On a: Weekday

Number of Studies: 10
Average Number of Rooms: 476
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.17	3.47 - 9.58	3.38

Data Plot and Equation



Fitted Curve Equation: T = 8.95(X) - 373.16

R^2 = 0.98

Hotel
(310)

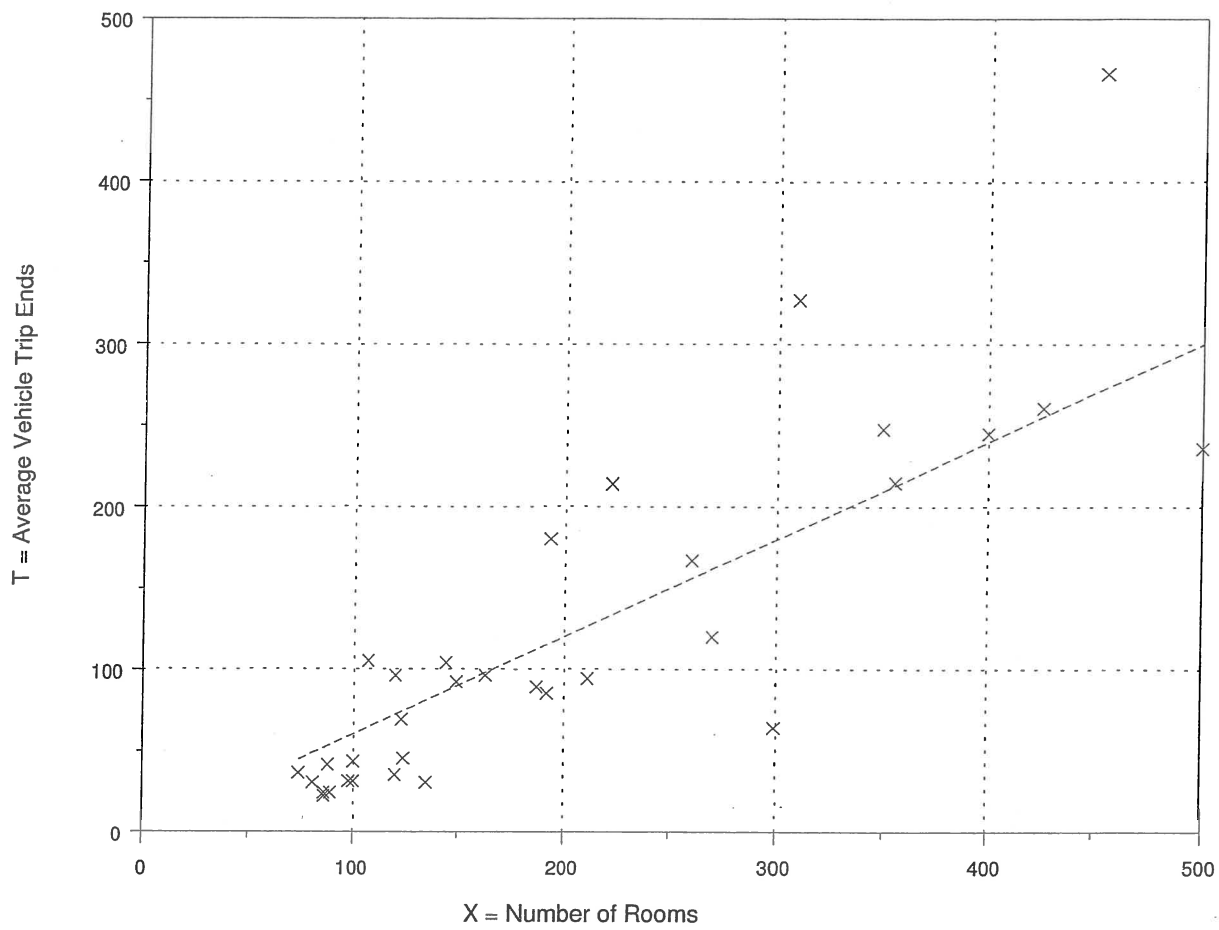
Average Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 33
Average Number of Rooms: 200
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.21 - 1.06	0.81

Data Plot and Equation



× Actual Data Points

------ Average Rate

Fitted Curve Equation: Not Given

R^2 = ****

Quality Restaurant
(931)

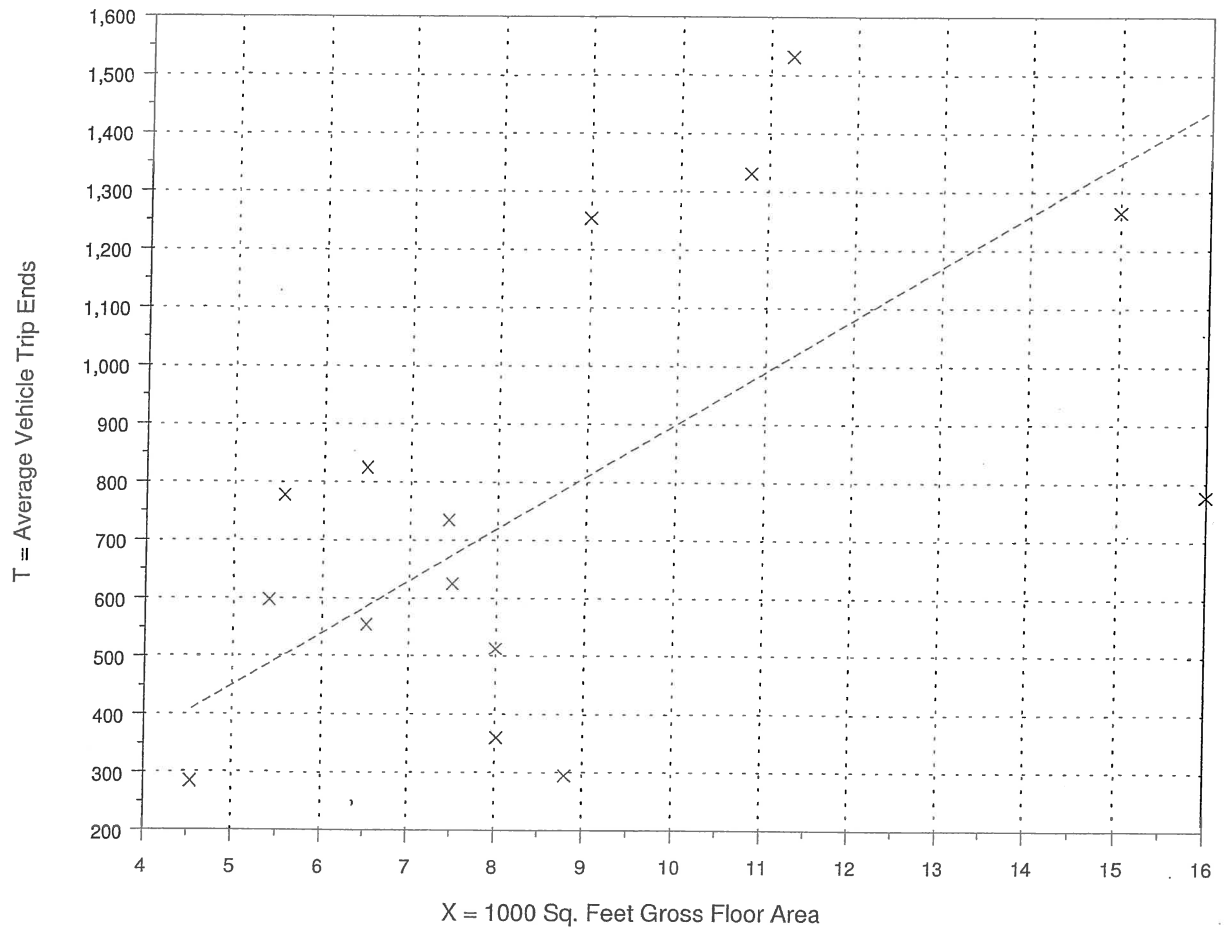
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 15
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
89.95	33.41 - 139.80	36.81

Data Plot and Equation



× Actual Data Points

------ Average Rate

Fitted Curve Equation: Not given

R^2 = ****

Quality Restaurant
(931)

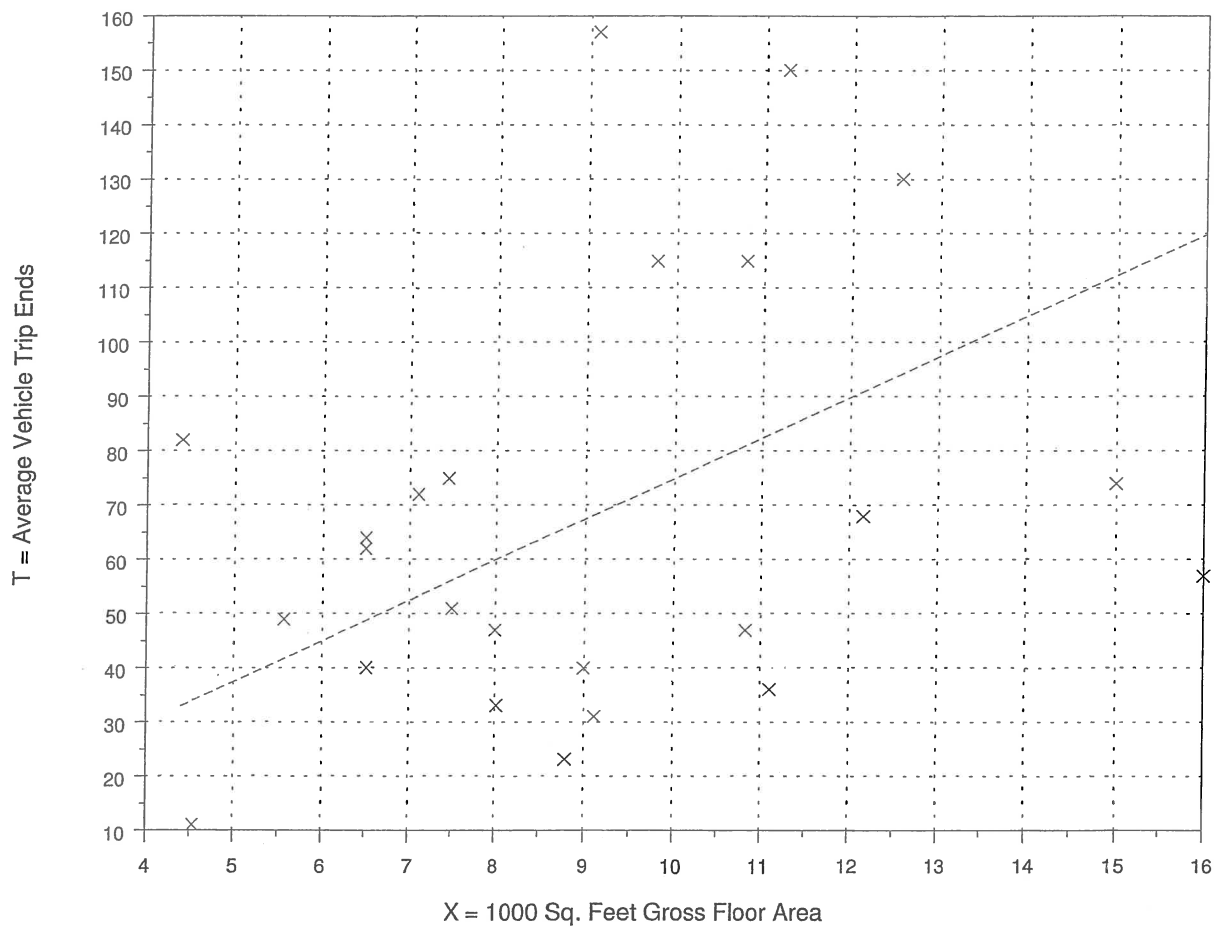
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 24
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 67% entering, 33% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
7.49	2.42 - 18.64	4.89

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	RP
Agency/Co.	GCC
Date Performed	10/8/15
Analysis Time Period	PM PEAK

Site Information

Intersection	SR 666 / DRIVE A
Jurisdiction	FDOT
Analysis Year	FUTURE WITH PROJECT

Project Description

East/West Street: SR 666

North/South Street: DRIVE A

Intersection Orientation: East-West

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1026	10	137	1108	
Peak-Hour Factor, PHF	1.00	0.86	0.86	0.86	0.86	1.00
Hourly Flow Rate, HFR (veh/h)	0	1193	11	159	1288	0
Percent Heavy Vehicles	0	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	43		15			
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	49	0	17	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		159		66				
C (m) (veh/h)		575		198				
v/c		0.28		0.33				
95% queue length		1.12		1.38				
Control Delay (s/veh)		13.6		32.0				
LOS		B		D				
Approach Delay (s/veh)	--	--	32.0					
Approach LOS	--	--	D					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RP	Intersection	SR 666 / DRIVE B (RIRO)
Agency/Co.	GCC	Jurisdiction	FDOT
Date Performed	10/8/15	Analysis Year	FUTURE WITH PROJECT
Analysis Time Period	PM PEAK		

Project Description

East/West Street: SR 666	North/South Street: DRIVE B (RIRO ONLY)
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		986	55		1245	
Peak-Hour Factor, PHF	1.00	0.86	0.86	1.00	0.86	1.00
Hourly Flow Rate, HFR (veh/h)	0	1146	63	0	1447	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	0
Configuration		T	TR		T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			86			
Peak-Hour Factor, PHF	1.00	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	99	0	0	0
Percent Heavy Vehicles	0	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					99			
C (m) (veh/h)					496			
v/c					0.20			
95% queue length					0.74			
Control Delay (s/veh)					14.1			
LOS					B			
Approach Delay (s/veh)	--	--	14.1					
Approach LOS	--	--	B					

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