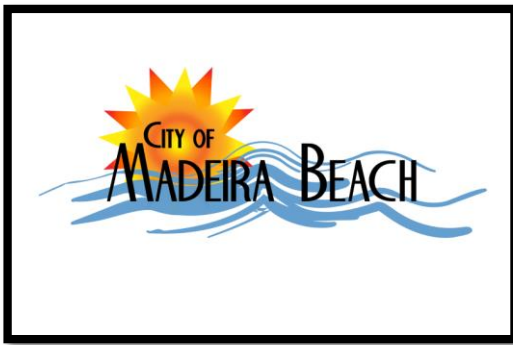




**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

**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.

THURSDAY, APRIL 28, 2016

COMMISSION CHAMBERS

REVISED AGENDA FORMAT

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES – MARCH 14, 2016

D. NEW BUSINESS

1. TO CONSIDER THE APPLICATION FOR THE REZONING OF 0, 15000, 15006, 15015, 15040, 15042, 15026 MADEIRA WAY AND 0, 15023, 15031 GULF BLVD AND 0, 200, 206, 210, 212, 352, 388, 390, 410, 420 150TH AVENUE FROM C-3 COMMERCIAL RETAIL TO PD PLANNED DEVELOPMENT, ORDINANCE 2016-01.
2. TO CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., LLC.
3. TO CONSIDER PINES MADEIRA, LLC'S APPLICATION FOR ENTERING INTO AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND PINES MADEIRA, LLC.

E. OLD BUSINESS

1. REVIEW OF LOCAL PLANNING AGENCY- PLANNING COMMISSION RULES OF PROCEDURE.

F. PLANNING COMMISSION DISCUSSION

G. REPORTS

- CITY ATTORNEY
- PLANNING AND ZONING DIRECTOR

H. NEXT MEETING

I. ADJOURNMENT

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



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

**LOCAL PLANNING AGENCY
PLANNING COMMISSION
MINUTES**

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet at the 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, MARCH 14, 2016

COMMISSION CHAMBERS

A. CALL TO ORDER – *Meeting was called to order at 7:00pm by Chairperson Jim Everett.*

B. ROLL CALL – *Roll was called by Executive Administrative Assistant Cheryl McGrady.*

Planning Commission members in attendance: Chairperson Everett, Commissioner Noble, Commissioner Carr, Commissioner Brown, Commissioner Lawrence, and Commissioner Rasmussen.

City staff in attendance: City Attorney Tom Trask, Planning Consultant Luis Serna, Planning Consultant David Healey, City Manager Shane Crawford, Executive Administrative Assistant to the City Manager Cheryl McGrady

C. APPROVAL OF THE MINUTES – FEBRUARY 8, 2016

Motion made by Commissioner Rasmussen seconded by Commissioner Brown; motion passed 6-0.

D. NEW BUSINESS

TO CONSIDER THE APPLICATION FOR THE REZONING OF 0, 15000, 15006, 15015, 15040, 15042, 15026 MADEIRA WAY AND 0, 15023, 15031 GULF BLVD AND 0, 200, 206, 210, 212, 352, 388, 390, 410, 420 150TH AVENUE FROM C-3 COMMERCIAL RETAIL TO PD PLANNED DEVELOPMENT.

The new business was read by Chairperson Jim Everett, he then asked the City Attorney to read the general information request of the applicant to the board and the audience.

The City has also received three notice of intents they were not filed in a timely manner therefore they will not be a part of this meeting.

The City Attorney explained the proceeding of this meeting.

The City Attorney read the six exhibits(emails) into the record.

The Applicant Madeira Beach Development Company presented the Planned Development and Re-zoning of the project the Planning Commission. Mr. William Karns Attorney Ms. Katie Cole opened the presentation to the planning commission. She explained both the project but also the quasi-judicial procedure. The re-zoning of the project will be heard tonight but the development agreement will not be heard till the April 28th meeting.

The City Attorney then swore in everyone who would be speaking at tonight's meeting.

Tim Clemmons made the presentation for the Madeira Beach Development Company on behalf of Mr. William Karns. Mr. Clemmons spoke of many improvements to the community, public spaces and public improvement. The improvement of traffic flow on Madeira Way and wider pedestrian sidewalks, more greenspace and open space on 150th avenue a landscape greenway. The two condos are similar in scale no more than 8 stories and not more the 45 units per building. The hotel rooms proposed are a total of 430 rooms, 43 boat slips and 23 docks. Hotel a is an extended suites hotel, the two hotel building will be no more than 11 stories ocean sands condos are 12 stories hotel b is the larger of the two hotels up to 250 rooms it will have retail and restaurant combined 50,000 square feet of total commercial retail space.

The parking garage access in hotel A is two levels the parking in hotel B in three stories, both are accessible from Madeira Way.

The project will eliminate 9 curb cuts and reduce it to one curb cut to 150th avenue. From a traffic management point of view with the reduction of curb cuts it will help improve traffic on 150th avenue. The red light will be lost on 150th avenue and they will bring this to the attention of FDOT but it will ultimately be up to them to decide to keep light or not. The FDOT does own 150th Avenue and it is a State road, however the developer will bring the citizens' concerns to the FDOT.

Chairperson Everett asked the board if they would like to address the architect at this time.

Commissioner Noble asked if the parking was for hotel guests only or if it was open to the public.

Mr. Clemmons, said that there would be roughly about 140 in hotel B and 20 within the hotel and 40 within the marina, and Madeira Way 26 parallel parking spaces first come first serve.

Chairperson Everett asked if you can only take a right onto Madeira Way and 150th, Mr. Clemmons said that yes that is correct.

Mr. Robert Pergolizzi, AICP PTP discussed the traffic study to the Planning Commission board members. Currently 150th avenue is level C and Gulf Blvd is level D, this study include the traffic flow from Mr. Holton's project 389 trips during the day. With this study the increase of 2900 vehicles would be at rush hour. Hurricane evacuation, several days of advanced notice would be given and the bridge would be closed there would be ample time for everyone to get off the island in lieu of a hurricane. Permits will need to be filed with the FDOT prior to the issuance of any building permits.

Commissioner Brown asked if you are turning onto 150th will they have a turn in lane, and can you stack into the turn lane how many can you stack. The answer that it would meet FDOT standards for stacking.

Commissioner Brown asked about scheduled bridge openings, the bridge does have scheduled openings it will go up every 20 minutes three times on the hour. It's a state owned bridge.

City Attorney Trask asked the chair to accept into evidence. It was accepted.

David Healey, FAICP of Calvin, Giordano & Associates, Inc., presented the staff report to the Planning Commission, he did reiterate that it is a Planned Development and re-zoning that allows developers to vary design mixed use development be creative and offer flexibility and higher design standards than you would get under a regular development. The development does comprise of 6.89 acres in our town center plan. This presents an opportunity to use what the developers vision for the special town area center, he explained when the ordinances where passed to help create the special area plan.

Mr. Healey went over the applicant's presentation, he said he needs to clarify the amount of total square footage.' All documents must be part of the development agreement.

This project is consistent with the adjoining uses, special area plan and the comp plan. Conditions of the final approval will include:

- Subject specific site plans for each phase of project*
- Specific concurrency will be met with each site plan*
- Additional detail with the phasing of each project before each hotel or condo is built*
- Identify the public accessibility, who will own and maintain*
- Payment of the impact fees are paid up front with each building permit, they make the improvements they pay the impact fees.*

The applicant is aware that all of the above conditions have to be met.

Recommendation is for a continuance of this meeting to the April 28thth meeting.

Dave Healey explained to the Planning Commission that the Development Agreement would be heard at the next meeting.

Chairperson Everett opened the floor to public.

Several citizens voiced their concerns about the height of the building and the traffic flow.

Motion was made by Commissioner Brown to defer action on the PD until the April Meeting, motion was seconded by Commissioner Lawrence. Motion passed 6-0 in favor.

Motion to adjourn at 9:27pm made by Commissioner Brown and seconded by Commissioner Noble, motion passed 6-0 in favor.

Date approved: April 28, 2016

Jim Everett, Chairperson

Submitted by Cheryl McGrady, Executive Assistant

Luis N. Serna, AICP, LEED AP BD+C

2717 Seville Boulevard, Apt. 9108

Clearwater, Florida 33764

850-556-5357

www.linkedin.com/in/LuisNSerna

E-mail: LNSerna@gmail.com

SUMMARY OF QUALIFICATIONS:

Over 25 years of experience in land planning consultation for public and private sector clients. Extensive experience in all aspects of local government Comprehensive Planning and permitting. LEED Accredited Professional in Green Building Design and Construction.

PROFESSIONAL EXPERIENCE:

Calvin, Giordano & Associates, Inc.

Clearwater, Florida, September 2015 to Present:

Planning Director, Tampa Bay Region, responsible for the planning operations of the Tampa Bay office. Providing planning services to local governments including site plan and permit reviews; land development code and comprehensive plan updates; preparing neighborhood and special area plans; reviewing and preparing staff recommendations on applications for rezoning, plan amendments, site plans, development agreements, special exceptions, and variances. Providing planning consultant services to private clients including site feasibility and entitlement studies; preparation of land use amendments and rezoning applications; and consultation on special exceptions, variances, and other development applications.

Wakulla County Department of Planning & Community Development,

Crawfordville, Florida, January 2012 to August 2015:

Director responsible for the daily operation of the Planning and Community Development Department. Represent the department at Planning Commission and County Commission meetings. Hold pre-application review meetings. Review planning and zoning applications including site plans, subdivisions, rezonings, and Comprehensive Plan amendments. Coordinate the department's budget. Manage and direct department staff. Administer policy provisions adopted by the Board of County Commissioners. Assist in strategic planning. Serve as liaison with State and Federal agencies on issues related to various housing programs. Work with the Chief Building Official as needed regarding code enforcement and building code requirements. Oversee administration of the Comprehensive Plan and Land Development Code by providing technical planning information to the public, the Planning Commission, and the Board of County Commissioners. Developed overlay zoning district for Crawfordville, and began implementation of a tax increment financing district for this community.

GPI Southeast, Inc. (Formerly Varnum & Associates, Inc.), Tallahassee, Florida,
October 2001 to July 2011:

Land Planner responsible for project management, planning consultation, and zoning and environmental permitting approvals. Conduct development feasibility and site analyses for zoning and comprehensive plan compliance. Develop neighborhood, subdivision, and site development plans for public and private sector clients. Serve as expert witness in matters pertaining to Land Development Code and Comprehensive Plan implementation. Prepare planning analyses for eminent domain right-of-way takings. Assist small communities secure grant funds for planning and infrastructure projects.

Vertical Solutions, LLC/Big Bend Towers, Tallahassee, Florida, July 2000 to October 2001:

Land Planner responsible for project management and zoning and permitting approvals for telecommunications towers. Managed local government review and approval process for wireless services providers, and prepared application packages for local zoning and site and development plan reviews. Presented applications at public hearings and conducted neighborhood meetings for proposed tower sites when necessary.

Leon County Department of Community Development, Tallahassee, Florida, October 1997 to July 2000:

Development Review Administrator responsible for the county's land use administrative functions. Supervised a staff of professional planners and served as lead staff person on matters pertaining to current planning. Evaluated and prepared amendments to land development regulations as needed.

Leon County Department of Community Development, Tallahassee, Florida, June 1996 to October 1997:

Development Review Coordinator responsible for the county's technical review, processing and management of subdivision and site development plan applications. Developed a permitting manual on the county's development review process and managed review of the county's permitted use verification certificates.

St. Lucie County Department of Community Development, Fort Pierce, Florida, May 1990 to June 1996:

Economic Development and Land Use Planner responsible for the completion of an economic base study and economic plan to promote economic development in St. Lucie County. Responsible for coordination of reviews and served as support staff for 13-member project steering committee. Developed budget and completed quarterly financial reports for grant

funding. Reviewed site plans. Prepared and evaluated amendments to the Comprehensive Plan and Land Development Code.

EDUCATION:

- 1990 Graduate Studies in Urban and Regional Planning, **University of Miami**, Coral Gables, Florida
1987 B.S. in Economics with an emphasis in Economics of Industry, **Florida State University**, Tallahassee, Florida
1987 Certificate of Planning Studies, **Florida State University**, Tallahassee, Florida

QUALIFICATIONS, REGISTRATIONS, AND CERTIFICATIONS:

American Institute of Certified Planners (AICP) Certification #0132371997
LEED Accredited Professional – Building Design and Construction
Qualified Expert Witness in Florida
Registered Consultant/Lobbyist in Leon County, Florida

PROFESSIONAL AFFILIATIONS/COMMUNITY ORGANIZATIONS:

American Institute of Certified Planners
American Planning Association
Sustainable Tallahassee
South Walton Community Council
Capital Regional Transportation Planning Agency Technical Advisory Committee
U.S. Green Building Council, Florida Capital Area Chapter



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

David P. Healey, FAICP

Director, Tampa Bay Region

SUMMARY OF QUALIFICATIONS

David Healey brings over 40 years of experience as a practicing city planner and administrator in both the public and private sectors. He provides a unique combination of skill sets that contribute to positive outcomes based on an effective working relationship with elected officials, the public, and private investment interests. His particular skill-sets include:

- Proven ability to prepare and implement comprehensive municipal, countywide and redevelopment plans, including innovative land use regulations and related implementation strategies that conform to and achieve plan policies;
- Recognized experience with the integration of land use, transportation, and economic development objectives in a coherent, coordinated manner; and
- Strong track record of developing the public, private, and elected official consensus necessary to achieve positive, definitive results.

RELEVANT EXPERIENCE

Mr. Healey serves as our Director for the Tampa Bay Region, based out of our Clearwater office, and is responsible for the preparation, coordination, management, and performance of Calvin, Giordano & Associates' (CGA) projects in the Tampa Bay area.

Relevant experience and accomplishments that Healey brings to his work with CGA clients include the following principal areas of expertise and examples of projects in which he has been a key participant:

- Comprehensive and Strategic Planning – Pinellas County Countywide Plan; Hillsborough County Strategic Plan (subconsultant); City of Clearwater Comprehensive Plan
- Redevelopment Planning – Pinellas By Design-An Economic Development and Redevelopment Plan; City of South Pasadena Corridor Concept Plan; City of Clearwater Downtown CRA Plan
- Land Development Regulations – Belleair Town Plan and Code; Pinellas County Countywide Rules; Madeira Beach Development Agreements; South Pasadena Redevelopment Plan and Zoning Regulations
- Intergovernmental Coordination – Pinellas County Countywide Blueprint for Consistency; Pinellas County Annexation Legislation and Charter Provisions; Planning Council/MPO Merger
- Private Land Development Projects – Annexation, Site Plan, Plan Amendment Rezoning, Variance, Special Exception and Right of Way Vacation Initiatives.
- Continuing Planning Assistance – Parson Springs, St. Pete Beach, South Pasadena, Pinellas Planning Council, Madeira Beach, Belleair
- Expert Land Use Analysis and Testimony – Clearwater Christian College, Paradise Lakes

Mr. Healey's combination of planning skills and experience complement the integrated, multi-discipline suite of professional services offered by Calvin, Giordano & Associates.

EMPLOYMENT CHRONOLOGY

Prior to joining CGA, David served a combined 27 years in the public sector – 21 years as Executive Director of the Pinellas Planning Council and 6 years as Planning Director for the City of Clearwater. Complementing his public service career and contributing to a special understanding and appreciation of the private sector perspective, David served in a consultant capacity, as principal with Healey Consultant Group, and partner with The Bailey Association, for a combined 14 years.

EDUCATION

Bachelors Degree
Political Science,
Colgate University,
Hamilton, New York, 1965

Masters Degree
City Planning
Ohio State University
Columbus, Ohio, 1971

PROFESSIONAL CERTIFICATION

Fellow, American Institute
of Certified Planners
No. 002946

PROFESSIONAL RECOGNITION/AWARDS

APA Suncoast Section,
2010 – Distinguished
Service Award

APA Suncoast Section,
2006 – Distinguished
Project Award – Award of
Excellence – Pinellas By
Design

FRA, Roy F. Kenzie Award,
2006 – Pinellas By Design

TBRPC, 2006 – Charles A.
McIntosh Jr. Regional Award
for Future of the Region –
Pinellas By Design

FRA, 2003 – Best Florida
Redevelopment Planning
Studies/Marketing and
Communications

NAPA, Intergovernmental
Affairs Division, Outstanding
Achievement Award, 1992
– Pinellas Planning Council
Countywide Consistency
Program

Florida Chapter, American
Planning Association Award
of Excellence, 1992 –
Pinellas Planning Council
Countywide Consistency
Program

ROBERT C. PERGOLIZZI, AICP, PTP
PRINCIPAL

SUMMARY OF EXPERIENCE

Mr. Pergolizzi has conducted numerous transportation studies and land development feasibility studies in the Tampa Bay area. These studies include site impact analyses, traffic engineering and traffic operations studies, travel time studies, parking studies, transportation analyses for DRI's, roadway capacity analyses and alternative corridor/alignment studies and impact fee studies. He also prepares signal warrant studies in accordance with MUTCD procedures and access permits in accordance with FDOT and local government regulations. Mr. Pergolizzi has also prepared reports to assess traffic impacts of amendments to the Long-Range Transportation Plan. He is familiar with the latest transportation software including Highway Capacity Software (HCS), and, SYNCHRO,

He has also served as land use consultant and expert witness for various land use plan amendments, rezonings, conditional use, special exceptions, Development Agreements and variance hearings for Clients in the Tampa Bay area.

SPECIFIC EXPERIENCE

Land Use/Zoning/Conditional Use/Special Exception/Development Agreements

- Lowe's/Publix – Pinellas Park
- Waterchase – Hillsborough County
- Cypress Cove Townhomes – Hillsborough County
- Oak Valley Townhomes – Hillsborough County
- Walgreens – Pinellas County
- Park Place Townhomes – Pinellas Park
- St. Petersburg College EPICENTER – Largo
- St. Petersburg College Health Education Center Expansion - Pinellas Park
- Cumberland Trace Townhomes – Largo
- Bay Isle Landings Townhomes – Pinellas County
- Hidden Bayou Townhomes - Pinellas County/Largo
- Skylark Plaza - Pinellas County
- Palmbrooke Townhomes - Pinellas Park
- Roosevelt Boulevard/ 62nd Street Commercial Site - Largo
- St. Jerome Church – Pinellas County
- Boulevard Apartments – Largo
- Broadway on 66th Apartments – Largo
- Pine Grove Community Church PUD – Pinellas Park
- 60th Street PUD – Pinellas Park
- Comprehensive Spine Institute – Clearwater
- Brookside Villas – City of Largo

DRI Traffic Studies

- Northwood DRI Traffic Analysis
- Park Place DRI Traffic Analysis – Clearwater
- River Ridge DRI Traffic Analysis - Pasco County
- Heritage Pines DRI Traffic Analysis - Pasco County
- Timber Pines DRI Expansion - Hernando County
- ICOT Center DRI Traffic Analysis - Pinellas County
- Mitchell Ranch Plaza DRI - Pasco County
- Crossroads Mall DRI – Largo
- CORPOREX Business Park – Hillsborough County
- Beacon Woods East – Pasco County
- The Grove at Wesley Chapel DRI - Pasco County

Roadway Corridor Planning/Alternative Systems Studies

- Lynn Turner Road - Hillsborough County
- Drew Street – Clearwater
- Belcher Road Extension - Pinellas County
- Keene Road (CR 1) Extension - Pinellas County
- City of Tarpon Springs Traffic Circulation Element Update - Tarpon Springs
- Gateway to Clearwater Beach/Causeway Boulevard/Roundabout – Clearwater
- DeCubellis Road – Pasco County
- Gulf Trace Boulevard - Pasco County

Traffic Operations Studies/Design Improvements

- Baywalk/Mid-Core Traffic Analysis – St. Petersburg
- Venetian Residential Development - Sarasota County
- St. Anthony's Hospital Medical Office Building Traffic Study – St. Petersburg, FL
- Perrine Ranch Road Analysis – Pasco County
- Clearwater Community Sports Complex – Clearwater
- Thurston Groves 102nd Avenue and Ridge Road Improvements – Seminole
- RiverWalk at Manatee River Plantation – Manatee County
- Morton Plant Hospital Master Plan - Clearwater Campus
- Madison Avenue/Gould Street Improvements – Clearwater
- Clearwater Mall Transportation Analysis – Clearwater
- Trinity Town Center - Pasco County
- Rooms to Go Distribution Center Expansion Traffic Analysis - Lakeland
- SR 580/Summerdale Drive Signalization Plans - Pinellas County
- The Lakes at Laurel Highlands – Lakeland
- Morton Plant Hospital – Axelrod Pavilion
- Clearwater Aquarium – Island Estates Clearwater
- Valrico Station Apartments – Hillsborough County

Access Permits

- Numerous access permits for commercial and residential projects throughout Florida.

Parking Studies

- Mandalay Grill – Clearwater Beach
- Morton Plant Hospital – Clearwater
- Surf Style / Britts – Clearwater Beach
- 1808 Drew Street Retail Plaza, Clearwater
- Tropicana Hotels, Clearwater Beach
- Shepards Beach Resort, Clearwater Beach
- Mease Countryside Hospital – Safety Harbor
- Comprehensive Spine Institute – Clearwater
- Hooters on Clearwater Beach

Travel Time Studies

- St. Anthony's Carillon Outpatient Center – Pinellas County
- Community Hospital of New Port Richey – Pasco County
- St. Joseph's Hospital North– Hillsborough County
- Lakeland Regional Medical Center – Polk County
- Bayonet Point Hospital - Pasco County
- Martin Memorial Medical Center - Martin County/St. Lucie County
- Morton Plant Hospital - Pinellas County
- St. Joseph's Hospital South – Hillsborough County
- Baycare SE Pasco Hospital – Pasco County
- Poinciana Hospital Medical Center – Osceola County/Polk County
- LifePath Hospice – Hillsborough County

EDUCATION

Master of City and Regional Planning, Rutgers University, 1987

Bachelor of Arts, Environmental and Urban Studies, Montclair State College, 1985

Successful completion of 128 hours of training conducted by the Federal Highway Administration and the Florida Department of Transportation on Urban Systems Modeling, Transportation Planning and Site Impact Analysis

Graduate course work in Traffic Engineering, University of South Florida

PROFESSIONAL REGISTRATION

American Institute of Certified Planners #9023, 1991

Professional Transportation Planner #133, 2008

AWARDS

1990 Florida Institute of Transportation Engineers Past Presidents Award for Technical Paper submittal Unsignalized Intersection Analysis on Florida's Divided Arterials

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS

American Institute of Certified Planners

Institute of Transportation Engineers

American Planning Association

Central Pinellas Chamber of Commerce – Economic & Small Business Development Committee

455 21ST Ave NE
St. Petersburg, Florida 33704

Phone: 850.377.1870
Email: istvan@architecturebp.com

Istvan Laszlo Peteranecz

Professional Experience

Principal – Behar +Peteranecz: Architecture

2007 - Present 103 Rogers Street, Clearwater, Florida 33756

Responsibilities:

- Design Principal
- LEED BD+C certified Professional

Residential and Hospitality Specialist – Bullock Tice & Associates

2004-2007 909 East Cervantes Street, Pensacola, Florida 32501

Responsibilities:

- Residential and Commercial Specialist for resort and private sector projects.
- Principal designer and lead of a cadre of junior designers on projects from planning through design development.
- Led coordination with production team during construction documentation and construction administration phases.
- Site Planning and Feasibility Design for yield and pro-forma work.
- LEED certified Professional

Associate Design Principal - The Lessard Architectural Group, Inc. (www.lessardgroup.com)

1996 - 2004 8603 Westwood Center Drive, Vienna, Virginia Suite 400 22182

Responsibilities:

- Design Associate Principal for Multi-Family / High-rise, Urban Division & Lead Designer for Single Family / Townhouse Group..
- Principal designer and lead of a cadre of junior designers on projects from planning through design development.
- Led coordination with production team during construction documentation and construction administration phases.
- Site Planning and Design for yield and pro-forma work.
- Extensive zoning approval experience with Maryland, Virginia, New Jersey, and New York jurisdictions.
- LEED certified Professional

Project Manager / Staff Architect - Roy, O'Brien & Creaser P.C.

1994 - 1996 9210 Wightman Road, Gaithersburg, Maryland 20879

Responsibilities:

- Design & production team leader for single and multi-family community projects from schematic design and presentation to design development through client & principal architect=s input
- Coordinating production team during working drawing phase including consultant coordination and coordination and problem solving during construction phase
- Site planning

Project Designer, Ausherman Homes

1988 - 1994 8031 Reichs Ford Road, Frederick, Maryland 21701

Project Designer, Baker and Associates, Architects

1986 - 1988 3 West Church Street, Frederick, MD 21701

Staff Designer / Draftsman, Rounds Van Duzer Associates

1982 - 1985 467 A. North Washington Street, Falls Church, VA

Draftsman, Design Engineers, Inc. w/ Nathan Hale

1981 - 1982 Merrifield, Virginia

Other Experience and Certifications

USGBC, LEED BD+C Certified Professional
2004

Vice-Chairman: Frederick City Historic District Commission. Quasi-Judicial Board.
2nd Oldest preservation board in US.

1991 – 2004 Mayoral Appointment for 4th 3-year term, (took a two year hiatus)
Similar to Pensacola ARB.

Member & Vice-Chairman: North Hill Architectural Preservation Board
2004- 2008 North Hill Architectural Preservation Board, Pensacola Florida

Licensure: Maryland
Florida
Alabama
North Carolina
Colorado
Georgia (Dormant)
New York

Education

Florida A&M University
Bachelor of Architecture, Suma cum Laude (4.0) May 2007

University of Maryland School of Architecture
50 post graduate credits toward the required 62 credits toward a Masters of Architecture Degree
1983-1986

University of Maryland School of Architecture
Bachelors of Science in Architecture May, 1983

U.S. Army Medical Corps
Clinical Specialist / Advanced EMT M.O.S. 1974 – 1977
Honorable Discharge



Timothy Clemmons, AIA LEED AP Principal

With 30 years of architectural experience, Tim Clemmons has established expertise in multi-family residential, arts facilities and urban mixed-use projects. Tim is recognized throughout Tampa Bay for his modern designs that promote urban, sustainable lifestyles.

With his partners at Mesh, Tim is committed to an architecture that works at all levels – from the elegant detail to the community vision. As senior principal he is the leader for all larger architectural projects undertaken by the firm. The firm is organized to ensure that he is deeply involved in all phases of each project from conceptual design to construction administration.

Tim's strong interest in contemporary urban issues is evidenced by his extensive involvement in various civic organizations and initiatives. For ten years he taught master's level architecture and urban design classes as an adjunct professor at the University of South Florida. In addition he has been the developer for several multi-family residential projects located in downtown St. Petersburg and is acknowledged as one of the key players in downtown's recent renaissance.

Professional Qualifications

- Registered Florida Architect – 1985, Registration Number AR 11076
- Masters of Architecture – University of Florida, 1983
- LEED Accredited Professional, 2007
- Member – American Institute of Architects
- Member – U.S. Green Building Council
- Member – Urban Land Institute

Academic and Civic Experience

- Adjunct Assistant Professor – University of South Florida, Tampa, FL 1995 to 2005
- Steering Committee Member – Downtown St. Petersburg Transit System Study
- Steering Committee Member – St. Petersburg 2020Vision
- Founding President – Downtown Neighborhood Association

Awards

- Z Grille Restaurant – 2009 Tampa Bay AIA Merit Award
- Seybold Lofts – 2008 Tampa Bay AIA Honor Award
- 475 Condominiums – 2008 Tampa Bay Honor Award
- President's Award – 2004 Tampa Bay AIA
- St. Petersburg Arts Center – 2001 Tampa Bay AIA Merit Award



PLANNING COMMISSION/LOCAL PLANNING AGENCY

Rezoning Request – Staff Report

April 28, 2016

Application 2016.01

FROM: Luis N. Serna, Planning and Zoning

SUBJECT: Madeira Beach Town Center – Request to Rezone from C-3 (Retail Commercial) to PD (Planned Development)

I. GENERAL INFORMATION

Request: The applicants are seeking to rezone 6.696 acres that are located on the northwest side of 150th Avenue (Tom Stuart Causeway), from Gulf Boulevard to the City's Causeway Park. The request will change the zoning of these properties from C-3 (Retail Commercial) to PD (Planned Development). This request is for the development of a mixed-use project that will include two hotels (430 rooms), two condominium buildings (90 units), 35,000 square feet of retail space, and a marina.

This item was presented to the Planning Commission on March 14, 2016, at which time the Planning Commission voted 6 to 0 to defer action on this item until the applicants could provide a more complete draft development agreement. This agreement has been provided and is being presented to the Planning Commission as a separate agenda item.

Property Owners:

919 Land Trust
BLIG, LLC Trustee
3409 West Fletcher Avenue
Tampa, Florida 33618

Cajun Builders, LLC
15334 Harbor Drive
Madeira Beach, Florida 33708

Madeira Commons, Inc.
c/o Ross Realty
4401 West Kennedy Boulevard, Suite 100
Tampa, Florida 33609

Arthur W. Broaderick, Larry M. Starnes, and
Rhonda T. Starnes
2910 Pelham Road
St. Petersburg, Florida 33710

Applicant:

Madeira Beach Development Company, LLC
286 107th Avenue, Suite 300
Treasure Island, Florida 33706



Parcel ID Numbers:

09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
09-31-15-00000-140-0900
09-31-15-00000-140-0700
09-31-15-00000-140-0600
09-31-15-00000-140-0500

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09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
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09-31-15-00000-420-0200
09-31-15-54180-000-0012

Current Zoning/Land Use Designation: C-3
(Retail Commercial/Planned Redevelopment
Mixed Use

Present Use: Retail Commercial

Flood Zone: AE (areas within the 100-year
floodplain). Base Flood Elevations of 10' and 11'
above sea level.

Site Area: 6.69 acres

Proposed Use: The proposal is for a mixed-use project that will include a two hotels (430 rooms), two condominium buildings (90 units), 35,000 square feet of retail space, and a marina. The project encompasses the northwest side of 150th Avenue (Tom Stuart Causeway) from Gulf Boulevard to the City's Causeway Park, and includes both sides of Madeira Way. The project will consist of four primary buildings – two condominium buildings of six floors over two levels of parking, and two hotels of eight floors over three levels of parking and seven floors over four levels of parking. The project will include retail uses at ground level, a marine store, and a marina.

The project will feature a publicly accessible plaza at the Gulf Boulevard/150th Avenue intersection, pedestrian accesses to Boca Ciega Bay, a pedestrian bridge over Gulf Boulevard, and pedestrian enhancements along Madeira Way and 150th Avenue to the City's Causeway Park. These project features are designed to create a pedestrian friendly activity center along Madeira Way and 150th Avenue.

Other traffic and pedestrian enhancements include the following:

- Adjusting the traffic signal at Madeira Way and 150th Avenue to provide for pedestrian movement and converting this intersection to a right-in/right-out intersection
- Extending the westbound left turn lane from 150th Avenue onto 1st Street East.
- Constructing an eastbound left turn lane into the project near 150th Avenue near the Madeira Cove intersection.



- Extending the westbound left turn lane from 150th Avenue into Madeira Cove.
- Extending the westbound left turn lane from 150th Avenue into Boca Vista.

A complete listing of the proposed development standards and conditions for the project are included in the project concept plan, and they are formalized in the project development agreement which is being considered by this Commission as a separate item.

Neighborhood Meeting Date: March 9, 2016

1st Reading of Ordinance: TBD

2nd Reading of Ordinance: TBD

II. BACKGROUND

The proposed PD development is located within the Planned Redevelopment 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 and proposed density for temporary lodging further require 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 Commercial Core and Causeway Districts. Development in these districts is subject to the following design standards:

- First story commercial activity is 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



Additional standards for the SAP and the Commercial Core and Causeway Districts 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 (FAR) of 4.0 and a maximum Impervious Surface Area Ratio (ISR) of 0.95.

The total site area of the proposed project is 6.696 acres. The project includes 430 hotel units and 90 condominium units. The project proposes a residential density of 13.44 units per acre and a temporary lodging density of 64.21 hotel rooms per acre. The proposed FAR is 3.0 and the proposed ISR is 0.73. The proposed density and intensity are consistent with the standards of the Comprehensive Plan.

Based on the proposed density, intensity, mixture of uses, and pedestrian and traffic circulation improvements, the proposed Planned Development has been determined to be consistent with the PR-MU Future Land Use category and the objectives and standards of the Town Center Special Area Plan.

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



The project proposes mixed use development on parcels that are currently retail. However, the site is surrounded by a variety of uses including other commercial businesses and multi-family residential developments that are compatible with this mixed use project.

Although the proposed concept plan will permit development that is significantly taller than the existing uses on the property (up to 11 floors maximum), the project is not directly adjacent to residential developments that are lower in height. The project is directly across Gulf Boulevard from an existing 11-story residential development.

- (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 traffic study for the development to FDOT and the City demonstrating there will be no change in the level of service with the proposed development. The applicants have met with FDOT to discuss the future improvements required by the department and the improvements are shown on the conceptual drawings for the development. Also, the applicants have had a pre-application meeting with SWFWMD to determine the on-site stormwater management facility permitting requirements. 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.

By proposing hotel and other development that will enhance the tourist industry for Madeira Beach and its local businesses, the proposed development has been determined to be consistent with and will facilitate the type of development that is specifically provided for in the Town Center Special Area plan. The development will help provided needed redevelopment in the Town Center area.

- (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.



IV. RECOMMENDATION

Staff has reviewed the application for compliance with the review criteria of Section 110-391 of the Land Development Regulations. Based on this review, staff recommends that the Planning Commission **recommend approval** of the proposed PD rezoning subject to the specific provisions and conditions as set forth in the accompanying Development Agreement.

V. EXHIBITS

1. Ordinance 2016-01.....	1
2. Relevant Maps.....	4
a. Zoning Map.....	4
b. Future Land Use Maps.....	5
c. Town Center Character Districts Map.....	6
d. Site Aerial.....	7
e. Flood Zone Map.....	8
3. Madeira Beach Code of Ordinances.....	9
a. C-3 (Retail Commercial) Zoning Regulations.....	9
b. PD (Planned Development) Zoning Regulations.....	14
4. Commercial Core and Causeway District Design Features.....	22
5. Application Package.....	24
6. Public Notice and Legal Advertisements.....	58
a. Legal Advertisements.....	58
b. Public Notice and Mail-outs.....	60
7. Correspondence.....	84
a. Emails Already Read into Evidence.....	84
b. Emails Not Yet Read into Evidence.....	124
8. Concept Plans and Supporting Documents.....	166

ORDINANCE 2016-01

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 15026 MADEIRA WAY, 0 GULF BLVD, 0 150th AVENUE, 15023 GULF BLVD, 15031 GULF BLVD, 0 MADEIRA WAY, 15000 MADEIRA WAY, 15006 MADEIRA WAY, 15015 MADEIRA WAY, 15040 MADEIRA WAY, 15042 MADEIRA WAY, 0 150th AVENUE, 200 150th AVENUE, 206 150th AVENUE, 210 150th AVENUE, 212 150th AVENUE, 352 150th AVENUE, 388 150th AVENUE, 390 150th AVENUE, 410 150th AVENUE, 420 150th AVENUE, AVENUE FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF. () 150TH AVENUE, FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, the applicant has requested that said property be rezoned to become a Planned Development (PD) District; and

WHEREAS, The City of Madeira Beach Comprehensive Plan has been amended to establish the need and basis to further the tourism industry and provide additional flexibility for other types of land use; and the PD District is intended to accommodate integrated and well-designed developments in accordance with approved development plans; and

WHEREAS, the PD District is also intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for mixed uses and multiple buildings, which is compatible with adjacent and nearby lands and activities; and

WHEREAS, the land proposed for development under the PD District may contain a mixture of residential, commercial, recreational and other uses, as permitted by the land use designation on the site; and

WHEREAS, the zoning designations of both C-3 and PD are compatible to the Resort Facilities Medium (RFM), Future Land Use Category; and

WHEREAS, the property owners of the subject property identified in the legal description and further identified as Parcel I.D.'s # 09-31-15-54180-000-0020, 09-31-15-00000-130-1600, 09-31-15-00000-130-1500, 09-31-15-00000-130-1700, 09-31-15-00000-130-1800, 09-31-15-00000-130-1900, 09-31-15-00000-140-1000, 09-31-15-00000-140-0900, 09-31-15-00000-140-0700, 09-31-15-00000-140-0600, 09-31-15-00000-140-0500, 09-31-15-00000-140-0400, 09-31-15-00000-130-0900, 09-31-15-00000-130-1000, 09-31-15-00000-130-1100, 09-31-15-54180-000-0013, 09-31-15-54180-000-0010, 09-31-15-00000-130-1200, 09-31-15-00000-420-0200, 09-31-15-00000-420-0100, 09-31-15-54180-000-0012, and have applied for a change in zoning from C-3, Retail Commercial, to PD, Planned Development; and

WHEREAS, the Planning Commission serving as the Local Planning Agency of the City of Madeira Beach has duly considered the type of zoning on said real property, and has recommended that the zoning request be granted; and

WHEREAS, the Board of Commissioners has reviewed this rezoning request and finds that a rezoning of the subject property from -3, Medium Density Multifamily Residential, to PD, Planned Development through an approved Development Agreement to be in the best interest of the City.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

- SECTION 1:** That the subject property described herein be rezoned from C-3, to PD, Planned Development, and that any subsequent proposed development be regulated through the Development Agreement process.
- SECTION 2:** That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.
- SECTION 3:** That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.
- SECTION 4:** That this Ordinance shall be in full force and effect upon adoption in the manner provided by law, and concurrent with an approved Development Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS
_____ DAY OF _____, 2016.

APPROVED AS TO FORM:

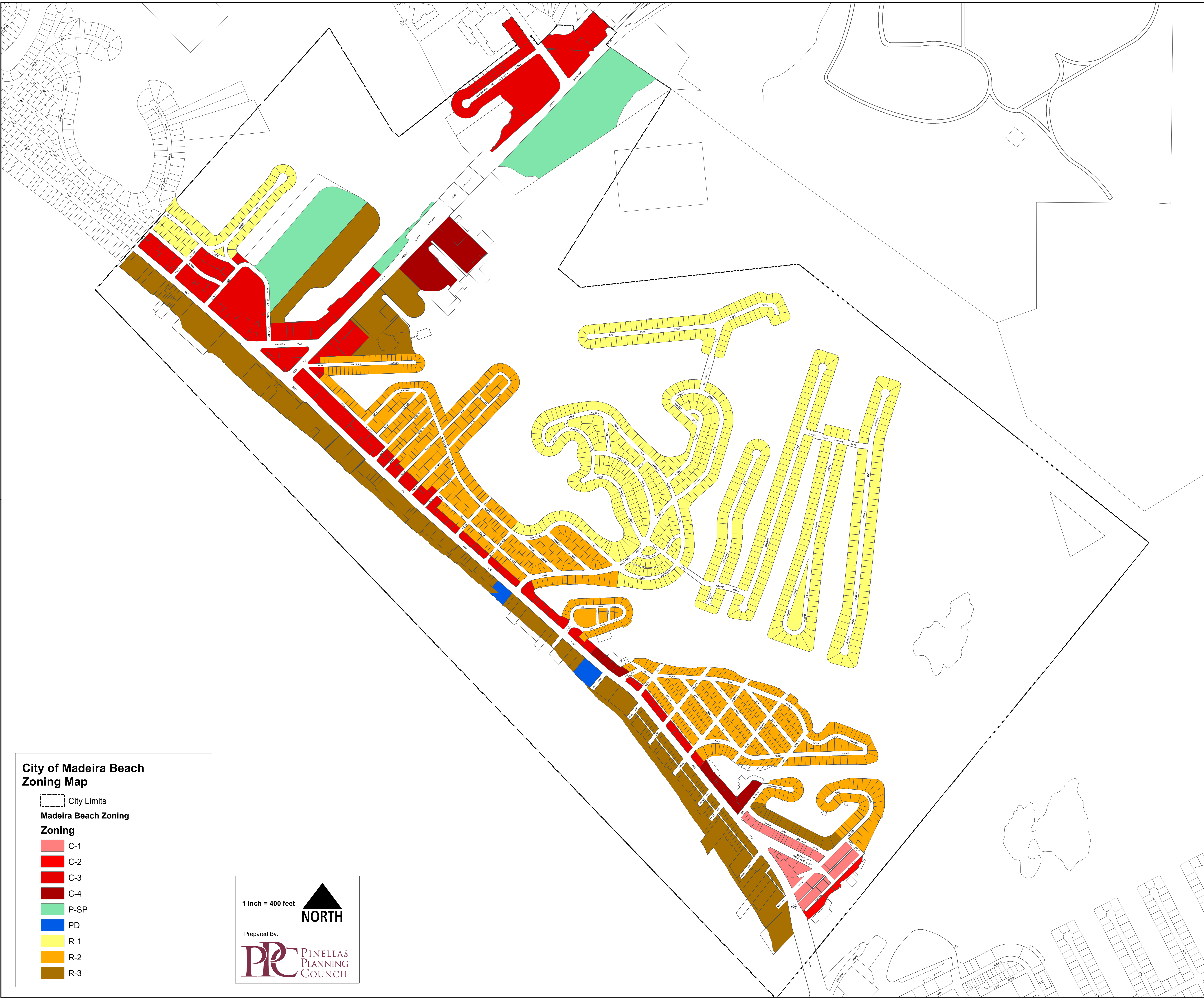
Thomas J. Trask, CITY ATTORNEY

Travis Palladeno, MAYOR

ATTEST:

Aimee Servedio, CITY CLERK

FIRST LEGAL ADVERTISEMENT PUBLISHED:	<u>02/26/2016</u>
REAL PROPERTY OWNER OF RE-DESIGNATED PROPERTY NOTIFIED BY MAIL:	<u>02/23/2016</u>
NEIGHBORHOOD MEETING	<u>03/09/2016</u>
PLANNING COMMISSION FIRST READING, QUASI-JUDICIAL HEARING:	<u>03/14/2016</u>
PLANNING COMMISSION SECOND READING, QUASI-JUDICIAL RECOMMENDATION:	<u>04/11/2016</u>
SECOND LEGAL ADVERTISEMENT PUBLISHED:	<u>04/14/2016</u>
PLANNING COMMISSION THIRD READING, QUASI-JUDICIAL RECOMMENDATION:	_____
BOARD OF COMMISSIONERS FIRST READING, QUASI-JUDICIAL HEARING:	_____
BOARD OF COMMISSIONERS SECOND READING AND ADOPTION:	_____



**City of Madeira Beach
Zoning Map**

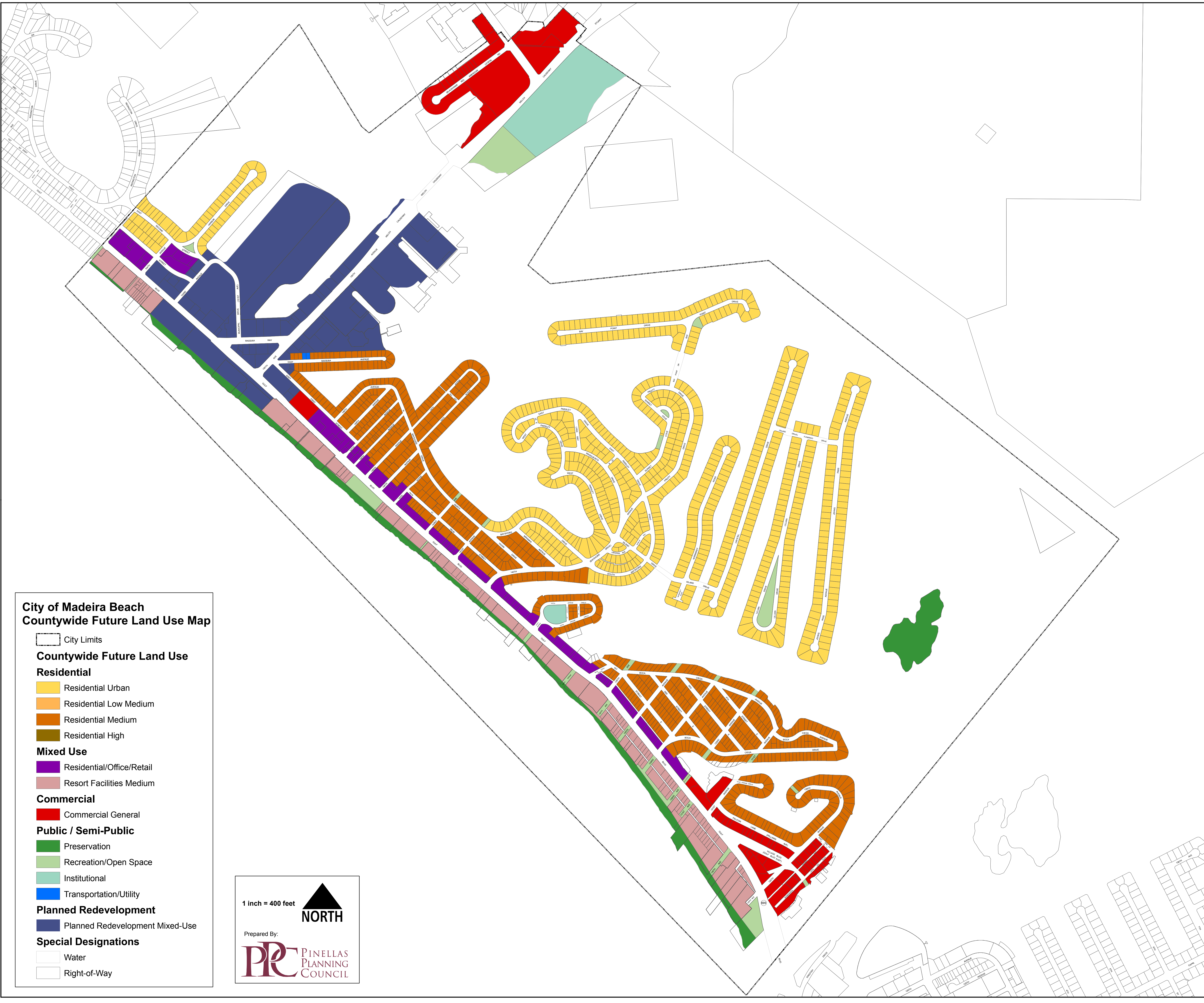
- City Limits
- Madiera Beach Zoning**
- Zoning**
- C-1
 - C-2
 - C-3
 - C-4
 - P-SP
 - PD
 - R-1
 - R-2
 - R-3

1 inch = 400 feet



Prepared By:

PPC 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



Prepared By:

PPC PINELLAS
PLANNING
COUNCIL

Legend

- Beachfront District
- Causeway District
- Commercial Core District
- Peninsula District
- Transition District
- Special Area Plan Boundaries
- Municipal Boundaries

N

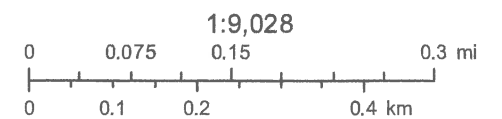
SCALE 1" = 300'
10-JUN-2008

Prepared by the Pinellas Planning Council with data provided by the Pinellas County Information Systems Department and the City of Madera 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.

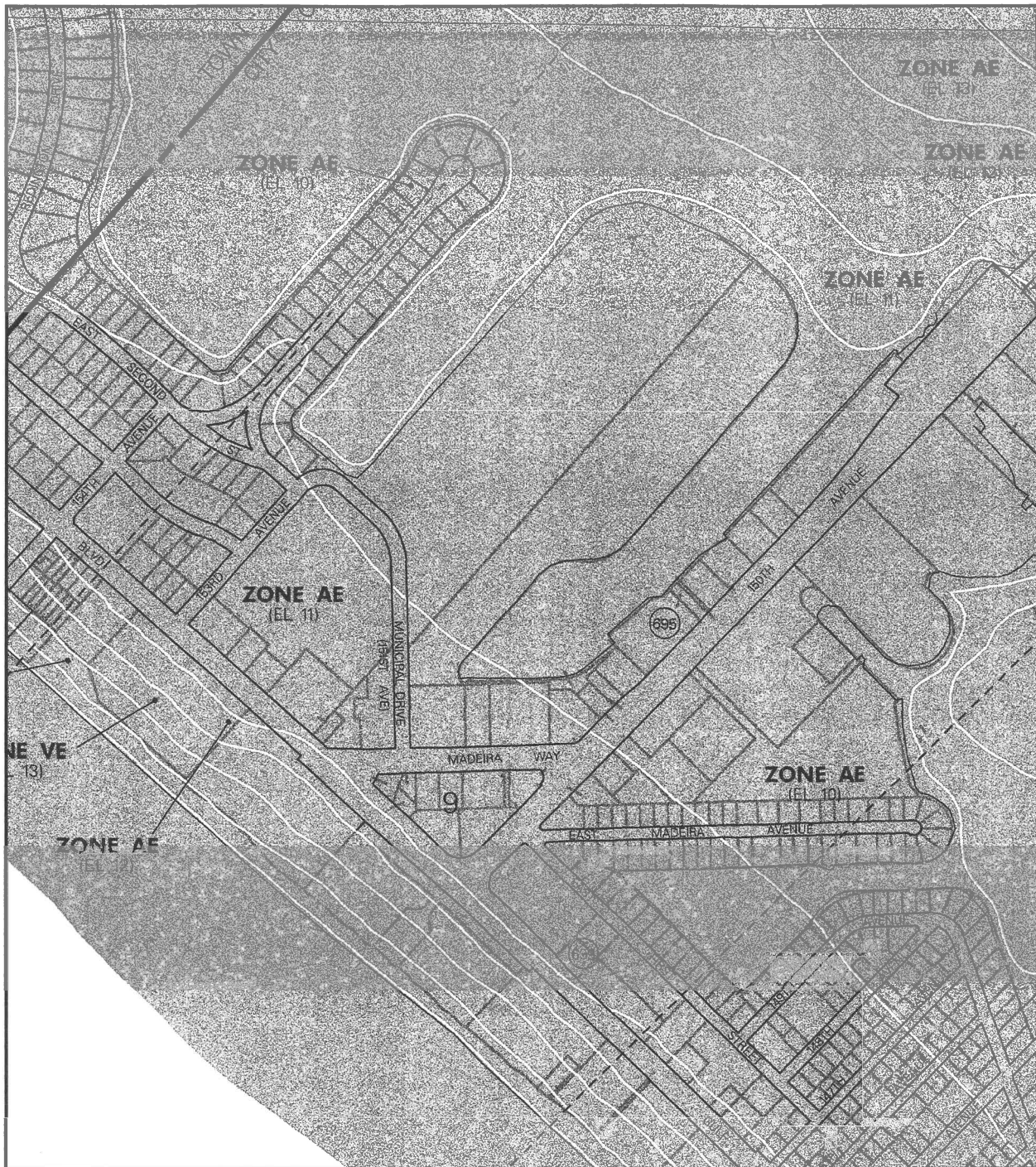
ArcGIS Web Map



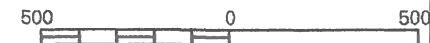
March 1, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

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

PANEL 191 OF 327

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MADERA BEACH, CITY OF	125127	0191	G
PINELLAS COUNTY	125136	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

DIVISION 7. - C-3, RETAIL COMMERCIAL

Sec. 110-316. - Definition; purpose and intent.

The C-3, retail commercial district provides service to both permanent and transient residents where a full range of urban services and a high degree of accessibility is required. The C-3, retail commercial district correlates with the commercial general (CG) category and the ROR residential office retail category of the Countywide Plan.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

Cross reference— Definitions generally, § 1-2.

Sec. 110-317. - Permitted uses.

The permitted uses in the C-3, retail commercial district are as follows:

- (1) Retail and personal service uses.
- (2) Business office and financial service uses.
- (3) Multifamily dwellings.
- (4) Tourist dwelling units.
- (5) Restaurants.
- (6) Adult entertainment establishments (article VI, division 13 of this chapter).

(Code 1983, § 20-404)

Sec. 110-318. - Accessory uses.

The accessory uses in the C-3, retail commercial district are as follows:

- (1) Off-street parking and loading/unloading.
- (2) Nonresidential signs.
- (3) Essential services.
- (4) Other accessory uses customarily permitted.
- (5) Boat slips associated with a permitted business use, not for rental or commercial marine activities.

(Code 1983, § 20-404)

Sec. 110-319. - Special exception uses. Modified

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the C-3, retail commercial district:

- (1) Service stations.

- (2) Commercial recreation and entertainment facilities provided that such facilities shall not be permissible when the underlying future land use category is R/O/R.
- (3) Churches, synagogues or other houses of worship.
- (4) Public service facilities.
- (5) Drive-in or drive-through retail personal service, business and financial services.
- (6) Private fraternal, social and recreational clubs.
- (7) 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.
- (8) Single-family or duplex.
- (9) Private schools.
- (10) Exhibition of reptiles by permit.
- (11) Medical marijuana dispensaries.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2015-03, § 1, 2-24-15)

Sec. 110-320. - Minimum building site area requirements.

The minimum building site area requirements in the C-3, retail commercial district are as follows:

- (1) Lot size:
 - a. For all uses except multifamily/tourist dwelling units: 4,000 square feet.
 - b. Duplex and triplex units: 3,000 square feet per dwelling unit.
 - c. Multi-family dwelling units and above: 2,420 square feet per dwelling unit.
 - d. 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 multifamily/tourist dwelling units: 40 feet.
 - b. Multifamily/tourist dwelling units: 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 per acre. A combination of both residential dwelling units and temporary lodging units may be permissible provided that the provisions of subsections 110-326(e) and (g) are met.
- (5) Within the ROR land use category, the density shall be a maximum of 18 dwelling units or 45 temporary lodging units per acre. A combination of both residential dwelling units and temporary lodging units may be permissible provided that the provisions of subsections 110-326(e) and (g) are met.

(Code 1983, § 20-404; Ord. No. 1043, § 2, 6-14-05; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-321. - Setback requirements.

The following minimum setbacks shall apply in the C-3, retail commercial district:

- (1) Front yard: 25 feet, measured from right-of-way to structure.
- (2) Rear yard: ten feet, except waterfront lots which will have a rear setback of 18 feet.
- (3) Side yard:
 - a. All permitted uses except multifamily/tourist dwelling units will have a side setback of ten feet.
 - b. Multifamily/tourist dwelling units:
 1. For proposed uses located on properties between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.
 2. For lots greater than 80 feet in width, the minimum side yard setback is as follows:
 3. 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. 110-322. - Maximum building height.

- (a) No structure in the C-3, retail commercial district shall exceed 30 feet in height or two stories, whichever is more restrictive, unless otherwise provided in the land development regulations.
- (b) Multifamily/tourist dwelling units in the C-3, retail commercial district shall not exceed 40 feet in height or three stories, whichever is more restrictive.

(Code 1983, § 20-404)

Sec. 110-323. - Maximum lot coverage.

The maximum lot coverage in the C-3, retail commercial district is as follows:

- (1) Residential use: Floor area ratio (FAR) 0.80. The maximum area of a lot or parcel to be covered by structures shall be 40 percent.
- (2) Temporary lodging units: Floor area ratio (FAR) as set forth in the following table, provided that the requirements of subsections 110-326(e) and (g) are met:

Land Use Category:		FAR:
Commercial general	1.2	1.2
Residential/office/retail	1.0	1.0

- (3) Commercial general and public service facilities: Floor area ratio (FAR) 0.55;
Residential/office/retail: Floor area ratio (FAR) 0.40.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-324. - Impervious surface ratio (ISR).

- (a) The impervious surface ratio (ISR) in the C-3, retail commercial district for all uses, other than temporary lodging units, is 0.70.
- (b) The impervious surface ratio (ISR) for temporary lodging units is 0.85.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-325. - Buffering requirements.

- (a) Parking lots/garages for tourist dwellings and nonresidential uses in the C-3, retail 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-3, retail commercial district shall be reoriented, if necessary, to minimize the negative impact on adjacent properties.
- (c) All development within the C-3, retail 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. 110-326. - Special requirements.

- (a) In the C-3, retail commercial district residential dwelling units are permitted on the second floor above first-floor commercial or office units within this district.
- (b) No structure in the C-3, retail 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. A minimum of a ten-foot separation between structures or equal to 50 percent of the height of the tallest building on the same parcel, whichever is more restrictive.
- (c) When a proposed use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required for such yard. This additional setback will be utilized to provide additional landscaped screening.
- (d) The special requirement of subsection (c) of this section shall be exempt when this additional five-foot setback utilized for the purpose of providing additional landscape screening, becomes ineffective due to the installation of a permanent solid masonry or poured concrete wall, with a minimum height of five feet and a maximum height of six feet, along the property line on lots

greater than 80 feet in width. For the purpose of this exception, a permanent solid masonry or poured concrete wall shall mean a wall constructed as to be free of any openings whatsoever which would allow a view through the permanent solid masonry or poured concrete wall of an adjacent, abutting residential property use. This exception is contingent upon strict compliance with the above referenced requirements for the permanent solid masonry or poured concrete wall being maintained at all times. Failure to comply will negate the exception and require full compliance with the special requirements.

- (e) 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.
- (f) 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.
- (g) 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, § 7, 12-9-08)

Secs. 110-327—110-345. - 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, and 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.



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

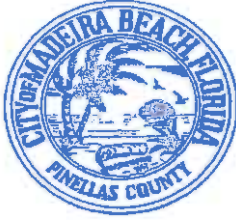
Causeway District

- 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.



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



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**

MADEIRA BEACH DEVELOPMENT CO., LLC

286 107TH AVENUE, SUITE 300

TREASURE ISLAND, FL 33706

***Property Owner: Name and Address**

SEE ATTACHED EXHIBIT "A"

Telephone: 727-367-3000

Telephone: _____

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

PARCELS LOCATED ALONG NORTH SIDE OF 150TH AVENUE EAST OF GULF BOULEVARD AS SHOWN IN ATTACHED SKETCH

Legal Description: SEE LIST OF PARCEL ID NUMBERS AND LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "B"

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

Present Use: COMMERCIAL

Proposed Use: MIXED USE - COMMERCIAL, TOURIST LODGING, RETAIL, MARINA

***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.

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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.

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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.

MADEIRA BEACH DEVELOPMENT CO., LLC

Date: 2/19/16 Property owner's signature: _____

WILLIAM F. KARNS, MANAGER

Before me, this 19th day of FEBRUARY, 2016, appeared in person

WILLIAM F. KARNS, MANAGER OF MADEIRA BEACH DEVELOPMENT CO., LLC

who, being sworn, deposes and says that the forgoing

(name of property owner)

is true and correct certification.

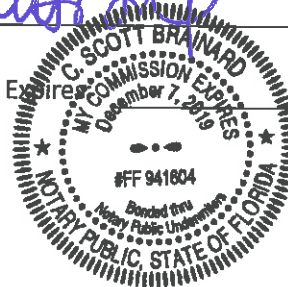
STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE

Scott Brainard

Personally Known to me: X

Commission Expires
Stamp

Identification Taken: _____



NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

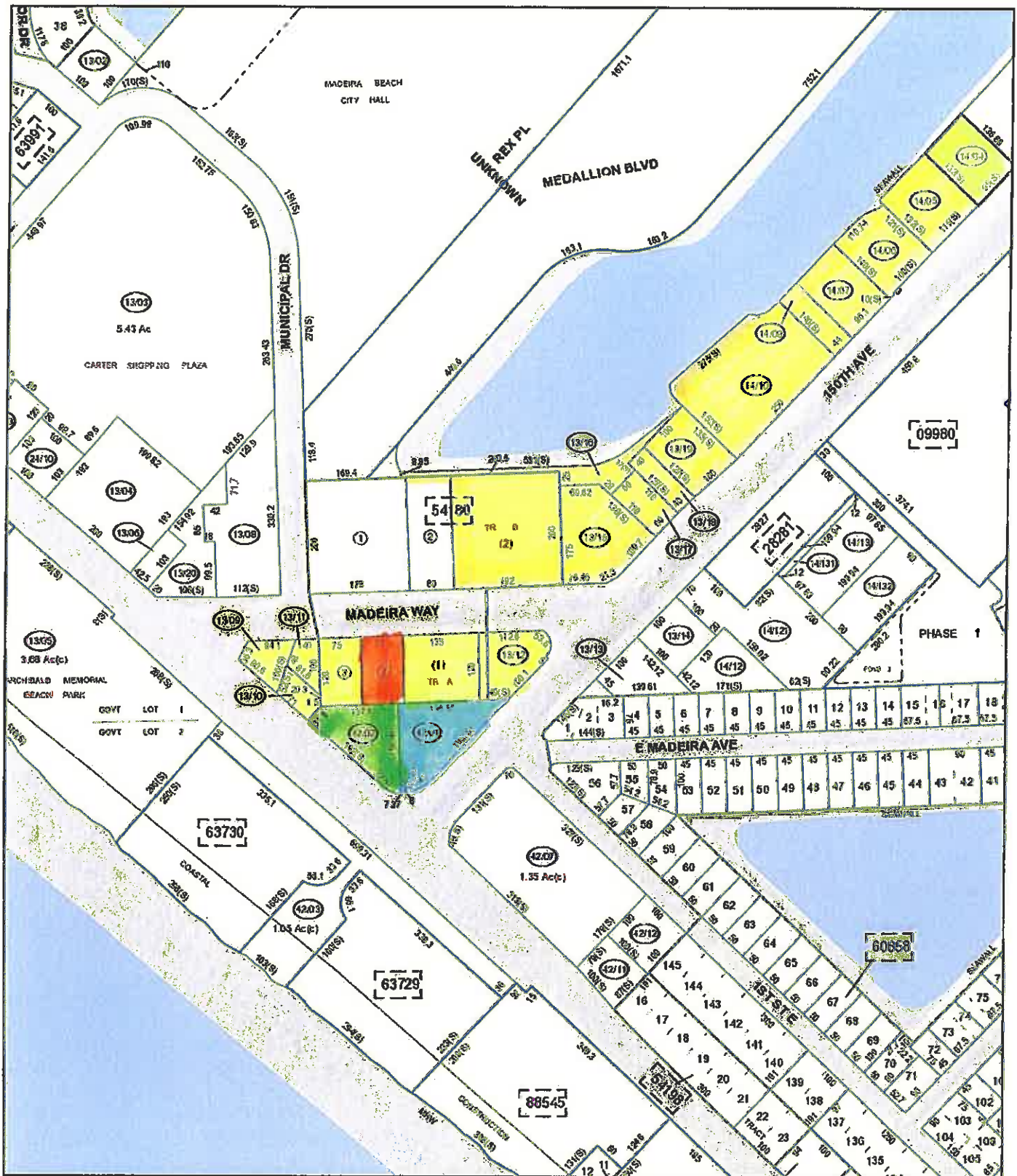


EXHIBIT "A"
TO REZONING APPLICATION

LIST OF PROPERTY OWNERS

1. 919 Land Trust
BLIG, LLC, Trustee
3409 West Fletcher Avenue
Tampa, FL 33618

Parcel Numbers: 09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
09-31-15-00000-140-0900
09-31-15-00000-140-0700
09-31-15-00000-140-0600
09-31-15-00000-140-0500
09-31-15-00000-140-0400
09-31-15-00000-130-0900
09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
09-31-15-54180-000-0010
09-31-15-00000-130-1200
2. Cajun Buildings, LLC
15334 Harbor Drive
Madeira Beach, FL 33708
Parcel ID Number: 09-31-15-00000-420-0100
3. Madeira Commons, Inc.
c/o Ross Realty
4401 West Kennedy Boulevard, Suite 100
Tampa, FL 33609
Parcel Number: 09-31-15-00000-420-0200
4. Arthur W. Broaderick, Larry M. Starnes and Rhonda T. Starnes
2910 Pelham Road
St. Petersburg, FL 33710
Parcel Number: 09-31-15-54180-000-0012

**EXHIBIT “B”
TO REZONING APPLICATION**

LIST OF PROPERTY PARCEL ID NUMBERS

09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
09-31-15-00000-140-0900
09-31-15-00000-140-0700
09-31-15-00000-140-0600
09-31-15-00000-140-0500
09-31-15-00000-140-0400

09-31-15-00000-130-0900
09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
09-31-15-54180-000-0010
09-31-15-00000-130-1200
09-31-15-00000-420-0200
09-31-15-00000-420-0100
09-31-15-54180-000-0012

LEGAL DESCRIPTIONS OF PARCELS ON FOLLOWING 5 PAGES

February 18, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Re: Agreement for Purchase and Sale, dated October 30, 2015, between Madeira Beach Development Co., LLC (Buyer) and BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust created under agreement dated December 31, 1996, as amended and restated October 28, 2010 (Owner)
Related Parcel Numbers listed on attached Exhibit "A"

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

BLJG, LLC, a Florida limited liability
company, as the Trustee of the 919 Land
Trust

By: [Signature]

Print Name: RICHARD SANSON

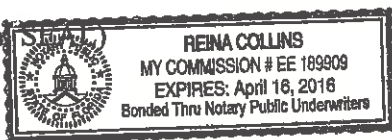
Its: TRUSTEE

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 18th day of February, 2016, by RICHARD SANSON, as TRUSTEE of BLJG, LLC, a Florida limited liability company, as Trustee of the 919 Land Trust, on behalf of the company. She is well known to me, or she produced N/A as identification.

My Commission Expires:

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC

REINA COLLINS
Print or Type Name

February 19, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Re: Purchase Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Arthur W. Broaderick, Larry M. Starnes And Rhonda T. Starnes, as their interests may appear (Owners);
Pinellas County Parcel ID NO. 09-31-15-54180-000-0012

To Whom It May Concern:

This letter shall constitute Owners' authorization for Buyer to act as Owners' agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owners to Buyer.


ARTHUR W. BROADERICK

STATE OF FLORIDA
COUNTY OF PINELLAS

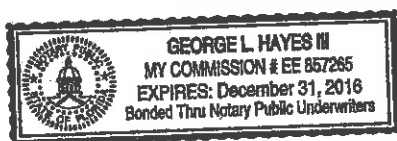
The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th day of February, 2016, by Arthur W. Broaderick. He is well known to me, or he produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)


NOTARY PUBLIC

GEORGE L. Hayes III
Print or Type Name



LIST OF PROPERTY PARCEL ID NUMBERS

09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
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09-31-15-00000-140-0400
09-31-15-00000-130-0900
09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
09-31-15-54180-000-0010
09-31-15-00000-130-1200

February 17, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

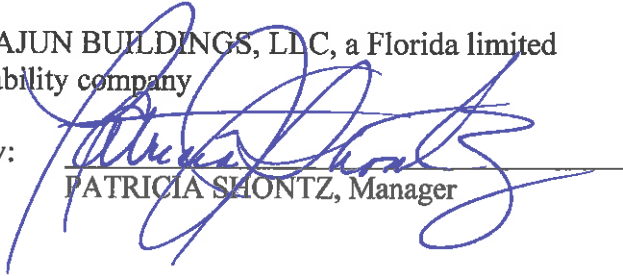
Re: Pinellas County Parcel ID NO. 09-31-15-00000-420-0100

To Whom It May Concern:

This letter shall constitute the authorization of Cajun Buildings, LLC ("Owner"), for Madeira Beach Development Co., LLC ("Buyer"), to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

CAJUN BUILDINGS, LLC, a Florida limited liability company

By:

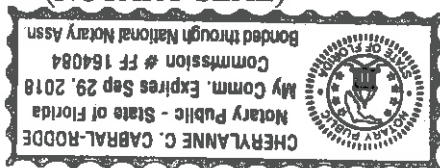

PATRICIA SHONTZ, Manager

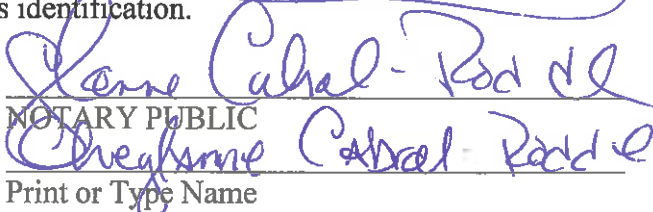
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th day of February, 2016, by Patricia Shontz, as Manager of Cajun Buildings, LLC, a Florida limited liability company, on behalf of the company. She is well known to me, or she produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)




NOTARY PUBLIC

Print or Type Name

EXHIBIT "C"

AUTHORIZATION LETTER

February 19, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Re: Real Estate Exchange Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Madeira Commons, Inc. (Owner)
Pinellas County Parcel ID No. 093115000004200200

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

MADEIRA COMMONS, INC., a Florida corporation

By: Elliott Ross

Elliott Ross, President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th day of February, 2016, by Elliott Ross, as President of Madeira Commons, Inc., a Florida corporation, on behalf of the corporation. He is well known to me, or he produced _____ as identification.

My Commission Expires _____

(NOTARY SEAL)



C. Scott Brainard
NOTARY PUBLIC

Print or Type Name

919 LAND TRUST

Legal Description of the Land

PARCEL 1A:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 55.93 feet to an intersection with a Northwesternly right-of-way line of said Welch Causeway and the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 182.83 feet; thence leaving said South line, North 01°55'53" West, 120.00 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 246.60 feet to a point on a curve; thence along the arc of a curve to the right, concave to the West, radius 30 feet, arc 53.76 feet, chord South 07°24'29" East, 46.85 feet to the end of said curve; thence South 46°08'32" East, 5.00 feet to an intersection with the aforementioned Northwesternly right-of-way line of said Welch Causeway; thence South 43°51'28" West, along the Northwesternly right-of-way line of said Welch Causeway, 100.07 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 1B:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 313.76 feet to the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 76.54 feet; thence leaving said South line, South 41°20'20" West, 31.65 feet to an intersection with the Northeasterly right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way); thence North 48°39'40" West, along said Northeasterly right-of-way of Gulf Boulevard, 161.69 feet; thence leaving said Northeasterly right-of-way of Gulf Boulevard, North 25°34'45" East, 36.32 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 199.20 feet; thence leaving said South right-of-way, South 01°55'53" East, 120.00 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 2:

That following described portion of Government Lot 1, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northwest corner of Tract B, MADEIRA BEACH COMMERCIAL CENTER, recorded in Plat Book 26, page 52, of the public records of Pinellas County, Florida, as a point of reference; thence North 88°04'07" East, along the Northerly line of said tract, 169.40 feet to the POINT OF BEGINNING; thence North 01°55'53" West, 8.85 feet to an intersection with the waters of Boca Ciega Bay, said point hereinafter being referred to as Point "A" for convenience; return thence to the POINT OF BEGINNING; thence North 88°04'07" East, along the North line of said tract, 88.60 feet; thence leaving said line South 10°55'53" East, 200.00 feet to an intersection with the Northerly right-of-way line of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said line 268.46 feet to an intersection with the northerly right-of-way line of State Road No. 233, also known locally as Welch Causeway or 150th Avenue; thence along right-of-way line by the following 11 courses: 1) North 62°54'59" East, 21.34 feet; 2) North 43°51'28" East, 160.76 feet to a point of curve; 3) Along the arc of a curve to the right, radius 505.00 feet, arc 68.10 feet, chord North 47°43'17" East, 68.05 feet to a point of reverse curve; 4) Along the arc of a curve to the left, radius 495.00 feet, arc 66.76 feet, chord North 47°43'17" East, 66.71 feet to a point of tangency; 5) North 43°51'28" East, 404.97 feet; 6) North 46°08'32" West, 3.00 feet; 7) North 43°51'28" East, 243.17 feet, to a point of curve; 8) Along the arc of a curve to the left, radius 3777.72 feet, arc 492.10 feet, chord North 40°07'33" East, 491.76 feet to the point of reverse curve; 9) Along the arc of a curve to the right, radius 3861.72 feet; arc 81.14 feet, chord North 36°59'46" East, 81.14 feet; 10) North 52°24'07" West, 58.00 feet to a point on a curve; 11) Along the arc of a curve to the right, concave to the Southeast, radius 3919.72 feet, arc 95.95 feet, chord North 38°17'58" East, 95.95 feet; thence leaving said line North 46°08'32" West, 38.84 feet to the aforementioned waters of Boca Ciega Bay; thence Southwesterly and Westerly along said waters and binding therewith to the aforementioned Point "A"; LESS AND EXCEPT any part thereof lying within Order of Taking recorded in Official Records Book 1042, page 380, as amended by Order recorded in Official Records Book 1139, page 599, and Order recorded in Official Records Book 1691, page 514, all of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT those lands deeded to the City of Madeira Beach, Florida, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 11243, page 456, of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT any part thereof lying within the lands described in Order of Taking recorded in Official Records Book 4426, page 489, as amended by Supplemental Order of Taking as to Parcel 148, recorded in Official Records Book 4585, page 229, both of the public records of Pinellas County, Florida.

BROADERICK PARCEL

PARCEL ID NUMBER: 09-31-15-54180-000-0012

LEGAL DESCRIPTION

The East 75 feet of the West 150.01 feet of Tract A, Madeira Beach Commercial Center, according to the plat thereof, as recorded in Plat Book 26, Page 52, of the Public Records of Pinellas County, Florida.

CAJUN BUILDINGS, LLC PROPERTY LEGAL DESCRIPTION

PARCEL ID NO.: 09-31-15-00000-420-0100



A parcel of land being a part of Government Lot 2, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the intersection of the North boundary of Government Lot 2 with the Northwestern right-of-way line of 150th Avenue (County Road No. 17). Thence with said right-of-way line, S 43° 51' 28" West, 192.00 feet to the point of curvature of a curve; thence with said curve, concave to the right, an arc distance of 45.00 feet (said curve having a central angle of 30° 19' 50", a radius of 85.00 feet, and a tangent of 23.04 feet). Thence along a radial line, N 15° 48' 31" West, 8.00 feet. Thence with a curve concave to the right, an arc distance of 10.00 feet (said curve having a central angle of 7° 26' 28", a radius of 77.00 feet, a tangent of 5.01 feet and a chord of S 77° 54' 42" West 9.99 feet). Thence along a radial line S 08° 22' 03" East, 8.00 feet. Thence with a curve, concave to the right, an arc distance of 7.37 feet (said curve having a central angle of 04° 57' 53", a radius of 85.00 feet, a tangent of 3.68 feet, and a chord of S 84° 56' 03" West, 7.36 feet). Thence N 02° 23' 42" West, 158.49 feet to the north boundary of Government Lot 2. Thence with said boundary, N 88° 04' 07" East 196.56 feet to the Point of Beginning.

Grantor expressly saves and excepts from this conveyance, and reserves unto itself and its successors and assigns, all oil, gas and other minerals on or under the lands herein conveyed; but Grantor, its successors and assigns, shall have no right to use any part of the surface of said land for the purpose of exploring for, mining, drilling for, producing, storing or removing the oil, gas or other minerals located in, on or under said land, and any oil and gas drilling operations shall be conducted by means of wells or

shafts, the surface locations of which are on other lands but which may be drilled into and bottomed in the property.

MADEIRA COMMONS, INC. PARCEL

PARCEL ID NUMBER: 09-31-15-00000-420-0200

LEGAL DESCRIPTION

A tract of land in that part of Government Lot 2, Section 9, Township 31 South, Range 15 East, lying Northwesterly of State Road No. 233 extended toward Welch's Causeway and Northeasterly of State Road 699 (formerly County Road 17) described as follows:

From the Northwest corner of the Southeast 1/4 of Section 9, Township 31 South, Range 15 East, run North 88°04'07" East, 444.39 feet along the North line of Government Lot 2 of said Section 9, to the Northeast right-of-way line of Gulf Boulevard (State Highway 699) for a Point of Beginning; run thence North 88°04'07" East, 208.77 feet; thence South 2°24'06" East, 173.51 feet; thence by a curve to the right, radius of 64 feet, arc 48.84 feet, chord North 70°30'05" West, 47.70 feet; thence North 48°39'40" West, 227.70 feet to the Point of Beginning; LESS AND EXCEPT a triangular tract of land described as follows:

From the Northwest corner of the ^{South}~~South~~ 1/4 of said Section 9, run North 88°04'07" East, along the North line of said Government Lot 2 to the Northeasterly right-of-way line of said Gulf Boulevard (State Road 699) for a Point of Beginning; run thence North 88°04'07" East, 70.98 feet; thence South 41°20'20" West, 48.65 feet; thence North 48°39'40" West, 51.68 feet to the Point of Beginning; LESS rights-of-way for 150th Avenue and Gulf Boulevard.

**EXHIBIT “C”
TO REZONING APPLICATION**

**REZONING APPLICATIONS FOR PLANNED DEVELOPMENT DISTRICT
RESPONSE TO CRITERIA**

1. Consistency with the comprehensive plan.

The Countywide Plan for Pinellas County Future Land Use Plan Map (FLUM) and the Madeira Beach Town Center Special Area Plan (SAP) require the Planned Development (PD) zoning district to be utilized for proposed mixed use developments within the Commercial Core and Causeway Districts. Permitted uses within each district include: residential, temporary lodging, tourist facilities, retail commercial and recreation/open space. The proposed development and rezoning to PD propose a mixture of uses expressly permitted by the SAP and further each objective of the SAP as follows:

- 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.
- Set a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.
- Promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center.
- Increase the number of temporary lodging units and maintain existing residential units in the Town Center that have the quality characteristics included in the SAP.
- Improve pedestrian and bicycling access to all major destinations with the Town Center, including the parks, the beach, retail properties and civic destinations.
- Increase connections and access to parks, ensuring that view of the Gulf and Boca Ciega Bay are preserved.
- Develop parking and access strategies that help to make the most efficient use of scarce land and contribute to the quality of the public realm in the Town Center.

2. Land use compatibility.

The PD zoning district will promote a true mixed-use project with a balance of residences, tourist accommodations, retail, restaurant, entertainment, marina and recreational uses. All of these uses are connected via sidewalks allowing for safe, convenient access across the district. The proposed development, comprised of 21 parcels located within the Commercial Core and Causeway Districts, provides an extremely unique opportunity to redevelop the Town Center in precisely the manner contemplated in the SAP. The proposed development will provide a cohesive identity, sense of place and quality public realm found lacking in the SAP. The Town Center, described as a place to drive through, will be redeveloped as a destination in which to spend time and enjoy the offerings of the community and will build

upon the City's beachfront, commercial area, civic use, and green space/recreational areas at City Hall, the Municipal Marina, and Madeira Beach Causeway Park.

3. Adequate public facilities.

The FLUM and the SAP encourage a higher density and intensity of use for the Commercial Core and Causeway Districts and improvements and increases in capacity of the public facilities and services are planned. Throughout the process of planning this project, the City planning and management staff represented that there is adequate sewer and water capacity to support this project. And, although site access improvements are not required to satisfy concurrency requirements, such improvements are proposed within the scope of the PD rezoning in order to improve access to the project and improve the pedestrian experience along Madeira Way and 150th Avenue.

4. Public Interest.

The proposed development will allow the redevelopment of the Town Center in precisely the manner contemplated by the SAP. The design emphasis has been on creating distinctive pedestrian oriented places including a redeveloped pedestrian-oriented Madeira Way, a one-half acre public plaza at the intersection of Gulf Boulevard and 150th Avenue, and a landscaped green space fronting the marina. Special care has been taken to create scenic gateways and views when entering the district from the east, south and north. Numerous improvements are proposed to enhance pedestrian and bicycle access. A 12-foot-wide combined pedestrian/bicycle trail will connect Madeira Way to Causeway Park. Madeira Way will be completely re-built as a two-lane, two-way pedestrian oriented shopping street with parallel parking and generous sidewalks. And, an elevated crosswalk is proposed to provide safe pedestrian access across Gulf Boulevard.

5. Consistency with Land Development Regulations.

The proposed development has been designed consistent with the purpose and intent of the applicable land development regulations. The PD zoning district is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The PD zoning district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality planning development for a mixture of temporary lodging, residential, commercial, recreational and other uses permitted by the FLUM.



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:** MADEIRA BEACH TOWN CENTER
- B. **Project Description:** MIXED USE PROJECT INCLUDING TOURIST LODGING, COMMERCIAL/RETAIL, RESIDENTIAL CONDOMINIUMS, MARINA USES
- C. **Address of Subject Property:** PARCELS LOCATED ON NORTH SIDE OF 150TH AVE EAST OF GULF BLVD
- D. **Parcel I.D. No.:** SEE LIST OF PARCEL NUMBERS ATTACHED AS EXHIBIT "A"
- E. **Legal Description:** SEE LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "B"
- Full legal description attached: YES ☒ NO ☐
- F. **Existing use of property:** COMMERCIAL

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 ☒
- B. **Name of Applicant(s):**
- Contact Person(s):** WILLIAM F. KARNS **Title:** MANAGER
- Company Name (if applicable):** MADEIRA BEACH DEVELOPMENT CO., LLC
- Mailing Address:** 286 107TH AVENUE, SUITE 300
- City:** TREASURE ISLAND **State:** FL **Zip:** 33706
- Telephone :** 727-367-3000 **Fax :** 727-360-2574
- Email:** WKARNS@KARNSENTERPRISES.COM
- C. **If applicant is agent for property owner: Attach Proof of Agent authorization**
- Name of owner (title holder):** SEE LETTERS OF AUTHORIZATION ATTACHED AS EXHIBIT "C"
- Mailing Address:**
- City:** **State:** **Zip:**

ADDITIONAL INFORMATION

- III. A. **Is there any existing contract for sale, or options to purchase subject property?** Yes ☒ NO ☐
- If "yes" list names of all parties involved:** SEE LIST OF PROPERTY OWNERS ATTACHED AS EXHIBIT "D"
- Is the contract/option contingent or absolute?** CONTINGENT

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

MADEIRA BEACH DEVELOPMENT CO., LLC

BY: _____

Signature of Applicant

WILLIAM F. KARNS, MANAGER

Printed Name & Title

STATE OF FLORIDA

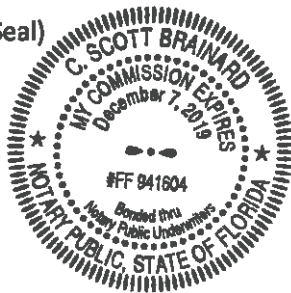
COUNTY OF PINELLAS

The foregoing application as acknowledged before me this 19th day of FEBRUARY, 2016

by WILLIAM F. KARNS, MANAGER OF MADEIRA BEACH who is/are personally known to me, or has/have
DEVELOPMENT CO., LLC, A FLORIDA LIMITED LIABILITY COMPANY

produced _____ as identification.

(Seal)



C. Scott Brainard

Signature of Notary Public, State of Florida

EXHIBIT "A"
TO SITE PLAN APPLICATION

LIST OF PROPERTY PARCEL ID NUMBERS

09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
09-31-15-00000-140-0900
09-31-15-00000-140-0700
09-31-15-00000-140-0600
09-31-15-00000-140-0500
09-31-15-00000-140-0400

09-31-15-00000-130-0900
09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
09-31-15-54180-000-0010
09-31-15-00000-130-1200
09-31-15-00000-420-0200
09-31-15-00000-420-0100
09-31-15-54180-000-0012

EXHIBIT “B”
TO SITE PLAN APPLICATION
PARCEL LEGAL DESCRIPTIONS

919 LAND TRUST

Legal Description of the Land

PARCEL 1A:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 55.93 feet to an intersection with a Northwesterly right-of-way line of said Welch Causeway and the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 182.83 feet; thence leaving said South line, North 01°55'53" West, 120.00 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 246.60 feet to a point on a curve; thence along the arc of a curve to the right, concave to the West, radius 30 feet, arc 53.76 feet, chord South 07°24'29" East, 46.85 feet to the end of said curve; thence South 46°08'32" East, 5.00 feet to an intersection with the aforementioned Northwesterly right-of-way line of said Welch Causeway; thence South 43°51'28" West, along the Northwesterly right-of-way line of said Welch Causeway, 100.07 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 1B:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 313.76 feet to the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 76.54 feet; thence leaving said South line, South 41°20'20" West, 31.65 feet to an intersection with the Northeasterly right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way); thence North 48°39'40" West, along said Northeasterly right-of-way of Gulf Boulevard, 161.69 feet; thence leaving said Northeasterly right-of-way of Gulf Boulevard, North 25°34'45" East, 36.32 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 199.20 feet; thence leaving said South right-of-way, South 01°55'53" East, 120.00 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 2:

That following described portion of Government Lot 1, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northwest corner of Tract B, MADEIRA BEACH COMMERCIAL CENTER, recorded in Plat Book 26, page 52, of the public records of Pinellas County, Florida, as a point of reference; thence North 88°04'07" East, along the Northerly line of said tract, 169.40 feet to the POINT OF BEGINNING; thence North 01°55'53" West, 8.85 feet to an intersection with the waters of Boca Ciega Bay, said point hereinafter being referred to as Point "A" for convenience; return thence to the POINT OF BEGINNING; thence North 88°04'07" East, along the North line of said tract, 88.60 feet; thence leaving said line South 10°55'53" East, 200.00 feet to an intersection with the Northerly right-of-way line of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said line 268.46 feet to an intersection with the northerly right-of-way line of State Road No. 233, also known locally as Welch Causeway or 150th Avenue; thence along right-of-way line by the following 11 courses: 1) North 62°54'59" East, 21.34 feet; 2) North 43°51'28" East, 160.76 feet to a point of curve; 3) Along the arc of a curve to the right, radius 505.00 feet, arc 68.10 feet, chord North 47°43'17" East, 68.05 feet to a point of reverse curve; 4) Along the arc of a curve to the left, radius 495.00 feet, arc 66.76 feet, chord North 47°43'17" East, 66.71 feet to a point of tangency; 5) North 43°51'28" East, 404.97 feet; 6) North 46°08'32" West, 3.00 feet; 7) North 43°51'28" East, 243.17 feet, to a point of curve; 8) Along the arc of a curve to the left, radius 3777.72 feet, arc 492.10 feet, chord North 40°07'33" East, 491.76 feet to the point of reverse curve; 9) Along the arc of a curve to the right, radius 3861.72 feet; arc 81.14 feet, chord North 36°59'46" East, 81.14 feet; 10) North 52°24'07" West, 58.00 feet to a point on a curve; 11) Along the arc of a curve to the right, concave to the Southeast, radius 3919.72 feet, arc 95.95 feet, chord North 38°17'58" East, 95.95 feet; thence leaving said line North 46°08'32" West, 38.84 feet to the aforementioned waters of Boca Ciega Bay; thence Southwesterly and Westerly along said waters and binding therewith to the aforementioned Point "A", LESS AND EXCEPT any part thereof lying within Order of Taking recorded in Official Records Book 1042, page 380, as amended by Order recorded in Official Records Book 1139, page 599, and Order recorded in Official Records Book 1691, page 514, all of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT those lands deeded to the City of Madeira Beach, Florida, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 11243, page 456, of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT any part thereof lying within the lands described in Order of Taking recorded in Official Records Book 4426, page 489, as amended by Supplemental Order of Taking as to Parcel 148, recorded in Official Records Book 4585, page 229, both of the public records of Pinellas County, Florida.

BROADERICK PARCEL

PARCEL ID NUMBER: 09-31-15-54180-000-0012

LEGAL DESCRIPTION

The East 75 feet of the West 150.01 feet of Tract A, Madeira Beach Commercial Center, according to the plat thereof, as recorded in Plat Book 26, Page 52, of the Public Records of Pinellas County, Florida.

CAJUN BUILDINGS, LLC PROPERTY LEGAL DESCRIPTION

PARCEL ID NO.: 09-31-15-00000-420-0100



A parcel of land being a part of Government Lot 2, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the intersection of the North boundary of Government Lot 2 with the Northwesterly right-of-way line of 150th Avenue (County Road No. 17). Thence with said right-of-way line, S 43° 51' 28" West, 192.80 feet to the point of curvature of a curve; thence with said curve, concave to the right, an arc distance of 45.00 feet (said curve having a central angle of 30° 19' 59", a radius of 85.00 feet and a tangent of 23.04 feet). Thence along a radial line, N 15° 48' 31" West, 8.00 feet. Thence with a curve concave to the right, an arc distance of 10.00 feet (said curve having a central angle of 7° 26' 28", a radius of 77.08 feet, a tangent of 5.01 feet and a chord of S 77° 54' 42" West 9.99 feet). Thence along a radial line S 08° 22' 03" East, 8.00 feet. Thence with a curve, concave to the right, an arc distance of 7.37 feet (said curve having a central angle of 04° 57' 53", a radius of 85.00 feet, a tangent of 3.68 feet, and a chord of S 84° 56' 03" West, 7.36 feet). Thence N 02° 23' 42" West, 158.49 feet to the north boundary of Government Lot 2. Thence with said boundary, N 88° 04' 07" East 196.56 feet to the Point of Beginning.

Grantor expressly saves and excepts from this conveyance, and reserves unto itself and its successors and assigns, all oil, gas and other minerals on or under the lands herein conveyed; but Grantor, its successors and assigns, shall have no right to use any part of the surface of said land for the purpose of exploring for, mining, drilling for, producing, storing or removing the oil, gas or other minerals located in, on or under said land, and any oil and gas drilling operations shall be conducted by means of wells or

shafts, the surface locations of which are on other lands but which may be drilled into and bottomed in the property.

MADEIRA COMMONS, INC. PARCEL

PARCEL ID NUMBER: 09-31-15-00000-420-0200

LEGAL DESCRIPTION

A tract of land in that part of Government Lot 2, Section 9, Township 31 South, Range 15 East, lying Northwesternly of State Road No. 233 extended toward Welch's Causeway and Northeastly of State Road 699 (formerly County Road 17) described as follows:

From the Northwest corner of the Southeast 1/4 of Section 9, Township 31 South, Range 15 East, run North 88°04'07" East, 444.39 feet along the North line of Government Lot 2 of said Section 9, to the Northeast right-of-way line of Gulf Boulevard (State Highway 699) for a Point of Beginning; run thence North 88°04'07" East, 288.77 feet; thence South 2°24'06" East, 173.51 feet; thence by a curve to the right, radius of 64 feet, arc 48.84 feet, chord North 70°30'05" West, 47.70 feet; thence North 48°39'40" West, 327.70 feet to the Point of Beginning; LESS AND EXCEPT a triangular tract of land described as follows:

From the Northwest corner of the ^{Southeast}~~South~~ 1/4 of said Section 9, run North 88°04'07" East, along the North line of said Government Lot 2 to the Northeastly right-of-way line of said Gulf Boulevard (State Road 699) for a Point of Beginning; run thence North 88°04'07" East, 70.98 feet; thence South 41°20'20" West, 48.65 feet; thence North 48°39'40" West, 51.68 feet to the Point of Beginning; LESS rights-of-way for 150th Avenue and Gulf Boulevard.

EXHIBIT "C"
TO SITE PLAN APPLICATION
PROPERTY OWNER AUTHORIZATION LETTERS

February 18, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Re: Agreement for Purchase and Sale, dated October 30, 2015, between Madeira Beach Development Co., LLC (Buyer) and BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust created under agreement dated December 31, 1996, as amended and restated October 28, 2010 (Owner)
Related Parcel Numbers listed on attached Exhibit "A"

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust

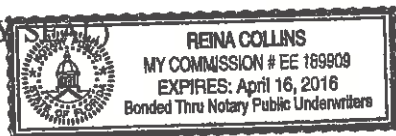
By: [Signature]
Print Name: RICHARD SANSON
Its: TRUSTEE

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 18th day of February, 2016, by RICHARD SANSON, as TRUSTEE of BLJG, LLC, a Florida limited liability company, as Trustee of the 919 Land Trust, on behalf of the company. She is well known to me, or she produced N/A as identification.

My Commission Expires:

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC

REINA COLLINS
Print or Type Name

February 19, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Re: Purchase Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Arthur W. Broaderick, Larry M. Starnes And Rhonda T. Starnes, as their interests may appear (Owners);
Pinellas County Parcel ID NO. 09-31-15-54180-000-0012

To Whom It May Concern:

This letter shall constitute Owners' authorization for Buyer to act as Owners' agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owners to Buyer.


ARTHUR W. BROADERICK

STATE OF FLORIDA
COUNTY OF PINELLAS

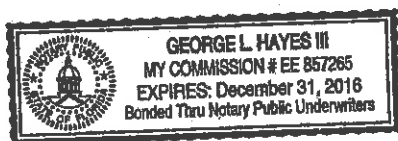
The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th day of February, 2016, by Arthur W. Broaderick. He is well known to me, or he produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)


NOTARY PUBLIC

GEORGE L. Hayes III
Print or Type Name



LIST OF PROPERTY PARCEL ID NUMBERS

09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
09-31-15-00000-140-0900
09-31-15-00000-140-0700
09-31-15-00000-140-0600
09-31-15-00000-140-0500
09-31-15-00000-140-0400
09-31-15-00000-130-0900
09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
09-31-15-54180-000-0010
09-31-15-00000-130-1200

February 17, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

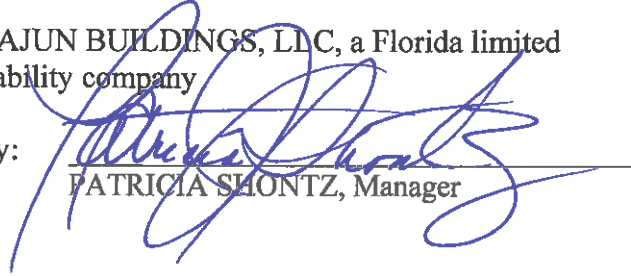
Re: Pinellas County Parcel ID NO. 09-31-15-00000-420-0100

To Whom It May Concern:

This letter shall constitute the authorization of Cajun Buildings, LLC ("Owner"), for Madeira Beach Development Co., LLC ("Buyer"), to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

CAJUN BUILDINGS, LLC, a Florida limited liability company

By:

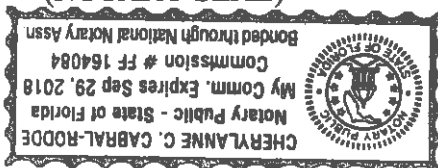

PATRICIA SHONTZ, Manager

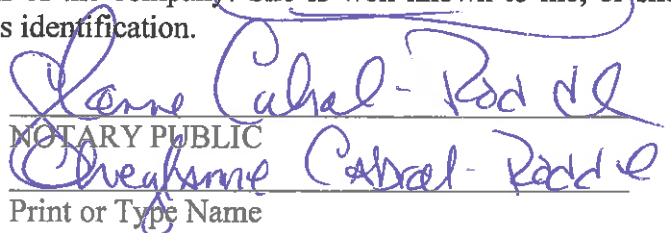
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 15th day of February, 2016, by Patricia Shontz, as Manager of Cajun Buildings, LLC, a Florida limited liability company, on behalf of the company. She is well known to me, or she produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)




NOTARY PUBLIC

Print or Type Name

EXHIBIT "C"

AUTHORIZATION LETTER

February 19, 2016

Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706

Re: Real Estate Exchange Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Madeira Commons, Inc. (Owner)
Pinellas County Parcel ID No. 093115000004200200

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

MADEIRA COMMONS, INC., a Florida corporation

By: 

Elliott Ross, President

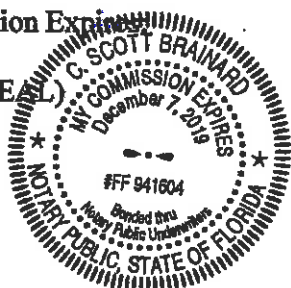
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19th day of February, 2016, by Elliott Ross, as President of Madeira Commons, Inc., a Florida corporation, on behalf of the corporation. He is well known to me, or he produced _____ as identification.

My Commission Expires _____

(NOTARY SEAL)




NOTARY PUBLIC

Print or Type Name

EXHIBIT "D"
TO SITE PLAN APPLICATION

LIST OF PROPERTY OWNERS

1. 919 Land Trust
BLIG, LLC, Trustee
3409 West Fletcher Avenue
Tampa, FL 33618

Parcel Numbers: 09-31-15-54180-000-0020
 09-31-15-00000-130-1600
 09-31-15-00000-130-1500
 09-31-15-00000-130-1700
 09-31-15-00000-130-1800
 09-31-15-00000-130-1900
 09-31-15-00000-140-1000
 09-31-15-00000-140-0900
 09-31-15-00000-140-0700
 09-31-15-00000-140-0600
 09-31-15-00000-140-0500
 09-31-15-00000-140-0400
 09-31-15-00000-130-0900
 09-31-15-00000-130-1000
 09-31-15-00000-130-1100
 09-31-15-54180-000-0013
 09-31-15-54180-000-0010
 09-31-15-00000-130-1200

2. Cajun Buildings, LLC
15334 Harbor Drive
Madeira Beach, FL 33708
Parcel ID Number: 09-31-15-00000-420-0100

3. Madeira Commons, Inc.
c/o Ross Realty
4401 West Kennedy Boulevard, Suite 100
Tampa, FL 33609
Parcel Number: 09-31-15-00000-420-0200

4. Arthur W. Broaderick, Larry M. Starnes and Rhonda T. Starnes
2910 Pelham Road
St. Petersburg, FL 33710
Parcel Number: 09-31-15-54180-000-0012

CITY OF MADEIRA BEACH, FLORIDA

LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS

NOTICE OF ZONING CHANGE AND CONSIDERATION OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., L.L.P.

NOTICE IS HEREBY GIVEN that the **LOCAL PLANNING AGENCY (THE PLANNING COMMISSION)** of the City of Madeira Beach will hold a **PUBLIC HEARING** of the Local Planning Agency to consider the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.** and **Ordinance 2016-01**, in Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Thursday, April 28, 2016 at 7:00 p.m.**

NOTICE IS HEREBY GIVEN, the **Board of Commissioners of the City of Madeira Beach** will conduct the first reading and proposes to adopt **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday May 10, 2016 at 6:00 p.m.**

Upon the passage of Ordinance 2016-01, NOTICE IS HEREBY GIVEN, the **Board of Commissioners of the City of Madeira Beach** will consider approval of the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.** and will conduct the second and final reading and proposes to adopt **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, June 14th, 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 **Madeira Beach Development Co., L.L.C.**, for the property located at 15026 Madeira Way, 0 Gulf Blvd, 0 150th Avenue, 15023 Gulf Blvd, 15031 Gulf Blvd, 0 Madeira Way, 15000 Madeira Way, 15006 Madeira Way, 15015 Madeira Way, 15040 Madeira Way, 15042 Madeira Way, 0 150th Avenue, 200 150th Avenue, 206 150th Avenue, 210 150th Avenue, 212 150th Avenue, 352 150th Avenue, 388 150th Avenue, 390 150th Avenue, 410 150th Avenue and 420 150th Avenue, Madeira Beach, Florida 33708.

ORDINANCE 2016-01

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 15026 MADEIRA WAY, 0 GULF BLVD, 0 150th AVENUE, 15023 GULF BLVD, 15031 GULF BLVD, 0 MADEIRA WAY, 15000 MADEIRA WAY, 15006 MADEIRA WAY, 15015 MADEIRA WAY, 15040 MADEIRA WAY, 15042 MADEIRA WAY, 0 150th AVENUE, 200 150th AVENUE, 206 150th AVENUE, 210 150th AVENUE, 212 150th AVENUE, 352 150th AVENUE, 388 150th AVENUE, 390 150th AVENUE, 410 150th AVENUE, 420 150th AVENUE, FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

DESCRIPTION:

Parcel 09-31-15-54180-000-0012 MADEIRA BEACH COMMERCIAL CENTER W 75FT OF E 224.99FT OF TRACT 'A'

09-31-15-00000-420-0200 PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 121 FT (S) FOR POB TH CONT NE 137FT TH S02E 150FT (S) TO RD R/W TH NWLY ALG CURVE TO RT 220FT (S) TH NE1LY 31.6FT TO POB

09-31-15-00000-420-0100 PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 260 FT (S) FOR POB TH CONT NE 196.56FT TO RD R/W TH SWLY 242FT (S) TH N02DW 150FT (S) TO POB

09-31-15-00000-130-1000 (LORO INC LEASE) DESC AS BEG AT S LINE OF GOVT LOT 1 & SW COR OF TR A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 1.54FT TH S41DW 31.6FT TO N R/W OF GULF BLVD TH N52DW 71FT(S) TH N22DE 52FT(S) TH S48DE 81.67FT TH S 20.3FT TO POB

09-31-15-00000-130-0900 (TRIANGLE LAND CO LEASE) DESC AS FROM NW COR OF TR A OF MADEIRA BEACH COMMERCIAL CENTER RUN S88DW 40FT FOR POB TH CONT S88DW 84.1FT TH SWLY 36.32FT TO N R/W OF GULF BLVD TH S48DE 90.6FT) TH N22DE 100FT (S) TO POB

09-31-15-00000-130-1600 (VIKING MARINE INC LEASE) BEG NE COR OF TRACT B, MADEIRA BEACH COMMERCIAL CENTER TH W 280.6FT TH N 8.85FT TH ELY & NE1LY 531 FT(S) TH S44DW 140FT TH S46DE 17FT(S) TH S44DW 60 FT TH N46DW 28FT TH W 69.62FT TH N 25FT TO POB
DESC AS BEG AT INTERSEC OF S LN OF GOVT LOT 1 & N LN OF 150TH AVE TH W 49FT(S) TH N 120FT TO S R/W OF MADEIRA WAY TH E 112.6FT TH SE1LY ALG CUR TO RT 53.69FT TH S46DE 5FT TH SWLY 100.07FT TO POB

09-31-15-54180-000-0010 MADEIRA BEACH COMMERCIAL CENTER (WM B HARVARD LEASE 1451/614) W 135FT OF E 149.99FT OF TRACT A
09-31-15-54180-000-0020 MADEIRA BEACH COMMERCIAL CENTER (A & B MARINE INC LEASE) E 192FT OF TRACT B

09-31-15-54180-000-0013 MADEIRA BEACH COMMERCIAL CENTER (SERVICE HARDWARE CO LEASE) W 75.01FT OF TRACT A

09-31-15-130-1100 (MITCHELL LEASE) DESC AS BEG NW COR OF TRACT A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 40FT TH S21DW 47.87FT TH S48DE 81.61FT TH N 99.70FT TO POB

09-31-15-00000-140-0400 PART OF SE 1/4 OF SEC DESC FR SE COR TR B MADEIRA BCH COMMERCIAL CTR RUN E 76.46 FT TH N63DE 21.34FT TH ALG WLY LN OF 150TH AVE NE1LY 914FT(S) FOR POB TH N46DW 132FT(S) TH N40DE 94FT(S) TH S46DE 136.86FT TH S40DW 94FT(S) TO POB

09-31-15-00000-130-1500 (STANDARD OIL LEASE) DESC AS BEG SE COR OF TR B MADEIRA BEACH COMMERCIAL CENTER TH E N88DE 76.4FT TH N63DE 21.34FT TH N44DE 94.5FT TH N46DW 138FT(S) TH S88DW 69.62FT TH S 175 FT TO POB

09-31-15-00000-130-1700 (RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 381.34FT FOR POB TH N44DE 60FT TH N46DW 110FT TH S44DW 60FT TH S46DE 1FT TO POB

09-31-15-00000-130-1800 (RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 441.34FT FOR POB TH N44DE 40FT TH N46DW 127FT (S) TH S44DW 40FT TH S46DE 127FT(S) TO POB

09-31-15-00000-130-1900 (O'DONALD HOLLAND LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 481.34FT FOR POB TH NE1LY ALG R/W 100FT TH N46DW 135FT(S) TH S44DW 100FT TH S46DE 127FT(S) TO POB

09-31-15-00000-140-1000 (M. A. ADAMS LEASE) DESC FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 581.34FT FOR POB TH N44DE 250FT TH N46DW 140FT TH SWLY 275FT ALG SEAWALL TH S46DE 152FT(S) TO POB

09-31-15-00000-140-0900 FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55FT(S) TH N44DE 831.34FT FOR POB TH N44DE 44FT(S) TH N46DW 140FT TH S44DW 44FT(S) TH S46DE 140 FT TO POB



09-31-15-00000-140-0700 (ALVIN C. TAYLOR LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.96FT TH N44DE 875.24FT FOR POB TH N44DE 96.1FT TH N46DW 140 FT(S) TH S44DW 96FT TH S46DE 140FT(S) TO POB

09-31-15-00000-140-0600 (DR KIRK LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N88DW 55.93FT TH N44DE 971.34FT FOR POB TH N46DW 140FT(S) TH NE1LY 110.74FT TH S46DE 121FT(S) TH S44DW 100FT(S) TH S46DE 3FT TH S44DW 10FT(S) TO POB

09-31-15-00000-140-0500 (PENINSULAR CABLE LEASE) FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 1082.01FT TH N46DW 58FT FOR POB TH N46DW 132 FT(S) TH N44DE 115FT(S) TH S46DE 132FT(S) TH S44DW 115FT(S) TO POB

FLOOD STATEMENT:

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 11), 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

Cheryl McGrady, Executive Assistant to the City Manager
City of Madeira Beach

NOTICE OF ZONING CHANGE AND CONSIDERATION OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH, C&T ENTERPRISES, INC. AND MHH ENTERPRISES, INC. CITY OF MADEIRA BEACH, FLORIDA BOARD OF COMMISSIONERS

NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct the second and final reading and proposes to adopt **Ordinance 2015-18** and will consider approval of the **Development Agreement between the City of Madeira Beach, C&T Enterprises, Inc. and MHH Enterprises, Inc.**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, May 10, 2016 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 an additional public hearing to consider the **Development Agreement between the City of Madeira Beach, C&T Enterprises, Inc. and MHH Enterprises, Inc.**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, June 14, 2016 at 6:00 p.m.** Notice of such hearings will be provided as prescribed by Florida Statutory requirements and the Madeira Beach Code of Ordinances.

The proposed **DEVELOPMENT AGREEMENT** between the **City of Madeira Beach, C&T Enterprises, Inc. and MHH Enterprises, Inc.** for property located at 555 150th Avenue and 565 150th Avenue, Madeira Beach, Florida 33708 provides for a 150 unit hotel no more than 90 feet in height from base flood elevation, a 122 unit condo-hotel no more than 77 feet in height from base flood elevation, three residential condominium buildings which total 68 units and are no more than 93 feet in height from base flood elevation, a 25,000 square foot restaurant and dockmaster building no more than 34 feet in height from base flood elevation, and ancillary boat slips and parking.

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.

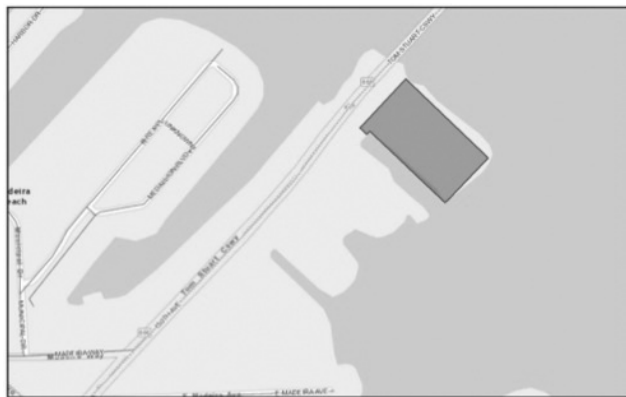
PARCEL II: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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



CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE
PLANNING COMMISSION
PUBLIC HEARING

THURSDAY, APRIL 28TH, 2016 AT 7:00 P.M.

**MADEIRA BEACH CITY HALL LOCATED AT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FLORIDA 33708
CITY COMMISSION CHAMBERS**

PROPERTY OWNERS:	BLJG, LLC as Trustee of the 919 Land Trust created under agreement dated December 31, 1996 as amended and restated October 28, 2010 3409 West Fletcher Avenue Tampa, FL 33618	Cajun Buildings, LLC 15334 Harbor Drive Madeira Beach, FL 33708
	Madeira Commons, Inc. c/o Ross Realty 4401 West Kennedy Boulevard, Suite 100 Tampa, FL 33609	Arthur W. Broaderick Larry M. Starnes Rhonda T. Starnes 2910 Pelham Road St. Petersburg, FL 33710
APPLICANT:	Madeira Beach Development Co., LLC 286 107th Avenue Suite 300 Treasure Island, FL 33706	
LOCATION:	15015 Madeira Way (Parcel ID No. 09-31-15-54180-000-0020)	352 150th Avenue (Parcel ID No. 09-31-15-00000-140-1000)
	0 Madeira Way (Parcel ID No. 09-31-15-00000-130-1600)	388 150th Avenue (Parcel ID No. 09-31-15-00000-140-0900)
	200 150th Avenue (Parcel ID No. 09-31-15-00000-130-1500)	390 150th Avenue (Parcel ID No. 09-31-15-00000-140-0700)
	206 150th Avenue (Parcel ID No. 09-31-15-00000-130-1700)	410 150th Avenue (Parcel ID No. 09-31-15-00000-140-0600)
	210 150th Avenue (Parcel ID No. 09-31-15-00000-130-1800)	420 150th Avenue (Parcel ID No. 09-31-15-00000-140-0500)
	212 150th Avenue (Parcel ID No. 09-31-15-00000-130-1900)	0 150th Avenue (Parcel ID No. 09-31-15-00000-140-0400)

15031 Gulf Boulevard
(Parcel ID No. 09-31-15-00000-130-0900)

15000 Madeira Way
(Parcel ID No. 09-31-15-00000-130-1200)

15023 Gulf Boulevard
(Parcel ID No. 09-31-15-00000-130-1000)

0 150th Avenue
(Parcel ID No. 09-31-15-00000-420-0100)

15042 Madeira Way
(Parcel ID No. 09-31-15-00000-130-1100)

0 Gulf Boulevard
(Parcel ID No. 09-31-15-00000-420-0200)

15040 Madeira Way
(Parcel ID No. 09-31-15-54180-000-0013)

15026 Madeira Way
(Parcel ID No. 09-31-15-54180-000-0012)

15006 Madeira Way
(Parcel ID No. 09-31-15-54180-000-0010)

PROPOSED DEVELOPMENT USES, DENSITIES, BUILDING INTENSITIES:

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Totals
Land Use	Condo A	Common Area	Marina	Condo B	Hotel A	Hotel B	
Land Area	43,416 s.f.	21,929 s.f.	38,298 s.f.	45,017 s.f.	50,514 s.f.	92,511 s.f.	291,685 s.f.
Acreage	0.997 ac.	0.503 ac.	0.879 ac.	1.033 ac.	1.160 ac.	2.124 ac.	6.696 ac.
Hotel - Density Allowed							125 rooms/ac.
Hotel - Rooms Allowed							837 rooms
Hotel - Density Proposed							64.2 rooms/ac.
Hotel - Rooms Proposed					180 rooms	250 rooms	430 rooms
Condos - Density Allowed							15 units/ac.
Condos - Units Allowed							100 units
Condos - Density Proposed							13.4 units/ac.
Condos - Units Proposed	45 units			45 units			90 units
Retail Space			4,000 s.f.		3,000 s.f.	28,000 s.f.	35,000 s.f.
Restaurant Space			1,000 s.f.		2,000 s.f.	12,000 s.f.	15,000 s.f.
Gross Building Area - Allowed							1,166,740 s.f.
Gross Building Area - Proposed	150,000 s.f.		5,000 s.f.	150,000 s.f.	200,000 s.f.	370,000 s.f.	875,000 s.f.
F.A.R. - Allowed							4.00
F.A.R. - Proposed							3.00
Boat Slips - Allowed							43 slips
Boat Slips - Proposed			43 slips				43 slips
Parking - Minimum Required	90 spaces		36 spaces	90 spaces	201 spaces	392 spaces	809 spaces
Parking - Proposed	95 spaces		39 spaces	95 spaces	210 spaces	400 spaces	839 spaces

Parking Ratios - Residential: 2 spaces per unit / Hotel: 1 space per room / Retail: 2 spaces per 3,000 s.f. / Restaurant: 1 space per 4 seats (120 s.f.) / Marina: 1 space per 2 slips

PROPOSED HEIGHT:	Parcel 1	80 feet
	Parcel 2	n/a
	Parcel 3	30 feet
	Parcel 4	80 feet
	Parcel 5	115 feet
	Parcel 6	120 feet

The Planning Commission is meeting on April 28th, 2016 to consider **ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., LLC;** and to consider **AN APPLICATION FOR THE REZONING OF THE PROPERTY LOCATED AT 15015 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0020), 0 MADEIRA WAY (PARCEL ID NO. 09-31-15-00000-130-1600), 200 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1500), 206 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1700), 210 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1800), 212 150TH**

AVENUE (PARCEL ID NO. 09-31-15-00000-130-1900), 352 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-1000), 388 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0900), 390 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0700), 410 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0600), 420 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0500), 0 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0400), 15031 GULF BOULEVARD (PARCEL ID NO. 09-31-15-00000-130-0900), 15023 GULF BOULEVARD (PARCEL ID NO. 09-31-15-00000-130-1000), 15042 MADEIRA WAY (PARCEL ID NO. 09-31-15-00000-130-1100), 15040 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0013), 15006 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0010), 15000 MADEIRA WAY (PARCEL ID NO. 09-31-15-00000-130-1200), 0 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-420-0100), 0 GULF BOULEVARD (PARCEL ID NO. 09-31-15-00000-420-0200) AND 15026 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0012), MADEIRA BEACH, FLORIDA 33708 FROM C-3 (RETAIL COMMERCIAL) TO PD (PLANNED DEVELOPMENT); and to consider **ORDINANCE 2016-01 PROVIDING FOR THAT REZONING**.

The **DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., LLC**, the **APPLICATION FOR THE REZONING OF THE PROPERTY LOCATED AT 15015 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0020), 0 MADEIRA WAY (PARCEL ID NO. 09-31-15-00000-130-1600), 200 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1500), 206 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1700), 210 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1800), 212 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-130-1900), 352 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-1000), 388 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0900), 390 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0700), 410 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0600), 420 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0500), 0 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0400), 15031 GULF BOULEVARD (PARCEL ID NO. 09-31-15-00000-130-0900), 15023 GULF BOULEVARD (PARCEL ID NO. 09-31-15-00000-130-1000), 15042 MADEIRA WAY (PARCEL ID NO. 09-31-15-00000-130-1100), 15040 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0013), 15006 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0010), 15000 MADEIRA WAY (PARCEL ID NO. 09-31-15-00000-130-1200), 0 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-420-0100), 0 GULF BOULEVARD (PARCEL ID NO. 09-31-15-00000-420-0200) AND 15026 MADEIRA WAY (PARCEL ID NO. 09-31-15-54180-000-0012), MADEIRA BEACH, FLORIDA 33708 FROM C-3 (RETAIL COMMERCIAL) TO PD (PLANNED DEVELOPMENT); and **ORDINANCE 2016-01 PROVIDING FOR THAT REZONING** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website www.madeirabeachfl.gov on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.**

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

Posted: April 14, 2016

From: Madeira Beach Development Company, LLC
286 107th Ave suite 300 Treasure Island FL 33706 To:

ABACO, ODETTE
ABACO, CHRISTIAN
32 PATTERSON MEWS SW
CALGARY AB T3H 2C7,

ELISEO, MARY
ABBATIello, VINCENT J
109 STERLING CT
SYOSSET, NY 11791-2421

ABOOD, DONNA TRUST
ABOOD, DONNA TRE
1015 BAYAMO AVE
CORAL GABLES, FL 33146-3353

AGOSTO, ANTONINA LIVING TRUST
AGOSTO, RAYMOND C TRE
1849 FOX RIDGE CT
AURORA, IL 60502-6801

AHLERS, FRANK
AHLERS, VIVIAN
720 BURROUGHS RD
FAIRFIELD, CT 06825-3612

ALI, NURAN SEN
ALI, NURAY GULEN
18 HOLLYWOOD AVE APT 1500
NORTH YORK ON M2N 6P5,

WEA TRUST
ALLANSON, WELFORD E TRE
9357 BLIND PASS RD APT 104
ST PETE BEACH, FL 33706-1371

HANER, ROBERT M
APRILE, GAETANA T
5221 LAUREL POINTE DR
VALRICO, FL 33596-8280

ARCABA, SLOBODAN
ARCABA, DESA
8253 S 27TH ST
FRANKLIN, WI 53132-9310

ARNDT, MICHAEL H
ARNDT, LAURA L
4415 AVE CANNES
LUTZ, FL 33558-5336

BAETENS, BRYAN A
BAETENS, KIMBERLY J
742 MIDDLESEX
GROSSE POINTE PARK, MI 48230-1742

BAKER, DAVID R
BAKER, CHARLOTTE M
360 LANE 470A LAKE JAMES
ANGOLA, IN 46703-8003

BALDANZA, THOMAS
BALDANZA, DIANE
228-04 HORACE HARDING EXPY
BAYSIDE, NY 11364-2433

POOLE, SUZANNE E
BARJAK, GEORGE
425 150TH AVE APT 2306
MADEIRA BEACH, FL 33708-2076

BARNES, RICHARD W JR
BARNES, DENISE DEE
3319 TEAL CREEK LN
KNOXVILLE, TN 37931

BARRINS, MARY TRUST
BARRINS, EUGENE B TRE
85-04 55TH AVE
ELMHURST, NY 11373-4337

BATTEN, TONY F
BATTEN, BERNICE M
44 CIRCULAR RD
ST JOHNS NL A1C 2Z1,

BATTEN, NANCY TRUST
BATTEN, NANCY TRE
247 REX PL APT B
MADEIRA BEACH, FL 33708-1934

BERNARD, ROBERT M
BERNARD, SANDRA L
5964 HERZMAN DR
EVERGREEN, CO 80439-5407

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BINCE, KAREN
184 LAKESHORE BLVD
FLESHERTON ON N0C 1E0,

ADDISEN B LIVING TRUST
BINDERIM, RICHARD E II TRE
312 E MESA VERDE LN
LAS VEGAS, NV 89123-1859

DEMETRIOU, F KAREN
BIRRELL, CORINNE
33 SMITHS RD
MCKELLAR ON P2A 0B5,

POKRZYWA, BRIAN
BLACK, LEE-ANN
300 N MAIN ST
WAUCONDA, IL 60084-1704

BLACK, JAMES R
BLACK, MARGARET A
425 150TH AVE APT 2403
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240 MEDALLION LAND TRUST
BONGARZONE, FRANK TRE
12 KARA CT
LITTLE EGG HARBOR TWP, NJ 08087-4045

BONIVICH, DANIEL
BONIVICH, ANDREA
1740 GULF BLVD APT 1504
REDINGTON SHORES, FL 33708

BOOCOck, DOUGLAS W
BOOCOck, SHEILA M
2089 THORNKA DR
OAKVILLE ON L6L 1K5,



BOROWSKI, JAMES L
BOROWSKI, LINDA I
1932 BARNES CT
TROY, MI 48098-4346

BOTTEGO, LOUIS J JR
BOTTEGO, BARBARA A
233 REX PL APT A
MADEIRA BEACH, FL 33708-1945

BRADY, HUGH P REV TRUST
BRADY, CAROL A REV TRUST
14950 GULF BLVD APT 1107
MADEIRA BEACH, FL 33708-2052

From: Madeira Beach Development Co. LLC
"TD!"

BREWER, JOE P JR
BREWER, JOYCE
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BRIER, MARIE T
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33706
BROOMFIELD, ALEX D
BROOMFIELD, RUTH L
1660 COUNTY RD 22
CASTLETON ONT K0K 1M0,

BROSE, ROBERT E
BROSE, KIMBERLY M
4960 MEADOW CREST DR
ALLISON PARK, PA 15101-1079

BROWN, JEFFREY D
BROWN, TABITHA L
201 150TH AVE
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GARDNER, JOHN W
BRUMLEY, PATRICIA A
221 EAST ROBERTSON ST
BRANDON, FL 33511

BRUNNER, KARL H REV TRUST
BRUNNER KARL H TRE
285 PALMER RD
BANGOR, PA 18013-9279

BURKERT TRUST
BURKERT, JOHN TRE
148 CHURCHGATE
CHESHUNT HERTS EN8 9DZ,

BURNETT, MIKE
BURNETT, YVONE
215 MEDALLION BLVD APT B
MADEIRA BEACH, FL 33708-1955

HITTERMAN, DAVID A
CALKINS, BRIAN J
423 150TH AVE UNIT 1504
MADERIA BEACH, FL 33708-2074

CAMLIN, CHESTER A
CAMLIN, PHYLLIS E
1909 SEDGE FIELD ST
BRANDON, FL 33511-2328

CAMPAGNOLA, JOSEPH
CAMPAGNOLA, KATHLEEN R
14720 SEMINOLE TRL
SEMINOLE, FL 33776-1078

ALTEN, PATRICIA
CANGRO, LARRY
14183 FENNSBURY DR
TAMPA, FL 33624-6949

MORRIS, JOYCE
CAREY, ROBERT
401 150TH AVE # 212
MADEIRA BEACH, FL 33708-2029

CARSON TRUST
CARSON, PATRICK T TRE
16213 E COURSE DR
TAMPA, FL 33624-1125

CARTER, EZRA W
CARTER, JUDITH L
160 LLOYD DR
MARIETTA, GA 30066-3422

CASEY, WILLIAM
CASEY, CAROL
340 WHITEHALL TER
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MAYER, DAVID J
CASEY, LAUREL
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MADEIRA BEACH, FL 33708-2097

CASSITY, LORETTA REVOCABLE LIVING
TRUST
CASSITY, LORETTA TRE
250 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2018

CASTELLANO, PETER M
CASTELLANO, KAREN A
21 PRINCETON DR
TAPPAN, NY 10983-1613

CATER, DAVID E
CATER, MARY J
623 BOCA CIEGA POINT BLVD S
ST PETERSBURG, FL 33708-2717

CELEBRE, GIOVANNI
CELEBRE, MARIA
37 DYMOND DR
WHITBY ON L1N 3N1,

CHAPMAN, NANCY L
CHAPMAN, RICHARD M
14950 GULF BLVD APT 807
MADEIRA BEACH, FL 33708-2045

CHIANO, GERALD E
CHIANO, EDITH
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CHODOR, WALTER A
CHODOR, PENNY B
3002 S POPLAR AVE
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CHRISTIE, JOEL S
CHRISTIE, KUSUM
100 BLUFF VIEW DR APT 514A
BELLEAIR BLUFFS, FL 33770-1372

MC GARVA, BERNARD
CLAPHAM, BARBARA
803-1477 LAKESHORE ROAD
BURLINGTON ON L7S 1B5,



CLINE, JON W
CLINE, ANDREA
987 DONNELLY ST
MILTON ON L9T 0A1,

COCHRAN, WILLIAM J
COCHRAN, SHARIE K
1864 SUSAN RD
LAKE OZARK, MO 65049-6116

COLEMAN, ROBERT C
COLEMAN, JEWELL R
1000 SPENCER AVE
CLEARWATER, FL 33756-4535

FROM: Madeira Beach Development Co, LLC
286 107th Ave, Suite 300, Treasure Isle, FL 33706 TO!
COLLER, JON A
COLLER, I COLETTE
399 150TH AVE # 219-C
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COLOMBO, MICHAEL
COLOMBO, PATRICIA
8 ATHENS AVE
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COLUCCI, ANTHONY
COLUCCI, KAREN L
17326 OAK LEDGE DR
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GREENSTEIN, NEIL S
CONRAD, LAUREL A
357 REX PL APT E
MADEIRA BEACH, FL 33708-1932

TERENTIEFF, JEFFREY SR
CONTE, JOSEPH R REVOCABLE LIVING TRUST
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CONTINELLI, GRACE
CONTINELLI, TONY
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ST CATHARINES ON L2S 0A1,

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COOK, SUELLEN E
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CORONA, MATTHEW
CORONA, ELIZABETH HOPE
10024 S RIVERA PT
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COSTELLO, CARYN
COSTELLO, JOHN A REVOCABLE LIVING TRUST
229 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1957

COYLE, GEORGE W
COYLE, CAROLE A
301 MEDALLION BLVD APT A
MADEIRA BEACH, FL 33708-1956

CROUTER, WILLIAM H
CROUTER, ELAINE F
399 150TH AVE # 320-C
MADEIRA BEACH, FL 33708-2097

CURLEY, ROBERT G
CURLEY, DEBORAH M
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TORONTO ON M9A 1X5,

CUSACK, ROBERT P
CUSACK, JUDEAN A
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273 REX PL APT H
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DE FRANCESCO, ROSA TRE
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DE MASCHIO, VINCENT
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DE ROLLER, THERESA L
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DEMEYERE, SHARON
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DI MARIA, RICHARD A TRE
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DICKMAN, TERESA A
17555 2ND ST E
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DIMARCO, LUCIO GABRIEL
DIMARCO, JANICE MARIE
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DOUTHIRT, JOHN E TRE
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DUARTE, EDUARDO
2 HEMLOCK CT
HACKETTSTOWN, NJ 07840-4149

EDWARDS, RAYMOND L
EDWARDS, DOROTHY HAYNES
7443 BLUE SKIES DR
SPRING HILL, FL 34606-7223

From: Madeira Beach Development Co, LLC 286 107th Ave, Ste 300
Treasure Island, FL 33706 TO:

BECKER, JOHN B
ELDRIDGE, WILLIAM T
401 150TH AVE UNIT 241
MADEIRA BEACH, FL 33708-2069

ELLIS, TOD R
ELLIS, WENDY J
303 INGLEWOOD DR
PAPILLION, NE 68133-3379

ELTON, WILLIAM E
ELTON, MARILYN L
2615 JENKINTOWN RD
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ELVIN, MICHAEL S
ELVIN, KATHLEEN M
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ENDER, CHERYL M
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ERNEST, PAMELA K
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EYDENBERG, ROBERT C
EYDENBERG, RAEANN J
48 INDEPENDENCE DR
LEOMINSTER, MA 01453-5213

FALA, JOSEPH A
FALA, KATHLEEN
14950 GULF BLVD #507
MADEIRA BEACH, FL 33708-2041

FANT, MICHAEL A
FANT, BARBARA D
317 REX PL APT A
MADEIRA BEACH, FL 33708-1938

FARRA, THOMAS J
FARRA, FLORENCE
190 WASHINGTON AVE
MASTIC BEACH, NY 11951-1622

FARRA LIVING TRUST
FARRA, GERARD J TRE
323 REX PL APT B
MADEIRA BEACH, FL 33708-1928

FERANEC, GERALD
FERANEC, VICTORIA MITALOVICH
273 REX PL APT A
MADEIRA BEACH, FL 33708-1927

FINKLER, BRUCE
FINKLER, CHARLOTTE
358 NORTHBRIDGE CT
BRUNSWICK, OH 44212-1896

FLEMING, MATHEW G
FLEMING, IRINA N
14950 GULF BLVD APT 903
MADEIRA BEACH, FL 33708-2046

FLUEGEMAN, PETER
FLUEGEMAN, DIANNA
399 150TH AVE APT 120
MADEIRA BEACH, FL 33708-2067

FOLLETT, JOHN
FOLLETT, CYNTHIA
305-760 CHAPMAN MILLS DR
NEPEAN ON K2J 3V2,

FORD-WHITTINGTON, JOHN
FORD-WHITTINGTON, KATHERINE
24644 DOWNIE LN
WEST LORNE ON N0L 2P0,

FOSNAUGH, ANN E & DENNIS E REV LIVING
TRUST
FOSNAUGH, DENNIS E TRE
295 TRADEWINDS DR UNIT 203
SAN JOSE, CA 95123-6078

FOTHERINGHAM, J GRANT
FOTHERINGHAM, EDITH A
604 COURTNEY CRESCENT
RR #1 RIPLEY ONT N0G 2R0,

FREDERICK, L JOSEPH TRUST
FREDERICK, L JOSEPH TRE
5724 CRESCENT HEIGHTS RDG
ORLANDO, FL 32819-4000

HALT, JANET L
FRIEDMAN, JUDY G
912 LOVINGTON DR
PITTSBURGH, PA 15216-1710

VELDHUIZEN, BRUCE
FUNG, RISA
401 150TH AVE APT 256
MADEIRA BEACH, FL 33708-2053

GALLAGHER, ROBERT F TRUST
GALLAGHER, ROBERT F TRE
507 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

LUBERTO, FRANK
GALLIPPI, DOMENICO
122 DUNCAN RD
RICHMOND HILL ON L4C 6J7,

GANO, JAMES E
GANO, GWENDOLYN H
20 POHATCONG DRIVE
WASHINGTON, NJ 07882-1579

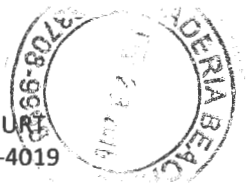
GARBATI, BRUNO
GARBATI, FRANCA
28 POPLAR HEIGHTS DR
ETOBICOKE ON M9A 5A2,

GASPERUT, GERALDINE J
GASPERUT, LOUIS P
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ROCHESTER HILLS, MI 48309-4731

GAY, WILLIAM
GAY, CAROL
12015 SUGARLAND VALLEY DR
HERNDON, VA 20170-2604

GEORGE, JOSEPH P
GEORGE, JANE
15000 GULF BLVD APT 401
MADEIRA BEACH, FL 33708-2031

GIDEON, WILLIAM C
GIDEON, LEILA F
4929 ROCK ISLAND COURT
WIMAUMA, FL 33598-4019



+ 10M: MADEIRA Beach Development Co, LLC - 286 107th Ave, Ste 300 Tuxedo
 70: Island FL 33708

GILMAN FAMILY TRUST
 GILMAN, STANELY M TRE
 21042 KAUSCH CIR
 HUNTINGTON BEACH, CA 92646-7135

GIOVANNOLI, ANTHONY
 GIOVANNOLI, LAURA
 56 YANKEE HILL RD
 RIDGEFIELD, CT 06877-3631

FOREST, ANDRE
 GIRARD, MARIE
 39 IMPASSE DE LA ROCHE
 SHEFFORD QC J2M 1P3,

GOSNELL, JAN T LIVING TRUST
 GISBEKKM JAN T TRE
 3118 FEATHERWOOD CT
 CLEARWATER, FL 33759-4412

GODSELL, EAMONN
 GODSELL, DONNA
 3587 TRELAWNY CIR
 MISSISSAUGA ON L5N 6N8,

GOGLIA, RONALD J
 GOGLIA, JOANNE T
 2063 SHERBROOKE DR
 BETHLEHEM, PA 18015-5545

GOMEZ FAMILY TRUST
 GOMEZ, MARCIAL TRE
 12700 LAKE MARY JANE RD
 ORLANDO, FL 32832-6409

GOST, DONALD E
 GOST, JANET
 11503 N EAGLE LN
 HAYWARD, WI 54843-5265

GOST, CHARLENE M
 GOST, KEVIN D
 6N812 MURRY CT
 SAINT CHARLES, IL 60175-6826

GOULART, PAULO
 GOULART, BERTHA
 338 FRANKLIN ST
 ELIZABETH, NJ 07206-1603

GARGANO, SALVATORE F
 GRAFFY, PAULA J
 13622 BIRCH CT
 LEMONT, IL 60439-9776

GRASMAN, LARRY W
 GRASMAN, BARBARA J
 15000 GULF BLVD APT 603
 MADEIRA BEACH, FL 33708-2054

GRAVES, JOSEPH L
 GRAVES, DENISE M
 16316 KNOBHILL DR
 LINDEN, MI 48451-8655

GREENE, KEVIN
 GREENE, TATIANA
 24 CHESTNUT ST
 ISLIP, NY 11751-3507

GRICE, MAUREEN FRANCINE
 GRICE, THOMAS ROBERT
 38 DAFFODIL CRESCENT
 ANCASTER ON L9K 1C8,

HAMILTON, ALFRED J
 HAMILTON, ANNE
 5190 IDLEWOOD CRES.
 BURLINGTON ONTARIO L7L 3Y6,

HANCKS, RICKY D
 HANCKS, NANCY J
 809 LAKE RIDGE DR
 WOODBURY, MN 55129

HANGES, PERRY S
 HANGES, KRISTINA T
 837 OCEAN BLVD
 HAMPTON, NH 03842-2514

HANSON, RICHARD G
 HANSON, HUA S
 PO BOX 276
 TERRA CEIA, FL 34250-0276

HARRIS, JAY A
 HARRIS, ALMETA
 215 MEDALLION BLVD # E
 MADEIRA BEACH, FL 33708-1955

HARRIS, THOMAS J
 HARRIS, LOUISE E
 PO BOX 699
 CARBONEAR NL A1Y 1C2,

HART, RODGER IAN
 HART, HAZEL DAWN
 423 150TH AVE UNIT 1204
 MADEIRA BEACH, FL 33708-2074

HARTMAN, RICHARD
 HARTMAN, JENNIFER L
 380 MEDALLION BLVD UNIT A
 MADEIRA BEACH, FL 33708-1943

HARTMAN, JERALD
 HARTMAN, SUSAN
 3801 STUMP RD
 DOYLESTOWN, PA 18902-9125

HAVERKAMP, DEAN E
 HAVERKAMP, SIMONE
 4914 VAN WALBEEK PL
 ANNANDALE, VA 22003-6024

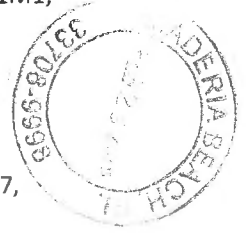
HECK, JAMES D
 HECK, JENNIFER A
 399 150TH AVE APT 315C
 MADEIRA BEACH, FL 33708-2097

LANT, REGINALD ANTHONY
 HERGOTT, ELIZABETH LOUISE
 7 ARNIES CHANCE
 STOUFFVILLE ON L4A 1M1,

HICKEY, JAMES EDWARD
 HICKEY, LAURIE ELIZABETH
 126 RUSHDALE DR
 HAMILTON ON L8W 2Z3,

HICKEY, HUBERT
 HICKEY, TAMMY
 PO BOX 31
 MT PEARL NL A1N 2C1,

HILL, DAVID
 HILL, PAMELA J
 888 MODLIN RD
 PICKERING ON L1W 1V7,



+ FROM: MADEIRA Beach Development Co, LLC - 286 07th Ave, Ste 300 Treasure Beach
 FL 33706
 TO:

HINES, V DOUGLAS REV TRUST
 HINES, V DOUGLAS TRE
 11 FAIRFIELD DR
 CATONSVILLE, MD 21228-5026

KOOPERMAN, SCOTT
 HODGES, TAMMIE
 1522 YORKSHIRE DR
 ELIZABETHTOWN, KY 42701-9191

HODGSON, DAVE
 HODGSON, CLAUDINE
 802 BIRCHWOOD AVE
 CAMBRIDGE ON N3H 2V5,

VULTAGGIO, JENNIFER C
 HOLDSWORTH, HEATHER
 2920 53RD ST S
 GULFPORT, FL 33707-5648

HOPE, ERIC
 HOPE, ROSANNA
 43 WINGATE AVE
 METHUEN, MA 01844-6403

HORDER, JAMES W TRE
 HORDER, DIANE J TRE
 425 150TH AVE APT 2305
 MADEIRA BEACH, FL 33708-2076

PAYLOR, SHANNON
 HORNE, ROBERT
 41 MUSKOKA DR
 GUELPH ON N1K 1C2,

HORRELL, GARRISON G
 HORRELL, LINDA M
 14950 GULF BLVD APT 907
 MADEIRA BEACH, FL 33708-2046

HUBBARD, VINTON L TRE
 HUBBARD, LOIS E TRE
 14950 GULF BLVD APT 1206
 MADEIRA BEACH, FL 33708-2062

HUGHES, WILSON A JR
 HUGHES, CARLA A
 171 MEDALLION BLVD APT F
 MADEIRA BEACH, FL 33708-1951

SHELTON, JEFFERY S
 HUGHES, MICHAEL B
 15000 GULF BLVD APT 708
 MADEIRA BEACH, FL 33708-2035

HUNT, JEFFREY ALAN
 HUNT, KRISTEN THORNLEY
 4906 YACHT CLUB DR
 TAMPA, FL 33616-1324

INGRAM, DAVID V
 INGRAM, RENEE M
 5320 W AZEELE ST
 TAMPA, FL 33609-3502

JARMEK, BRIAN
 JARMEK, GORDANA
 11945 WOODLAND RD
 OLATHE, KS 66061-9312

JENSEN, JAN S
 JENSEN, MICHAEL A
 8 COYOTE GLEN
 SOUTHWICK, MA 01077-9234

JOAQUIN FAMILY REVOCABLE TRUST
 JOAQUIN, DANIEL TRE
 913 WHITNEYS GROVE
 DERRY, NH 03038-5839

JONES, ALBERT J
 JONES, KATHLEEN A
 21642 KNIGHTS LN
 BROWNSTOWN, MI 48183-7617

KANIA, RICHARD L
 KANIA, GWYNN L
 14950 GULF BLVD APT 802
 MADEIRA BEACH, FL 33708-2044

KELLER REVOCABLE TRUST
 KELLER, ROSEMARY J TRE
 401 150TH AVE APT 261
 MADEIRA BEACH, FL 33708-2053

KELLEY, CHARLES
 KELLEY, REITA
 359 MEDALLION BLVD APT B
 MADEIRA BEACH, FL 33708-1967

KELLEY, CHARLES D
 KELLEY, REITA D
 359 MEDALLION BLVD UNIT B
 MADEIRA BEACH, FL 33708-1967

KELLY, JOSEPH H JR
 KELLY, REBECCA M
 4213 W VASCONIA ST
 TAMPA, FL 33629-8418

KERNS, MAYNARD W LIVING TRUST
 KERNS, MAYNARD W TRE
 401 150TH AVE #251
 MADERIA BEACH, FL 33708

KESLER, BRENT
 KESLER, TERESA
 17350 W 163RD ST
 OLATHE, KS 66062-8224

KILPATRICK, BARBARA
 KILPATRICK, WILLIAM G
 961 RIDGEMOUNT BLVD
 OSHAWA ON L1K 2M1,

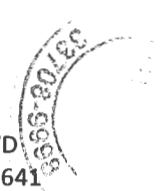
KING, DIANE N TRUST
 KING, DIANE N TRE
 118 SHERYL LYNN DR
 BRANDON, FL 33510-2126

KLINGER, KURT
 KLINGER, HANNE-LORE
 230 MEDALLION BLVD UNIT B
 MADEIRA BEACH, FL 33708-1969

KOPACEK, GORDON J
 KOPACEK, ALICE B
 15590 WILDWOOD CIR SE
 PRIOR LAKE, MN 55372-2039

KRAWCZYK, ROBERT J
 KRAWCZYK, DARLENE M
 425 150TH AVE APT 2405
 MADEIRA BEACH, FL 33708-2076

DE NEAULT, PATRICE
 LA ROSE, CHANTAL
 747 HUNTERS RUN BLVD
 LAKELAND, FL 33809-6641



From: MADEIRA Beach Development Co, LLC 280 107th Ave, Ste 300 TAPESUM FL 33706
TO:

LAMB, JAMES M
LAMB, KATHLEEN P
80 KNOLLWOOD DR
ROCHESTER, NY 14618-3513

LAMCH, ANDY
LAMCH, DEBORA
116 RANGOON RD
ETOBICOKE ON M9C 4P2,

LANDDECK, JOHN R
LANDDECK, MELISSA M
15000 GULF BLVD APT 1202
MADEIRA BEACH, FL 33708-2057

LANGLOIS, LAWRENCE H
LANGLOIS, CHERYL A
181 MIMOSA CIR
RIDGEFIELD, CT 06877-2504

LAPKA, RONALD G
LAPKA, VI T
10100 S 83RD AVE
PALOS HILLS, IL 60465-1438

LAWSON, JAMES
LAWSON, JANE
4034 ERINDALE STATION RD
MISSISSAUGA ON L5C 3T8,

LEBLANC, RICHARD
LEBLANC, BARBARA
17 ROSTELLAN ST
ST JOHN'S NL A1B 2T7,

LEE, EUGENE O JR
LEE, KIMBERLY M
1139 MYRTLE RD
VALRICO, FL 33596-7128

BAILEY, JANNA LEEDS
LEEDS, FRANK III & VIRGINIA S JOINT TRUST
357 REX PL UNIT F
MADEIRA BEACH, FL 33708

LIPA REVOCABLE TRUST
LIPA, JOHN J TRE
399 150TH AVE UNIT 117C
MADEIRA BEACH, FL 33708-2067

LITTLE, ROLLAND N
LITTLE, LESLIE A
3960 CHAMBERER DR
SAN JOSE, CA 95135-1700

919 LAND TRUST
LOFT, W. BARRY TRE
7235 1ST AVE S
ST PETERSBURG, FL 33707-1101

LOVEC, JOSEF
LOVEC, ANN
329 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1940

MAC MILLAN, DAVID P
MAC MILLAN, ROSEMARY
5353 GULF BLVD APT A104
ST PETE BEACH, FL 33706-2376

MAC NABB, VICKI
MAC NABB, JAMES
341 FRASER RD
BURNSTOWN ON K0J 1G0,

MACALPINE, HOWARD
MACALPINE, EDNA
21 VISTA RIDGE CRESCENT
ST JOHN NB E2J 4K4,

ROGERS, DONALD
MACKEY, CHRISTINE E
8 IRIS CRES
BRAMPLON ON L6Z 3H8,

MACONE, DANIEL S
MACONE, KATHRYN A
357 REX PL APT A
MADEIRA BEACH, FL 33708-1932

MALLON, JAMES
MALLON, LYNDIA
2580 EDGEWOOD PARK
CAVAN ON LOA 1CO,

MANNING, JOHN
MANNING, CANDACE
5007 LOREAN CT
FLOYDS KNOBS, IN 47119-9324

MARANA, JANICE DEANNE
MARANA, DON GENE
375 ALGER ST
MARQUETTE, MI 49855-3310

MARDT, THOMAS JOSEPH JR
MARDT, GERALDINE P
401 150TH AVE UNIT 236
MADEIRA BEACH, FL 33708

MARKEY, DAVID G
MARKEY, THERESA M
253 REX PL APT G
MADEIRA BEACH, FL 33708-1936

MARSLAND, DAVID W
MARSLAND, BARBARA A
14950 GULF BLVD APT 1105
MADEIRA BEACH, FL 33708-2051

MARTIN, KENDALL PAUL
MARTIN, ANNE THERESA
933 IRONWOOD DR
CARMEL, IN 46033-9203

MARTIN, JOSEPH J
MARTIN, BARBARA MARY
PO BOX 99
BEAVERTON ON L0K 1A0,

MARTIN, ALFRED A
MARTIN, TASIA
399 150TH AVE # 220-C
MADEIRA BEACH, FL 33708-2096

MC CARTHY, SEAMUS
MC CARTHY, ESTHER
11 MEADOWPARK DR
BALLYVOLNE CORK,

MC DONAGH, CHRISTOPHER N
MC DONAGH, LENA H
275 MEDALLION BLVD APT C
MADEIRA BEACH, FL 33708-1965

MC GREEVY, GERARD E
MC GREEVY, MARY A
156 STONINGTON HILL RD
VOORHEESVILLE, NY 12186-9585



From: Madeira Beach Development CO, LLC - 286 107* Ave, Treasure Island
70: FL 33702

MC KENNA, RICHARD P
MC KENNA, LAURA A
425 150TH AVE UNIT 2206
MADEIRA BEACH, FL 33708-2076

MC KENNEY, JOHN W
MC KENNEY, MARY K
15000 GULF BLVD APT 508
MADEIRA BEACH, FL 33708-2033

MC NELIS, JOHN
MC NELIS, ANNA
267 REX PL UNIT G
MADEIRA BEACH, FL 33708-1926

MC NULTY, WILLIAM A
MC NULTY, PATRICIA D
5564 OAKHURST DR
SEMINOLE, FL 33772-7039

MEROLA, DOMINIC
MEROLA, VICTORIA CUSARE
423 150TH AVE UNIT 1301
MADEIRA BEACH, FL 33708-2074

MERRILL, THOMAS H
MERRILL, CONSTANCE J
902 BAY POINT DR
MADEIRA BEACH, FL 33708-2319

MILAND, THOMAS J
MILAND, MARIE
PO BOX 1105
KING CITY ON L7B 1B1,

MINNIE, BARBARA L
MINNIE, RANDALL
253 REX PL # 253-E
MADEIRA BEACH, FL 33708-1936

MOLINO, DANTE
MOLINO, JANINE
16 SOMMERFIELD DR
WYOMING, PA 18644-9407

MONSELL, DAVID
MONSELL, CAROLINE
69 MAPLE CRESCENT
JANETVILLE ON LOB 1K0,

MOORE, ROBERT P TRUST
MOORE, ROBERT P TRE
92 967 KANEHOA LOOP
KAPOLEI, HI 96707-1318

MORRONEY, LAWRENCE
MORRONEY, DEBBIE
401 150TH AVE APT 246
MADEIRA BEACH, FL 33708-2053

MORROW, ELBERT E
MORROW, EVA J
3035 AVALON TER DR
VALRICO, FL 33596-5602

POIRIER, PAULETTE
MOWAT, DANNY
425 150TH AVE APT 2302
MADEIRA BEACH, FL 33708-2076

MOZVIK, WILLIAM
MOZVIK, BEVERLY M
74 OLD KINGS RD
SYDNEY NS B1S 2B5,

MUMM, TINA M REVOCABLE TRUST
MUMM, TINA M TRE
2802 SOUTHWICK DR
LANCASTER, PA 17601-3524

MUMM, TINA M REVOCABLE TRUST
MUMM, TINA M TRE
7911 BLACK RD
THURMONT, MD 21788-1012

MURPHY, WILLIAM F
MURPHY, ELIZABETH A FOX
6416 KING JAMES CT
INDIANAPOLIS, IN 46227-7106

MURPHY, DONALD
MURPHY, MATENA
401 150TH AVE APT 264
MADEIRA BEACH, FL 33708-2053

MUZYKA, WILLIAM
MUZYKA, LEONORA
320 MEDALLION BLVD APT D
MADEIRA BEACH, FL 33708-1941

MYERS, RONALD J
MYERS, DEBORAH L
4488 ARMANDALE AVE NW
CANTON, OH 44718-4080

MYNSTER, JOHN S
MYNSTER, MAYRA L
303 REX PL APT A
MADEIRA BEACH, FL 33708-1937

NEATHWAY, NANCY
NEATHWAY, PAUL
928 PINELLAS BAYWAY S
TIERRA VERDE, FL 33715-2109

NEFF, JOHN W
NEFF, MARY E
320 STEWART AVE
WAUKEGAN, IL 60085-2062

NEILAN, TIMOTHY C
NEILAN, KRISTIN M
6035 S BRIDLEFORD DR
WESLEY CHAPEL, FL 33545-3855

NEWBERRY, BRADLEY W
NEWBERRY, VICKY L
6 REDBUD CT
BETHALTO, IL 62010-1059

NEWKOOP, JOHN L
NEWKOOP, ANGELINA G
927 TERRA MAR DR
TAMPA, FL 33613-2003

NOREN, REES E
NOREN, CONNIE K
363 MEDALLION BLVD APT A
MADEIRA BEACH, FL 33708-1968

NUNEZ FAMILY LIVING TRUST
NUNEZ, PAULINO NORBERTO TRE
14111 STONEGATE DR
TAMPA, FL 33624-2508

PATNODE, CHRIS D
NUNTA, TATPICHA
1430 CHERRY PL
MOUND, MN 55364-9708

From: Madeira Beach Development Company
286 107th Ave Suite 300 Treasure Island, FL 33706 TO :

KARACHANSKY, HEIDI
229 MEDALLION BLVD UNIT I
MADEIRA BEACH, FL 33708-1957

KEARNEY, SHAWNA
517 N MAIN ST
OLD FORGE, PA 18518-1811

KELCH, NANCY J
14950 GULF BLVD APT 406
MADEIRA BEACH, FL 33708-2040

KILLEEN, MATTHEWS JOSEPH
11040 64TH TER
SEMINOLE, FL 33772-6707

KIRKLAND, ARDENE
120 WOODLAWN RD E # 1
GUELPH ON N1E 1B7,

KLINGER, REINHARD
4597 NORTHWOODS DR
OTTAWA ON K0A 3M0,

KLOUDA, MARILYN H
5311 GOLDEN VALLEY RD
GOLDEN VALLEY, MN 55422-4503

KOCH, HUBERT
821 GARDEN DR
FRANKLIN SQ, NY 11010-3924

KOMIN, KEVIN A
1951 N FOUNTAIN BLVD
SPRINGFIELD, OH 45504

KOPITA, SALVATORE
7650 132ND WAY
SEMINOLE, FL 33776

KOWALEWSKI, STELLA
14950 GULF BLVD APT 707
MADEIRA BEACH, FL 33708-2044

KRUMANOCKER, WILLIAM F
245 MEDALLION BLVD APT G
MADEIRA BEACH, FL 33708-1960

LA TIERRA FOUNDATION LLLP
15000 GULF BLVD UNIT 1002
MADEIRA BEACH, FL 33708

LANCASTER, MARC D
14950 GULF BLVD APT 808
MADEIRA BEACH, FL 33708-2045

LEAVITT, JAMES P
913 HEMINGWAY CIR
TAMPA, FL 33602-5980

LEDERGERBER, DIANE
306 WEISS AVE
LEMAY, MO 63125-1623

LEWIS, ANNE G
86 SHALFORD RD
SOLIHULL WEST MIDLANDS B92 7NF,

LOVEC, OLIVER
7550 128TH ST
SEMINOLE, FL 33776-4104

LOZINSKI, CLIFFORD S TRE
1201 W 107TH ST
MINNEAPOLIS, MN 55431-4106

M B Y C 259B LLC
8177 ACACIA AVE NE
MONTICELLO, MN 55362-4519

MADEIRA BEACH YACHT CLUB CONDO
ASSN INC
210 MEDALLION BLVD
MADEIRA BEACH, FL 33708-1904

MADEIRA COVE CONDO ASSN
150TH AVE
MADEIRA BEACH, FL 33708

MADEIRA YACHT LLC
40 BARBER TER
SOUTH BURLINGTON, VT 05403-6434

MAXWELL, KEVIN
2870 PHARR CT S UNIT 1404
ATLANTA, GA 30305

MAZEIKA, DAVID P
357 REX PL UNIT B
MADIERA BEACH, FL 33708-1932

MC CLOSKEY, VERONICA J LLC
119 OCEAN AVE
BAY SHORE, NY 11706-8717

MC FADDEN, JUDY
475 THE WEST MALL # 1002
ETOBICOKE ON M9C 4Z3,

MC KEE, JUDITH A
380 MEDALLION BLVD APT B
MADEIRA BEACH, FL 33708-1943

MC NEIL, KENNETH R
229 MEDALLION BLVD APT C
MADEIRA BEACH, FL 33708-1957

MENEZES, CLAUDIA M
401 150TH AVE APT 216
MADEIRA BEACH, FL 33708-2029



from Madeira Beach Development Co.

286 107th Ave SE - 300 Treasure Island, FL

33706

TO:

FL BEACH CENTRE CONDO ASSN
150TH AVE
MADEIRA BEACH, FL 33708

FLORIDA FUDGE INC
24 WEDGEWOOD CRESCENT
EDMONTON AB T6M 2N4,

FOWLER, CURTIS J EST
38304 CALLAWAY BLVD
DADE CITY, FL 33525-0842

FULLER, JULIE M
PO BOX 66945
ST PETE BEACH, FL 33736-6945

FUSILLO, MICHAEL G
21 DEER RUN RD
LINCOLN, MA 01773-2503

G D T CARVELLI HOLDINGS LLC
399 150TH AVE APT 316C
MADEIRA BEACH, FL 33708-2097

GAETANI, ISABEL L TRE
15000 GULF BLVD APT 805
MADEIRA BEACH, FL 33708-2036

GHOVAEE, HOUSH
423 150TH AVE APT 1206
MADEIRA BEACH, FL 33708-2074

GIL, NANCY M
806 VALLEYHILL CT
BRANDON, FL 33510-3546

GLEASON, PATRICIA M
345 MEDALLION BLVD APT A
MADEIRA BEACH, FL 33708-1944

GREEN, BRYAN
151 MEDALLION BLVD # C
MADEIRA BEACH, FL 33708-1921

GREENING, JOAN A
863 MAIN ST
HAMDEN, CT 06514-1411

GROSS, TIM
1418 CLOVERFIELD DR
BRANDON, FL 33511-8381

GULF BEACH INVESTMENT HOLDINGS
INC
203 150TH AVE
MADEIRA BEACH, FL 33708-2007

GUNSHANAN, MARGARET
4040 LAKE MIRA DR
ORLANDO, FL 32817-1642

HAMEROFF, NATHAN M FAM LTD PTN
1190 80TH STREET CT S
ST PETERSBURG, FL 33707-2725

HAMILTON, ROGER L
1310 E MAIN ST
CRAWFORDSVILLE, IN 47933-2001

HEIN, LINDA C
401 150TH AVE APT 221
MADEIRA BEACH, FL 33708-2029

HENDERSON, JEAN C
363 MEDALLION BLVD APT B
MADEIRA BEACH, FL 33708-1968

HEPPNER, REBEKAH S
1125 25TH AVE N
ST PETERSBURG, FL 33704-2731

HICKEY, TAMMY
PO BOX 31
MOUNT PEARL NL A1N 2C1,

HIRSCH, ERICA
1 ST JOHNS RD
E MOLESEY SURREY KT89SH,

HOUGH, RAYMOND R TRE
55 HARRISTOWN RD STE 306
GLEN ROCK, NJ 07452-3303

HUNTINGTON HOTEL CORP
PO BOX 12605
ST PETERSBURG, FL 33733-2605

HUTTON, CHRISTOPHER J
3118 W BAY VILLA AVE
TAMPA, FL 33611-1502

IERNA, WILLIAM
401 150TH AVE APT 227
MADEIRA BEACH, FL 33708-2029

J C B AEB LEGACY LLC
12821 ARBOR LAKE CV
AUSTIN, TX 78732-2389



J M S LLC
5144 PINE TREE LN
WESLEY CHAPEL, FL 33543-4305

JOHNSON, SIGRID R
205 SUMMITT ST
SWEETWATER, TN 37874-2534

JOHNSON, SIGRID R
1125 GARRISON RIDGE BLVD
KNOXVILLE, TN 37922-5160

From: Madeira Beach Development Co.
286 107th Ave S Ste 300 Treasure Island FL 33706 TO:

343 MAD BEACH LAND TRUST
343 REX PL
MADIERA BEACH, FL 33708

ADAIR, ROBERT A
501 DUQUE RD
LUTZ, FL 33549-7602

ADAMS, DOROTHY JOYCE
401 150TH AVE N UNIT 267
MADEIRA BEACH, FL 33708-2053

ALLEN, CAROL A
267 REX PL APT F
MADEIRA BEACH, FL 33708-1926

ALLEN, HELEN
233 REX PL UNIT B
MADEIRA BEACH, FL 33708-1945

ANALYTIS, JERACIMOS
1509 SHERBROOKE ST W STE 37
MONTREAL PQ H3G 1M1,

BEATTY, CHRISTINE
2104 N COLDSRING RD
ARLINGTON HEIGHTS, IL 60004-7292

BERNHARDT, EMILY E TRE
29132 EASTMAN TRL
NOVI, MI 48377-2858

BERRY, ROGER W
2868 21ST AVE N
ST PETERSBURG, FL 33713-4204

BEWERNICK, BEVERLY
329 E CHESTERMERE DR
CHESTERMERE AB T1X 1A3,

BICKETT, CARMEN
380 MEDALLION BLVD UNIT C
MADEIRA BEACH, FL 33708-1943

BLONIARZ, JOHN
410 161ST AVE
REDINGTON BEACH, FL 33708-1657

BOEHLLOW, ROGER W
836 EVANS AVE
SAINT LOUIS, MO 63122-2744

BRADY, CAROL A TRE
14950 GULF BLVD APT 1107
MADEIRA BEACH, FL 33708-2052

BROOKS, JEFFREY S
425 150TH AVE UNIT 2205
MADEIRA BEACH, FL 33708-2076

BURG, ROBERT D TR
9009 BAYWOOD PARK DR
LARGO, FL 33777-4630

BUTLER, EDWARD S III
130 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2016

BUTLER, EDWARD S III
125 150TH AVE
MADEIRA BEACH, FL 33708-2005

BYKOWSKI, OREST M
3 HELEN PLACE
ST ALBERT, AB T8N 5R3,

BYRNE, MICHAEL J
3727 FAWN Mist DR
WESLEY CHAPEL, FL 33544-8186

CAJUN BUILDINGS LLC
15334 HARBOR DR
MADEIRA BEACH, FL 33708-1821

CAPITAL VENTURES I INC
9103 E 37TH ST
WICHITA, KS 67226-2010

CARTER, GLENN D
267 REX PL APT A
MADEIRA BEACH, FL 33708-1926

CASCIARO, LOUIE J
2015 SOUTHWAY DR
ARNOLD, MO 63010-5102

CASSAR, VINCENT C TRE UTD 10/15/92
175 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1953

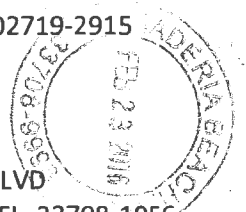
CENTER FOR SPECIAL NEED TRUST
ADM INC
4912 CREEKSIDE DR
CLEARWATER, FL 33760-4019

CHALLINGSWORTH, SHARON
3 WALNUT ST
FAIRHAVEN, MA 02719-2915

CHRISTOPHER, GAIL
425 150TH AVE UNIT 2303
MADEIRA BEACH, FL 33708-2076

CLARK, RUDY
304 PAPAYA DR
TAMPA, FL 33619-4140

CLARKE, JOAN
301 MEDALLION BLVD
MADEIRA BEACH, FL 33708-1956



From: Madeira Beach Development Co.
286 107th Ave S Ste 300 Treasure Island, FL 33706
COLLINS, DORIS M
227 HIGHVIEW CIR
BLASDELL, NY 14219-1051
COLLINS, KATHERINE
14950 GULF BLVD APT 506
MADEIRA BEACH, FL 33708-2041
CONAL LLC
1279 86TH AVE N
ST PETERSBURG, FL 33702-2913
TU:

CORMAN, R J REAL ESTATE LLC
PO BOX 788
NICHOLASVILLE, KY 40340-0788

COSBY, LARRY C
232 SHADY OAKS CIR
LAKE MARY, FL 32746-3686

COWSILL, RHONDA
14950 GULF BLVD UNIT 1106
MADEIRA BEACH, FL 33708-2051

CROCKETT, BUNNY S
260 MEDALLION BLVD APT F
MADEIRA BEACH, FL 33708-1961

CUNNINGHAM, BERTRAM B
1425 MASSILLON RD
AKRON, OH 44306-4139

D A LOWRY INC
2116 HUNTLEIGH PT
ORLANDO, FL 32835-5938

DANIEL, KATHY E
PO BOX 830
PINELLAS PARK, FL 33780-0830

DANIEL, THOMAS J
PO BOX 830
PINELLAS PARK, FL 33780-0830

DE SANTIS, VINCENT
304 LAGOON DR
COPIAGUE, NY 11726-5409

DEASON, STANLEY D III
2805 LONGLEAF LN
PALM HARBOR, FL 34684-3516

DI MARIA, CAROL
319 THOMASTON RD
WATERTOWN, CT 06795-2058

DICKINSON, DIANE A
PO BOX 1332
DUNEDIN, FL 34697-1332

DITTING, FALK W
BRUNNENWEG 2A
D-35606 SOLMS,

DIX, GERALD L 929 LIVING TRUST
3498 MARGARET DR
TERRE HAUTE, IN 47802-3464

DIX, GERALD L LIV TRUST
3498 MARGARET AVE
TERRE HAUTE, IN 47802-3464

DJMAK LLC
14033 PALM ST
MADEIRA BEACH, FL 33708-2216

DUDA, RUTH
401 150TH AVE APT 275
MADEIRA BEACH, FL 33708-2068

DUNLAP, PETER W
BOX 30844
EAST ST PAUL MB R2E 1H3,

DUPONT, JOSEPH
65 LEXINGTON WAY N
MILFORD, CT 06461-1855

EASTIN, CHARLINE A
PO BOX 8828
MADEIRA BEACH, FL 33738-8828

EIGENMANN, MARIAN P
275 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1965

ELLERT, CLARA K
37 VIA MARIA DR
SCOTIA, NY 12302-5726

ELZIND, NABILA H
5 NW HEATHERSTONE RD
LAWTON, OK 73505-9580

EVANS, CONSTANTINA
PO BOX 86157
MADEIRA BEACH, FL 33738-6157

F L A CONTRACTORS INC
PO BOX 67128
ST PETE BEACH, FL 33736-7128

FARIS OF OCALA
2062 SW 37TH ST RD
OCALA, FL 34471-1374

FECH, NELLI
1101 CAMERON AVE STE 62
KELOWNA BC V1Y 8W1

From Madeira Beach Development Co. LLC
280 107th Ave. Suite 300
Treasure Island, FL 33706

T
D

MICHAELS, SARAH
423 150TH AVE UNIT 1203
ST PETERSBURG, FL 33708-2074

MILLWARD, ALLISON W
229 MEDALLION BLVD APT G
MADEIRA BEACH, FL 33708-1957

MISKIN, MARY
337 Rex Pl Apt E
Saint Petersburg, FL 33708-1929

MITCHELL, SCOTT
3265 BOESCH DR
PALM HARBOR, FL 34684-1624

MORGENSTERN, MARGARET
15000 GULF BLVD APT 505
MADEIRA BEACH, FL 33708-2033

MORTON & HALLIDAY INC
229 INVERGORDON AVE
SCARBOROUGH ON M1S 3Z1,

MOSKAL, JAYME D
160 BLACKWELLS MILLS RD
SOMERSET, NJ 08873-7318

MOY, DOROTHY ANN
8204 BREEZE COVE LN
ORLANDO, FL 32819-5077

MULLER, MICHAEL
1910 GLENWOOD OAKS LN
DELAND, FL 32720

MULLINS, PATRICK
156 FOREST RD
CARBONEAR NL A1Y 1A6,

NARCISI, VINCENT J
401 150TH AVE # PH272
MADEIRA BEACH, FL 33708-2059

NIEDERHELMAN, LEATRICE
7959 JOLAIN DR
MONTGOMERY, OH 45242-6423

NOSEWORTHY, LEE
PO BOX 309
CLARKES BEACH, NL A0A 1W0,

O S BEACH HOME LLC
64981 EAST BRASSIE DR
TUCSON, AZ 85739-1649

O'BRIEN, AILEEN
1016 CLATTER AVE
WAKE FOREST, NC 27587-4635

OCEAN SANDS CONDO ASSN
14950 GULF BLVD
MADEIRA BEACH, FL 33708-2065

OCEAN SANDS ONE CONDO ASSN INC
PO BOX 8305
MADEIRA BEACH, FL 33738-8305

OCEAN SANDS TWO CONDO ASSN INC
PO BOX 8305
MADEIRA BEACH, FL 33738-8305

ONEAL, DERRYL B
323 REX PL UNIT A
MADEIRA BEACH, FL 33708-1928

PALLADENO, TRAVIS
267 REX PL UNIT B
MADEIRA BEACH, FL 33708

PALMER, ROCCO JR
363 MEDALLION BLVD APT D
MADEIRA BEACH, FL 33708-1968

PARKER, JENNIFER M
423 150TH AVE APT 1501
MADEIRA BEACH, FL 33708-2074

PAYNE HERMANUS LLC
134 THUNDER RD
EATONTON, GA 31024

PERRY, MICHAEL J
304 PINE WOOD DR
WEXFORD, PA 15090-8507

PICKREN, JAMES H
315 MEDALLION BLVD # G
MADEIRA BEACH, FL 33708-1939

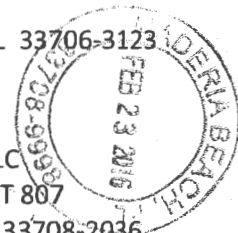
PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

POLITIS, ALEXANDER C
10114 TARPON DR
TREASURE ISLAND, FL 33706-3123

POLLEI, JEFFREY A
500 PRAIRIE HILLS DR
DODGEVILLE, WI 53533-1650

QUIRES, ARNELITO R
7416 PINE VALLEY LANE
SEMINOLE, FL 33776-3909

R F N ENTERPRISES LLC
15000 GULF BLVD APT 807
MADEIRA BEACH, FL 33708-2036



From Madeira Beach Development Co. LLC
286 107th Ave Suite 300
Treasurer Inc., FL 33706

T.N.

RAPPA, MARILYN F TRUST
401 150TH AVE APT 273
MADEIRA BEACH, FL 33708-2068

READ, PETER
399 150TH AVE APT 318
MADEIRA BEACH, FL 33708-2097

REITER, KATHARINE C
3187 EAKIN PARK CT
FAIRFAX, VA 22031-2613

RIGGLEMAN, JAMES D
14950 GULF BLVD APT 1003
MADEIRA BEACH, FL 33708-2047

ROBERTS, JEANETTE B
261 MEDALLION BLVD APT G
MADEIRA BEACH, FL 33708-1964

ROBINSON, MARK D
423 150TH AVE UNIT 1505
MADEIRA BEACH, FL 33708-2074

ROCHELLE, SCOTT J
267 REX PL # H
MADEIRA BEACH, FL 33708-1926

ROHDE, RICHARD C
311 WARREN RD # G
TORONTO ON M5P 2M7,

ROLIZ J PROPERTIES INC
7058 4TH LN
TOTTENHAM ON L0G 1W0,

ROSE, DAVID M SR
260 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1961

RYU, MYUNG H
401 150TH AVE APT 254
MADEIRA BEACH, FL 33708-2053

SAND SHERPA LLC
219 S HALE AVE
TAMPA, FL 33609-3932

SANDER, GLORIA V TRE
4259 N 93RD ST
MILWAUKEE, WI 53222-1508

SANDISON, JOANNE M TRE
113 KROENER DR
COLLINSVILLE, IL 62234-1446

SAUNDERS, MAUREEN ANN
PO BOX 2647
LARGO, FL 33779-2647

SCHIAVO, JOSEPH J
99 DEERPATH DR
EGG HBR TWP, NJ 08234-6950

SCHIEBLER, KAY
159 MEDALLION BLVD APT G
MADEIRA BEACH, FL 33708-1948

SCHWEIZER, BRIGITTE
SCHWAERZEN 33
CH-8185 SEEB WINKEL,

SCHWINDT & CO FINANCIAL SERVICES
3403 SW CORBETT AVE
PORTLAND, OR 97239

SEIDER, CAROL L
2710 HARVARD DR
WARRINGTON, PA 18976-2378

SHAVLAN, CYNTHIA
425 150TH AVE UNIT 2501
MADEIRA BEACH, FL 33708

SLATTERY, JAMES J
207 LOCHELAND CR
OTTAWA K2G 6H8,

SLOANE, DORIS R TRE
18781 RIVERCLIFF DR
FAIRVIEW PARK, OH 44126-1743

SMALL, AMBER
2703 S MANHATTAN AVE
MUNCIE, IN 47302-5537

SMITH, CARYL L
930 CHELTENHAM WAY
AVON, IN 46123-4159

SMITH, CHRISTINE
25617 HERITAGE LAKE BLVD
PUNTA GORDA, FL 33983

SMITH, THOMAS R
8 N 389 BARRON RD
MAPLE PARK, IL 60151



SPEELMAN, ROBERT
782 W ORANGE RD
DELAWARE, OH 43015-8922

SPINDLE, JUDITH A
380 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1943

STEIN, MARY ALICE
423 150TH AVE APT 1402
MADEIRA BEACH, FL 33708-2074

From: Madeira Beach Development Co. LLC
286 107th Ave suite 300 Treasure Isle, FL 33706 TO:

OCHOA, JULIO F
OCHOA, BETTY J
8 ACADEMY WAY SO UNIT 124
ST PETERSBURG, FL 33711-5128

O'CONNOR, JOSEPH
O'CONNOR, CHRISTINE
5100 S OAK PARK AVE
CHICAGO, IL 60638-1114

O'DELL, STEPHEN
O'DELL, REGINA
4614 E VIEW TOP LN
INVERNESS, FL 34452-9014

ONESTO, RICHARD
ONESTO, MELANIE
15 PINE MANOR DR
HELLERTOWN, PA 18055-9785

OSPINA, CARLOS E
OSPINA, GILMA
303 REX PL APT F
MADEIRA BEACH, FL 33708-1937

O'SULLIVAN, JAMES
O'SULLIVAN, PATRICIA
401 150TH AVE APT 277
MADEIRA BEACH, FL 33708-2068

MAJOR, ADRIAN
PACK, STEPHANIE
37 DUBLIN RD
ST JOHN'S NL A1B 2G2,

PADDOCK, TIMOTHY A
PADDOCK, BONNIE B
13438 CARNOUSTIE CIR
DADE CITY, FL 33525-2702

PAXTON, GEORGE B JR
PAXTON, JUDY J
5559 ROCK POINTE DR
CLIFTON, VA 20124-0953

RIDER, JOSEPH M
PAYLOR, SHANNON M
19 WOODLAWN RD E APT 102
GUELPH ON N1H 1G8,

KUKKEE, KENNETH
PELTOKANGAS, EIJA
194 RAYNARD RD
THUNDER BAY ON P7G 1K7,

PEREIRA, WILLIAM
PEREIRA, ANNA
180 DUNBLAINE AVE
TORONTO ON M5M 2S5,

PERRO, JEFFERY
PERRO, HEIDI A
4 EVERGREEN TRL
MEDFORD, NJ 08055-9344

MELTON, LAURA FORD REVOCABLE TRUST
PHILLIPS, JULIANNE M
19222 GULF BLVD APT 705
INDIAN SHORES, FL 33785-2155

POLK, DOROTHY V TRUST OF 2007
POLK, DOROTHY V TRE
151 MEDALLION BLVD APT F
MADEIRA BEACH, FL 33708-1921

PRENTICE, LESLIE
PRENTICE, JENNIFER
67 MOUNTAINVIEW CRES
LONDON ON N6J 4M7,

PRILEPOK, MILAN
PRILEPOK, MIROSLAWA M
425 150TH AVE APT 2202
MADEIRA BEACH, FL 33708-2076

RAGOR, RONALD E
RAGOR, AMY A
5935 COUNTRY ROAD 109
MT GILEAD, OH 43338

RAMEY, CARL A
RAMEY, JEANNETTA M
P O BOX 685
BURLINGTON, KY 41005-0685

RANGEL, ORLANDO
RANGEL, DINORAH
2224 BRANCH HILL ST
TAMPA, FL 33612-5128

RANNI, DAVID A
RANNI, JOAN M
220 WELTON ST
SYDNEY NS B1P 5S1,

REED, JEAN ANN
REED, LARRY S
399 150TH AVE UNIT 116C
MADERIA BEACH, FL 33708

REIGHARD, RICHARD N
REIGHARD, SHEILA A
2 COTTINGHAM RD
BLUFFTON, SC 29910-4714

RENNIX, KENNETH JOHN
RENNIX, DOUGLAS MURPHY
43 WALLACEFIELD RD
TROON AYERSHIRE KA106PL



REYNOLDS PROPERTY TRUST
REYNOLDS, MARK W TRE
PO BOX 196
RIVERHEAD NL A0A 3P0,

RHINE, ROBERT L
RHINE, LINDA L
303 SUNBROOK DR
CHAMBERSBURG, PA 17201-4546

RILEY, LUCILLE S LIVING TRUST
RILEY, LUCILLE S TRE
12077 GANDY BLVD # 381
ST PETERSBURG, FL 33702-1523

RILEY, MITCH
RILEY, SUSAN
425 150TH AVE UNIT 2505
ST PETERSBURG, FL 33708-2076

ROBERTS, NORMAN J
ROBERTS, ANITA L
359 MEDALLION BLVD APT D
MADEIRA BEACH, FL 33708-1967

ROBINSON, JAMES RUSSELL
ROBINSON, CAROLYN PARSONS
216 S GUNLOCK
TAMPA, FL 33609-2932

From: Madeira Beach Development Co. LLC
286 107th Ave S. 300 Treasure Island FL 33706 TO:

RODGERSON, CHRISTOPHER
RODGERSON, WENDY
35 LYDGATE HALL CRESCENT
CROSSPOOL SHEFFIELD S10 SNE,

RODRIGUEZ, JORGE A
RODRIGUEZ, IVANNIA V
211 150TH AVE
MADEIRA BEACH, FL 33708-2007

ROGERS, BRADLEY
ROGERS, SUSAN
8093 NE 27TH AVE
ALTOONA, IA 50009-8857

ROKOS, JOHN J
ROKOS, BARBARA A
708 S MERCER AVE
BLOOMINGTON, IL 61701-5706

ROMEY, DARWIN E
ROMEY, JANICE K
6223 GREENOCK PL
FORT WAYNE, IN 46835-4780

ROSATI, GIUSEPPE
ROSATI, NINA
6857 BAILY RD
COTE ST LUC QC H4V 1A5,

MOLLOY, ROBERT J
ROSELLI, PATRICIA
12 N 4TH AVE
MANVILLE, NJ 08835

VALINS, ROBERT J
ROSEN, JAY L
17013 CANDELEDA DE AVILA
TAMPA, FL 33613-5213

ROSENCRANS, GARY
ROSENCRANS, JUDITH A
3210 DEER RD
WISCONSIN RAPIDS, WI 54494-7431

ROTH, DEBORAH C MARITAL TRUST
ROTH, SAMUEL A TRE
8507 SUNSTATE ST
TAMPA, FL 33634-1311

ROUSE, JEFFRY E
ROUSE, ANNA L
335 NEPAWIN AVE
SUDBURY ON P3E 2H5,

ROY, PRABIR R
ROY, MUKUL
15000 GULF BLVD APT 908
MADEIRA BEACH, FL 33708-2037

CHMIELEWSKI, THOMAS R
RUSSELL, SHARON L
240 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1952

RZEZINSKI, KONRAD
RZEZINSKI, RENATA
247 REX PL # H
MADEIRA BEACH, FL 33708-1934

SANDS, JOHN L
SANDS, SUSAN MARIE
423 150TH AVE UNIT 1201
MADEIRA BEACH, FL 33708-2074

PURPLE REALTY TRUST
SARKISIAN, KAREN H TRE
380 MEDALLION BLVD APT D
MADEIRA BEACH, FL 33708-1943

SATRIANO, RAYMOND PAUL
SATRIANO, ADELINE MARIE
401 150TH AVE UNIT 276
MADEIRA BEACH, FL 33708-2068

SCHMELING, JUDY A
SCHMELING, DONALD W
13624 DIAMOND HEAD DR
TAMPA, FL 33624-2527

SCHULTZE, THOMAS W
SCHULTZE, CAROL A
51 WATERVIEW PKWY
HAMBURG, NY 14075-1833

SCHWEGEL, ERNST
SCHWEGEL, BIRGIT
10181 GULF BLVD
TREASURE ISLAND, FL 33706-4808

SCOTT, EVA GRAZIOLI
SCOTT, STEPHEN CRAIG
230 MEDALLION BLVD UNIT G
MADEIRA BEACH, FL 33708-1958

LOY, WILLIAM M
SEIDL, MICHAEL D JR
338 BOCA CIEGA POINT BLVD
ST PETERSBURG, FL 33708

SHAH, KOKILA S FAMILY TRUST
SHAH, KOKILA S TRE
7469 18TH ST NE
ST PETERSBURG, FL 33702-4764

KACZMARSKI, SCOTT
SHEA, KIM
172 BEMIS AVE
CHICOPEE, MA 01020-1708



SHOLES, JOSEPH E
SHOLES, JACQUELINE A
2620 SE 22ND AVE
OCALA, FL 34471-1010

SHUPE FAMILY TRUST
SHUPE, JOHN W TRE
15000 GULF BLVD UNIT 1102
MADEIRA BEACH, FL 33708

SIDOR, PHILIP
SIDOR, SHEILA
399 150TH AVE APT 319
MADEIRA BEACH, FL 33708-2097

SJOBECK, JEFFREY J
SJOBECK, LISA A
15000 GULF BLVD UNIT 307
MADEIRA BEACH, FL 33708-2030

SKIPPER, LYNN L FAMILY TRUST
SKIPPER, PAUL J TRE
255 COREY AVE
ST PETE BEACH, FL 33706-1818

SKLARSKI, LOUIS C TRE
SKLARSKI, PATRICIA L TRE
23323 ROBERT JOHN
SAINT CLAIR SHORES, MI 48080-2632

From: Madeira Beach Development Co. LLC
286 107th Ave Suite 300
Treasure Island, FL 33706

SLATTERY, MATTHEW
SLATTERY, DYMUNA
401 150TH AVE APT 225
MADEIRA BEACH, FL 33708-2029

SLAYDEN, WESLEY B
SLAYDEN, RITA H
1981 CEDAR HILL RD
WHITE BLUFF, TN 37187-5311

TO:

SOBECKI, DAVID L TRE
SOBECKI, SANDRA A TRE
102 GOLFVIEW RD
MICHIGAN CITY, IN 46360-3108

SOUTHARD, ROBERT R JR
SOUTHARD, SUSAN B
425 150TH AVE UNIT 2204
MADEIRA BEACH, FL 33708-2076

SPINUSO, GABRIELE
SPINUSO, YOLANDA
2800 66TH ST N
ST PETERSBURG, FL 33710-3127

STAINSBY, R J & PATRICIA E TRUST
STAINSBY, R J TRE
GLENARA WATERWORKS RD
HUNSTANTON NORFOLD PE36 6JE,

BROADERICK, ARTHUR W
STARNES, LARRY M
2910 PELHAM RD
ST PETERSBURG, FL 33710-2850

STEVENS, ALBERT P
STEVENS, ZOE A
15000 GULF BLVD APT 1201
MADEIRA BEACH, FL 33708-2057

STURROCK, ALEXANDER C
STURROCK, MARY M
105 STRATFORD CT
PEACHTREE CTY, GA 30269-1417

TANNER, WAYNE
TANNER, NANCY
343 REX PL APT H
MADEIRA BEACH, FL 33708-1931

TAYLOR-SMITH, MARTIN
TAYLOR-SMITH, ROSANNA
9 MILL ST
LUDLOW SHROPSHIRE SY8 18Z,

TERREBERRY, KAREN LINDA
TERREBERRY, ROBERT BURTON
203 SATURN ST
LOWBANKS ON NOA 1K0,

THOMAS, ELIZABETH R REVOCABLE TRUST
THOMAS, ELIZABETH R TRE
425 150TH AVE APT 2506
MADEIRA BEACH, FL 33708-2076

THOMPSON, MARY J
THOMPSON, REGINALD D
54 LADELL HEIGHTS R R 1
PORT SYDNEY ON POB ILO,

TREVELINO, AL
TREVELINO, MARY
240 MEDALLION BLVD APT D
MADEIRA BEACH, FL 33708-1952

TURNER, DUANE
TURNER, DEBBIE
3 SCRIVNER RD
EDGEWOOD, NM 87015-8718

VAN NOORT, PETER A
VAN NOORT, JOHANNA M
20536 YONGE ST
EAST GWILLIMBURY ON L9N 0J7,

VANCE, EDDIE J
VANCE, MARGUERITE J
1499 EAST ST
LOCKPORT, IL 60441-4526

VANDERMEER, ARIE
VANDERMEER, MARTHA
7942 36/37 NOTTAWASAGEA SR
NOTTAWA ON LOM 1P0,

JOHNSON, LINDA B
VANZUUK, TARA E
608 WILLOW ST
WATERBURY, CT 06710-1212

VARNER, CHARLES W
VARNER, BARBARA J
250 MEDALLION BLVD APT C
MADEIRA BEACH, FL 33708-1946

VILA, CARLOS R
VILA, LUCY N
16006 GRANTHAM PL
TAMPA, FL 33647-2033

HADLER, ERYL
VILLANYI, LESLEY SIAN
1014 BAY HARBOR PL
TAMPA, FL 33602-5952

VINCENT, RICHARD D
VINCENT, MARGARET A
15 HACKBERRY HILL RD
WESTON, CT 06883-1806

CODNER, JEROME
VINICOMBE, NICK
8 LARCH PL
ST JOHNS NL A1B 1R5,

VUKOJEVIC, STEVE
VUKOJEVIC, ANNA
1549 GOLDMAR DR
MISSISSAUGA ON L4X 1NG,

WALLACE, GARY C
WALLACE, JEANNE
169 MEDALLION BLVD APT H
MADEIRA BEACH, FL 33708-1950

WEARDEN, DAVID
WEARDEN, CHRISTINE
19 EASTBOURNE CLOSE INGOL
PRESTON, LANCASHIRE PR2 3YR,

WETHERINGTON, C DENNIS
WETHERINGTON, CARRIE SUE
6009 ROLLING VISTA LOOP
DOVER, FL 33527-4267

WHITE, RANDY P
WHITE, MARILYN T
435 HOLIDAY DR
SOMONAUK, IL 60552-9699

From: Madeira Beach Development LLC
286 Treasure Isle FL 33706

286 10724C. Suite 300
701

WIEDERKEHR-KOLLER, PETER
WIEDERKEHR-KOLLER, EVA
EGELSEESTRASSE # 7
8953 DIETIKON,

WILKS, BARBARA B TRE
WILKS, WINTON G JR TRE
14800 GULF BLVD APT 204
MADEIRA BEACH, FL 33708-2158

WILZ, MICHAEL E TRUST
WILZ, MICHAEL E TRE
15000 GULF BLVD UNIT 305
MADEIRA BEACH, FL 33708-2030

WOLFF, JANET E
WOLFF, RICHARD T
6853 STONE CROFT CIR
MACUNGIE, PA 18062

WOODLOCK, THOMAS J
WOODLOCK, GERTRUDE G
14600 MORNINGSIDE RD
ORLAND PARK, IL 60462-7411

WOODS, PAUL J
WOODS, PHILOMENA M
1823 RAPIDS WAY
ROCHESTER HILLS, MI 48309-3219

YOUNG, CHRISTOPHER B
YOUNG, RITA L
5750 7TH AVE N
ST PETERSBURG, FL 33710-7113

ZACCARIO, JAMES V
ZACCARIO, TRACY A
5911 PHOEBENEST DRIVE
LITHIA, FL 33547-1787

ELIZIND, ADEL
ZUCCONI, ARLENE
4 162ND AVE
REDINGTON BEACH, FL 33708-1620

ELZIND, ADEL
ZUCCONI, ARLENE
4 162ND AVE
REDINGTON BEACH, FL 33708-1620



FROM: Madeira Beach Development Company
286 107th Ave Suite 300 Treasure Island, FL 33706

BRAZEAU, RONALD F
BRAZEAU, ELIZABETH R
BOX 723
2743 LAKE SHORE RD
BRIGHTS GROVE ON NON 1C0,

LLEWELLYN, DAVID
LLEWELLYN, DIANNE
135 ROYAL ORCHARD DR
KITCHENER ONT
ONTARIO N2N 1S2,

COX, PETER
COX, CAROL
REDINGTON
LONDON RD ENGLEFIELD GREEN
SURREY TW20 OBP,

TO:

KELLY, NIGEL P
KELLY, TERESA
63 TIRQUIN RD
OMAGH
CO TYRONE BT797NE,

PORTMAN, BRYAN H
PORTMAN, JENNI C
EYHURST HALL, THE MANOR HOUSE
OUTWOOD LN
KINGSWOOD SURREY KT20 6JR,

PEACOCK, RAYMOND
PEACOCK, SANDRA
14 SISKIN CRES
ROGIET
MONMOUTHSHIRE SOUTH WALES NP26 3UW,

TUTTY, MAVIS J
TUTTY, STEPHEN
1 COX'S GREEN, CENTRAL WAY
SANDOWN
ISLE OF WRIGHT PO369BN,

From: Madeira Beach Development Company
286 107th Ave Suite 300 Treasure Island, FL 33706
TO:

PINELLAS COUNTY
ATTN: WATER DEPT
315 COURT ST
CLEARWATER, FL 33756-5165

EASTWOOD, FREDERICK S
EASTWOOD, LAYLA
C/O CAN-1 CALGARY POUCH
PO BOX 6046
SAN RAMON, CA 94583-0746

SNUG HARBOUR CONDO ASSN
C/O CONDOMINIUM ASSC INXC
3001 EXECUTIVE DR
CLEARWATER, FL 33762-2260

DAVIES, JANET E
HOLDEN, GAIL
C/O EXPORT ACTION
13575 58TH ST N
CLEARWATER, FL 33760-3740

DALY, DOLORES R REV TRUST
DALY, DOLORES R TRE
C/O JOHN DALY
3302 ARUBA WAY APT 01
COCONUT CREEK, FL 33066-2604

ARCHWOOD GROVE INV INC
C/O MORRIS ATAMANCHUK
171 BASALTIC RD # 1
CONCORD ON L4K 1G4,

MADEIRA COMMONS INC
C/O ROSS REALTY
4401 W KENNEDY BLVD STE 100
TAMPA, FL 33609-2048

J M S LLC
C/O SHOWALTER, JERRY
4916 S LOIS AVE
TAMPA, FL 33611-3439

WALKINGTON, WILLIAM G
WALKINGTON, PATRICIA
C/O WALKINGTON, WILLIAM G
5108 VALLEY DR
MC FARLAND, WI 53558-9673



From: Madeira Beach Development Co.
286 107th Ave Suite 300 Treasure Island, FL 33706 TO:
SWEETLAND, PATRICIA T T L PROPERTY HOLDINGS LLC TANKO, ISABELLA TRE
161 MEDALLION BLVD APT E 8190 66TH ST 16011 REDINGTON DR
MADEIRA BEACH, FL 33708-1949 PINELLAS PARK, FL 33781-2109 REDINGTON BEACH, FL 33708-1662

TODARO, CASSANDRA
175 MEDALLION BLVD UNIT E
MADEIRA BEACH, FL 33708-1953

TREASURE HUNT ENTERPRISES INC
9931 RIVERVIEW DR
RIVERVIEW, FL 33578-5040

TRIMMER, THOMAS G
12122 N EDISON AVE
TAMPA, FL 33612-4026

TROWBRIDGE, KATHLEEN E CLARK
4 CENTERBROOK CT
AVON, CT 06001-4575

USA FED NATL MTG ASSN
950 E PACES FERRY RD STE 1900
ATLANTA, GA 30326

VAN HOVEN, JUNE M
11 S ZEELAND PKWY
ZEELAND, MI 49464-2003

WALDER, CHAD K
PO BOX 41
HADLEY, NY 12835-0041

WALTON, DOUGLAS E SR TRE
3808 HARBOUR DR
ORLANDO, FL 32806-7447

WHITAKER, LORRAINE R
345 MEDALLION BLVD APT C
MADEIRA BEACH, FL 33708-1944

WICKFORD STRATEGIC INVESTMENTS
LLC
504 MOUNT VERNAN RD
PLANTSVILLE, CT 06479-1228

WILLIAM, ELIZABETH
401 150TH AVE UNIT 231
MADEIRA BEACH, FL 33708-2069

WILLIAMSON, LANCE E
4984 N 3RD ST
LARAMIE, WY 82072-9548

WOOD, ALBERT A
373 WINDRUSH LOOP
TARPON SPRINGS, FL 34689-1216

YOUNG, MARIAN J
15000 GULF BLVD APT 1108
MADEIRA BEACH, FL 33708-2057

ZAS, MICHAEL A
1004 W ADALEE ST
TAMPA, FL 33603-5302

ZELENKA, JUSTINA
179 MEDALLION BLVD UNIT E
MADEIRA BEACH, FL 33708-1954



Art Meneian <artmeneian@bell.net>

Reply all|

To: Poe, Elaine;

Wed 12/16/2015 3:01 PM

Dear Ms. Poe;

Last week we were having dinner with a group of our friends and spouses. During dinner we all agreed that Madeira Beach was a wonderful place to live in. When the conversation moved to what was it about MB that we liked the most, we all agreed that once we crossed over the Tom Stuart Causeway, there was a sense of calm that came over us. Gone was the heavy traffic and six lane roadways of Largo and Seminole and we were in our favorite village by the sea – we were home.

I am concerned that the proposed addition of the ten storey buildings on the Holton property (or anywhere west of the Causeway) will totally change the character of our beloved city. And that would be a real shame.

Regards,

Arthur Meneian

14140 N. Bayshore Dr., MB 33708

HAVE ALREADY BEEN READ INTO RECORD FOR
Holton Project only -

LR

Larry Roelofs <lbroelofs@msn.com>

Reply all |

To: Palladeno, Travis;

Poe, Elaine;

nhoges@madeirabeachfl.gov;

Lister, Terry;

Shontz, Pat;

Crawford, Shane;

Cc: Bart McGhee <bmcghee74@gmail.com>;

Beth & Charlie Donovan <charlie3775@yahoo.com>;

Bob Trope <rtrope@magpac.com>;

Brian Johnson <brianjohnson712.bj@gmail.com>;

cdlpal@comcast.net;

Dominick McDonnell <domkim2001@aol.com>;

Donald DiRenno <shock.y1@hotmail.com>;

Elinor Annis <eannis@me.com>;

Elizabeth Walker <eawalker0729@gmail.com>;

Gary & Kit Makuch <garymakuch@gmail.com>;

Gaston Blais <gasmic@videotron.ca>;

Gene Molendi <margenem@msn.com>;

George Johnson <automecone@yahoo.com>;

Gloria Stautland <gggpsy@hotmail.com>;

Greg & Meg Makuch <mgmakuch@gmail.com>;

Harry Bernecki <hfbdogleg@msn.com>;

Jana Birge <hbirge@tampabay.rr.com>;

Jason and Susan Hoge <jhoge@tampabay.rr.com>;

Jean Bonavita <jmbbeach@live.com>;

Jerry Soley <gesoley@gmail.com>;

...

Sat 3/12/2016 8:20 AM

Inbox

Dear Commissioners and City Manager,

I will be unable to attend the March 16 BOC meeting due to recent surgeries, but I feel compelled to send you this email in lieu of my 3 minute podium talk. I and my neighbors at Madeira Cove have been strong supporters of the planning and execution of the many endeavors taken by you, however, the recent planning of the Holiday Isle project and the newly announced Madeira Beach Development project has left me and my neighbors completely confounded as to what is going on?

Up to now, all the planning and execution has enhanced our fine city, but the current projects cited above are a complete opposite. They will not enhance our city, but turn it into another Clearwater Beach! This is not what we want and its not what we thought you wanted. It's not what we elected you to do for us. These two current projects being considered by you are not in the best interest of our fine city and will result in unbearable traffic congestion along 150th Ave.

We feel betrayed, because many of us now feel these plans were in the works as far back as 2014 when you passed Ordinances 2014-07,08 and 09. Those ordinances now allow for rezoning of properties if you approve rezoning and will result in increased density regardless of the wishes of your citizens. If we had known that the results of approval of those ordinances would allow for buildings as high as 10 to 11 stories, you would have seen the outrage that is now apparent all across the city.

Just because high powered teams from the developers descend upon you and almost demand that you must pass their plans because they meet the new ordinances, does not mean you must approve the tall structures they propose. Use your authority to reject their plans and tell them to come back with architectures that meet the intent of our fine city; just as you did for the Marriot Courtyard next to the

American Legion. You are not in the business of padding the pockets of the rich developers at the expense of your citizens.

The resulting traffic congestion all along 150th Ave, our neighborhood, will be unbearable, if not a danger to those of us who must enter and exit our homes. We know if you lived in our neighborhood you would have similar concerns. We have no doubt your neighbors, in your neighborhood, would feel the same way if the traffic was increased dramatically. This is the only emergency evacuation route out of our city and the street that services our school and all emergency service vehicles entering and leaving our city. To approve projects that would add thousands of more vehicles per day on 150th Ave would be a violation of the trust we have in you and would be nothing short of a total failure of your responsibilities to the citizens of Madeira Beach.

Unlike the Planning Commission, do not ignore your citizens who voted you into office to represent all of us. Many of us are now wondering if there are under the table agreements between the developers and some city officials. This is the thinking that always comes about when city planning starts to deviate from past approvals and developments.

Many of us were also outraged when our city attorney announced that a quasi-judicial process regarding these projects is in affect, and went on to say that he advised the city commissioners that they could not discuss these projects with their constituents! How un- American, when citizens cannot talk to their own elected officials about concerns and issues they have?!

My time is up, but I and my neighbors implore you to vote against the rezoning of the two projects mentioned above or at the very least scale them down to a reasonable level. If you vote to approve the rezoning, then you must tell the developers that no final plans will ever be approved if the buildings exceed five stories, because that is in the best interest of the citizens who elected you to office!

Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

Servedio, Aimee

From: Jess Williams <goldmoon33@yahoo.com>
Sent: Tuesday, March 15, 2016 11:02 AM
To: Servedio, Aimee
Subject: Stop Tall Buildings

Hello,

As a Madeira Beach resident, I oppose tall buildings in my neighborhood. Please vote in accordance with the people, not the developers.

Please forward this to the mayor and commissioners.

Thank you,
Jess Williams

Sent from Yahoo Mail on Android

Servedio, Aimee

From: ferrell744@tampabay.rr.com
Sent: Friday, March 11, 2016 10:44 PM
To: Poe, Elaine; Hodges, Nancy; Shontz, Pat; Crawford, Shane; Lister, Terry; Palladeno, Travis
Cc: Diane Venuti; Ginger Tolliver; Kara Walker; Pat and Sage Bisciotti
Subject: Fwd: STOP TALL BUILDINGS
Attachments: STOP TALL BUILDINGS

We could not have said it better than this ourselves.
No resident that we know agrees with this outrageous overdevelopment.

16 year residents.

Tom and Barbara Ferrell
744 Pruitt drive

Servedio, Aimee

From: SBaker7596@aol.com
Sent: Friday, March 11, 2016 1:33 PM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Cc: ferrell744@tampabay.rr.com; csbakerhome@aol.com; sbaker7596@aol.com
Subject: STOP TALL BUILDINGS

Ladies and Gentlemen:

We oppose rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezonings. These areas are already zoned: why not build according to the existing zoning which is modest and sensible?

In addition, the impact on traffic could pose a real danger in the event of a forced evacuation of the City. 150th Avenue is the only way to get off the island. Even without the additional traffic, 150th Avenue is frequently jammed with bridge openings, school-related cars and the occasional accident.

It would be totally irresponsible to permit these projects to go forward as proposed, given these concerns. I am certain that approval of these projects would be unfavorable to the majority of residents of the City.

Sam & Carol Baker
26 year owners in Madeira Beach, 14 year full time residents

Servedio, Aimee

From: Joyce Lawson <jlbrandon81@comcast.net>
Sent: Friday, March 11, 2016 2:36 PM
To: Servedio, Aimee
Subject: "stoptallbuildings.com"

Please forward to your Mayor. and commissioners:

I do not not want anymore tall buildings blocking the view of the beautiful Bay, also the Gulf of Mexico, you are already have enough as it, also the idea doing all you all are planning in the area where Leverrocks was is insane, traffic over the Tom Stewart causeway will be backed up for miles, it's bad enough when the bridge goes up. I like Madeira Beach the way it is, no more high rises to block the views of our beautiful waterways.

Joyce Lawson

Servedio, Aimee

From: Rosa Belle <marbolero@hotmail.com>
Sent: Saturday, March 12, 2016 1:56 PM
To: tmakras@mytreasureisland.org; Servedio, Aimee
Subject: Stop Tall Buildings !!!!

I may not be a voter in the districts of Treasure Island or Madeira Beach, but I have been an annual visitor since the '70's. The changes I have witnessed during that time have been sad, if not startling.

We stayed at The Fargo, at The Buccaneer, The Surf....all gone now. Gone too is the view of the Gulf as you drive down Gulf Blvd. I know that a politician or planner is supposed to show progress in order to make it look like they're doing something but at what cost? Is it at the cost of the year round residents who like life here and choose to stay? I'd assume the infrastructure can handle the population as is, without suffering due to unrestricted growth. But builders and developers are never satisfied. Are you looking to be another 'destination' ??? Does anyone realize that Treasure Island is a destination to people like me simply because it has remained charming and not too overdone? However, now that the Treasure Island Resort now sits where the beloved Fargo, cute little pink hotel that it was, used to stand I have to wonder if you movers and shakers now have to be careful what you wish for. I worry how the traffic will change once it's open and 'thriving'. I'll bet the typical visitor to the Resort will want to bring 'home' with them, as so many travelers often do. This will mean more changes than you can even anticipate. More banks, more drug stores, more gas stations, more 5 for \$1. t-shirt shops. Don't inconvenience the traveler by making them walk a block for any given service. But it's a done deal, it's standing, and it looks like it'll be ready for business any day now. And it's just about big enough - bordering on being a story too tall at that. And yup, it'll probably eventually contribute to putting Treasure Island on the map as 'unaffordable' for my husband and me.

I read that a local town bemoans the fact that the downtown was built in the '50's and now it's time to rebuild to make it more modern. Really. And do you propose to kill the skyline with government buildings? Line the warm and attractive coastline with overgrown and outsized buildings so dense that you'd have to wonder if there is actually water back there?? So high that it begins to resemble Gulf Blvd. between Indian Rocks and Clearwater? My gosh, I sure hope not.

This year's vacation showed me that the beach is now being overrun with grass. It looks like a controlled design, and I imagine the plan is to prevent erosion. While that is valid for the environment and public safety it sure takes away from one of the other treasures of this strip of land. But if this design preserves the island in any way then let it grow.

Every year as I travel from Treasure Island to Indian Rocks I see the lovely homes that have gobbled up the Gulf side of Gulf Blvd. And sure enough every year there stand all the For Sale signs. The houses stand, the water view is blocked and ... life goes on I guess. Where does it stop? When do you realize that there should be some limits to 'growth' so that you don't lose the very thing that brought people here in the first place (charm, comfort, slower pace - still valued traits to many) .

One more thing. I have to laugh about the guy who built his mansion across from the 7-Eleven and now wants to change variances because he just can't live without a swimming pool!!! With that whole big body of water

that he has a wonderful view of...Who didn't do the homework that would have told him his initial plan was not within given guidelines? Or have guidelines now become 'suggestions'??

To any and all mayors and town supervisors and commissioners -Save MY destination. Save Treasure Island and Madeira Beach from overgrowth. STOP TALL BULDINGS!!

Sincerely,

Rosemary

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Monday, March 14, 2016 2:09 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Please respect the people & Vote not to have such large density.

As residents of Madeira Beach across the water from the proposed development of Madeira Way and 150th Avenue, what the developer proposes is far too much density for the area. We are a BEACH community not NEW YORK city or Miami.

The traffic from the Holten property and this new proposed development will add almost 7,000 more cars per day on 150th Ave..... 7,000 image that!!! Even 700 would be a problem.

We have lived through the building of the rec center and the new town hall & firehouse. There was building noise everyday, dirt, mud water running into the intercoastal waterway and not contained until we complained. Now that all of that has been built, we have events that are intrusive to us.

These new developments in planning are ONLY in the interest of planners who are making big bucks. Please scale them down quite a bit.

We do not need 5 new hotels and 4 new condos within a 1.5 mile area!!!

Theresa & Charles DeRoller

Servedio, Aimee

From: Mary Neff <marypeevlerneff@icloud.com>
Sent: Monday, March 14, 2016 2:03 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy
Cc: Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; mike@doradosi.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: New Development

We live at 317 #F Rex Place and for more than two years now we have put up with the dirt, noise, truck traffic etc, needed to finish the work on the new City Hall, Fire Station, Rec Center and ROC park. We were glad to do it as we felt the city needed a place for it's young people and thought it would benefit the entire community of Madeira Beach. At the same time there was also the work done on the beach, the tearing down of the buildings and building of the new CVS to add to the congestion and amount of dirt, dust, noise, etc. The construction of the new pier is also on the table. Altho I do not remember hearings the petition granted by the State of Florida says there is no objection from the citizenry. A large claim to make when the citizens did not know of it until after the fact.

Millions upon millions have been spent in just the past few years to make all the above additions. *Our taxes went up more than one quarter in just one year.* **All these issues pale in regard to the problems we would face if the new "plans" regarding nearby developments presented in the past few months are passed.**

When the proposed development was announced for the former Leverocks property we were very concerned and troubled by the additional traffic that would be created in a traffic sensitive area, not to mention the population density that would be added to the causeway and downtown area. Our concerns were not allowed to be expressed as almost all the meetings were either cancelled or held over the Christmas holidays. **At no time during those hearings were we, the residents of Madeira Beach, told that another development would take place on the heels of the first one and just on the other side of the street! These additions would make the entire project overwhelming with added traffic and the number of new residents and would impact all of us including our safety and the security of our area.**

residents
We already have an intolerable situation trying to get out of the Yacht Club area, sometimes sitting at the stop on the corner for up to 15 minutes with traffic backed up all the way to 150th street just to be stopped again with the bridge open. I cannot imagine the congestion with just the first development, but the second on top of it, it will be impossible to get anywhere whether walking or driving. We are not talking about one building or two buildings, but about more than eight different buildings, some as tall as 11 stories! Right now you can look down the beach from the water side at John's Pass and the only buildings that are that tall are right down on the corner next to our beach. With an addition of more than 2,000 cars and people, and that is allowing for only one person per unit, I cannot imagine the nightmares we will face, including flooding, terrible traffic, congestion. There is no way to even anticipate all the problems we would face, including the years of tearing down and re-building.

If we would have wanted to live in Clearwater we would have purchased there. We moved here because of the proximity to the library, park, beach, and grocery, not to mention the laid back atmosphere we found here in Madeira Beach.

I have not talked to a single resident, and I have gone door to door, that is in favor of either of these developments! Please stop the madness.

Mary and John Neff
317 #F Rex Place
Madeira Beach, FL 33708

Servedio, Aimee

From: JHi9804912@aol.com
Sent: Tuesday, March 1, 2016 8:57 AM
To: Hodges, Nancy
Subject: rezoning

hi my name is jeff hickey I live at 530 normandy and I want you to vote no to these 2 new developments the way the city is pushing these leads me to believe there is something crooked going on and some people in the city government are profiting there should be a investigation and the states attorney called in . AGAIN VOTE NO

Servedio, Aimee

From: Rick Willis <rwillis1@tampabay.rr.com>
Sent: Monday, February 8, 2016 10:08 AM
To: Hodges, Nancy
Subject: Building plans for 150th

Hi Nancy

I attended the first Planning board public meeting at the new Madeira Beach facility last month and very surprised by the overall size and density of the proposed complex. My greatest concern is added traffic onto 150th and if another traffic light will be required north of Boxers restaurant. I moved to Madeira Beach for the fact that this is not an overbuilt community like Treasure Island, Clearwater Beach. Please keep our city that way.

Rick

Sent from my iPhone

Holiday
Isles

Servedio, Aimee

From: John Van grieken <Jpvangrieken@outlook.com>
Sent: Monday, March 14, 2016 3:38 PM
To: Crawford, Shane; Poe, Elaine; Lister, Terry; pshontz@maderabeachfl.gov; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Annras1@gmail.com; Hodges, Nancy; tpalladeno@madeirabeachfl.gov; dlaw@giopsnow.com

Dear City Manager, Mayor, Vice Mayor and Commissioners

Please be advised that I am totally against your proposals with regards the grand developments being planned as well and more definite against the proposal that the board of commissioners would be able to sell City owned real estate without the approval of the Citizens of the City of Madeira Beach.

The proposed developments will not only totally disturb the character of our beloved City, but would also create in increase in vehicle traffic to the extent that our only bridge on 150 th. Avenue will become inadequate and not be able to cope with the volume of traffic, causing stop and go traffic flow day and night.

And let's not forget hurricane season when we will be ordered away from the beaches. The proposed developments will add so much volume to the traffic that their will be chaos and probably panic situations.

Keep in mind that most of our permanent residents chose this city for its quietness and laid back character, which was and is not to become an overpopulated tax generating community.

We've been in this city for in excess of 30 years and have been content with our somewhat laid back character of Madeira Beach. It should stay that way, our residents should remain to be able to walk on their own beach and should not be forced to support the ideals of a handful of people who want to overdevelop our community and cope with its consequences.

In a democratic society the commissioners are supposed to represent and speak up for their constituents and not losing that duty out of their sight at any time.

Respectfully yours: Johan P. van Grieken

Both
projects
+
Referendum

Servedio, Aimee

From: Kay and Jay Johnson <jlj@centurytel.net>
Sent: Monday, December 28, 2015 12:58 PM
To: Crawford, Shane; tpalladeno@madeirbeachfl.gov; Hodges, Nancy; Jim.Everett@yahoo.com; Mike@doradosi.com
Subject: Development of Holton Property on Tom Stuart Causeway

My name is Kathleen A. Johnson and I have a condo at 15400 Gulf Blvd in Madeira Beach. I have wintered at this location since 1978. I have been please with the recent developments in Madeira Beach....the new city government buildings, the new CVS, the remodeling of the building and the parking lot of Archibald park to name a few. All have contributed to removing that "tired look" that has been used to describe Madeira Beach.

The Holton Property on the Tom Stuart Causeway needs to be developed, however, what is being proposed is a bit too much for the size of that property. We frequented Leverocks when it was at the location and always had a terrible time trying to go west out of the parking lot. I can't imagine what it would be like if the development of this property goes through as planned. The ten story proposal is way too much and should not be allowed. The density planned is too much for this location and will add tremendously to an already traffic concern.

I would ask all of you to put the interest of the people, the safety of everyone, and to consider what is best for Madeira Beach when deciding on the final outcome for the development of this property.

Servedio, Aimee

From: Ackleys <Ackleys@mchsi.com>
Sent: Sunday, January 10, 2016 7:10 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy
Cc: Lister, Terry; psshontz@madeirabeachfl.go
Subject: Why do you want to ruin Madeira Beach???
Attachments: Mad Beach Council question to State Attorney.docx

1/11/2016

Dear Manager Crawford,

I see that the Board of Commissioners will hold a public hearing to change zoning of marine property to planned development on the small Holton Property.

Why are you trying to ruin the unique, quaintness of Madeira Beach and try and make it into something it is not? Do you want it to turn into another Destin which was once a little sleepy fishing village everyone loved until- greed overtook common sense and long term planning- land got sold- and rules were thrown out- and mega buildings were built and now it is a big mess no one likes to visit- let alone stay there. Short term greed for long term disaster.

I have called and left messages for you in December and did not hear back from you.

I have written several elected officials in Tallahassee questioning Madeira Beach's power to strong arm residents out of their rights and quickly throwing these money hungry ideas down our throats. It will ruin Madeira Beach! I have attached a copy of my letters.

Please stop all this abuse of power now. Stop taking over private property on the beach to throw parties and make money. Stop trying to make money by selling the parks around town and stop all this foolishness of ruining our city!

Ellie Ackley

Mrs. Ellie Ackley
7 North Sunset
Gulf Breeze, FL 32561
850-934-7040
Ackleys@mchsi.com

Attorney General Pam Bondi
The Capitol
Room PL01
Tallahassee, Florida 32399-1050

January 10, 2016

Dear Attorney General,

I just spoke with your office and I am appalled to learn that there is not a department on the state level that oversees local governments.

In the private sector, everyone's job is overseen at a higher level. People are held accountable. People are evaluated. People are checked to insure they are following the rules.

I am writing to you and all the members of the Governor's Cabinet to ask you to look into what appears as questionable, unethical behavior by the Madeira Beach City Council.

There appears to be questionable, unchecked use of power in 3 areas:

1-The Council would like the residents to vote on a referendum that takes away the voters right to determine how public land can be used and sold.

2- The City government is organizing and sponsoring fund raisers on the dry sand in front of our condos that is deeded to us.

3- The City government is trying to promote a big building boom without improving streets and addressing traffic problems and ignoring height requirements that have been in effect for decades. What they want to do is all in the name of short term money and long term disaster.

Please look into this and get back to me with your findings. We need you to stop this now.

Thank you.
Sincerely,

Ellie Ackley

PAID ADVERTISEMENT

ATTENTION!!!
TREASURE ISLAND AND
MADEIRA BEACH RESIDENTS –
Your Mayors and
Commissioners are planning to increase
height and density in your city despite
overwhelming opposition!
Find out details at:
STOPTALLBUILDINGS.COM
Tell your commissioners that you oppose tall
buildings in your city.
Email your city clerks, put
“Stop Tall Buildings” in the subject line,
and tell them to forward them to your mayor
and commissioners:
tmakras@mytreasureisland.org
aservedio@madeirabeachfl.gov
Contact citizens@tampabay.rr.com
for more information.

285552-1

Servedio, Aimee

From: John Lipa <lipa171@gmail.com>
Sent: Friday, December 11, 2015 7:26 PM
To: Crawford, Shane; Palladeno, Travis; aservideo@madeirabeachfl.gov; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorid@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Cc: Larry Roelofs; Ed Ayres; Charlie and Beth Donovan; Beth Donovan; Bob Cusack; J. Soley; Marge Taylor; Gordon and Karen Miller
Subject: Thank You and Some Thoughts

Dear Mayor, City Manager, Commissioners and Planning Commission

I am writing to share some of thoughts and feelings about the development proposal under consideration because the timing of the public meetings are such I, like many, will not be able to attend. I do plan to attend relevant meetings in 2016.

Thank you for your service. Madeira Beach has a renewed sense of pride and vigor because of the decisions who have made.

Madeira Beach is unique. It has retained a feel that is appealing to its residents and visitors. It is appealing to developers because we have properties that are available and could stand updating.

There are lots of projects in the wind with lots of buzz about the dollars that could be invested in our City. The scope and size of these projects are so newsworthy they made the front page of both the Tampa Bay Times and the Beach Beacon.

As you begin your deliberations, we ask that you begin with not just the development package before you but with a vision for the City in mind. What kind of City do you want Madeira Beach to be? Is it one that is spurred by the excitement and promise of investment dollars? Or is it one that is spurred by the look, feel and vibe we want for our city and its residents? If we begin with the end in mind then 10 or 20 years from now we can all say this is the City we wanted. So please begin with the end in mind.

I live on 150th Avenue. Most of my friends and neighbors also live along 150th Avenue at Madeira Cove, Boca Vista or Snug Harbor. We want to see the City move forward but many have concerns about all the development in this corridor, 150th Avenue and Madeira Way. 150th Avenue is our neighborhood. If these developments were taking place in your neighborhood know you would have similar concerns.

Many of the concerns are: How will it to affect our quality of life? How will we be able to gain access to our homes from 150th? How do we get onto and across 150th with the sizeable projected increase in vehicle traffic from the Holton Property Project? We don't even know what the additional impact will be from the proposed development on Madeira Way.

We understand developers are all about making money. The density of the Holton Project seems ambitious and excessive. It will drastically alter our City. Is this the vision for Madeira Beach?

There is proposed something approaching 700 door between hotel, condo hotel and condominiums. These 700 doors equate to at least 1400 people. A 200 seat restaurant with a conservative 5 turns of the tables equates to at

least another 1000 people. Is this our end vision for the city? Are 10 story buildings our end vision? Why does the City need an amphitheater? We have a great entertainment venue at City Hall. Again what is our end vision for our City?

Again thank you for your service. Please take the time to create or, better still, articulate the vision you have for our wonderful City. Please begin with the end in mind. Let move forward with decisions that support a vision we can all embrace and call our own. Also please remember 150th Avenue is more than an access road to the beach and John's Pass it is a neighborhood.

John Lipa
399 150th Avenue
Unit 117c
Madeira Beach, FL 33708

Servedio, Aimee

From: Judy Tagert <judy@judytagert.com>
Sent: Tuesday, December 15, 2015 9:42 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; jdomingue1@tampabay.rr.com; dlaw@glopsnow.com; annras1@gmail.com
Subject: Planned development project concerns

We are against the development of buildings over 4 or 5 levels. I am all for planned development but not a project like this. Then another project in the works on the opposite side of 150th. Our corridor in and out of our city will be snarled traffic year round instead of part of the year. I do not think the grocery stores here are able to handle the potential increase in population. I do not think our emergency services are able to handle this demand.

We do NOT think the Holiday Isle project or the Karns project is in the best interest of Madeira Beach. 10 story buildings do not fit here.

I do understand that these projects would bring in a lot of revenue for the City BUT at a very high price.

Judy Tagert

Drake Philbrook

800 Bay Point Drive

Servedio, Aimee

From: travellers.ep@googlemail.com
Sent: Sunday, January 10, 2016 8:49 PM
To: Palladeno, Travis; Poe, Elaine
Subject: Fwd: Holiday Isles Project

I haven't had any acknowledgement, so am re-sending to ensure it is received and shared with the full Planning Board and the BOC.

Thank you,
Ellen

----- Forwarded message -----

From: travellers.ep@googlemail.com <travellers.ep@googlemail.com>
Date: 22 December 2015 at 21:45
Subject: Holiday Isles Project
To: tpalladeno@madeirabeachfl.gov, epoe@madeirabeachfl.gov

Dear Mayor Palladeno and Vice Mayor Poe,

I am emailing you about the proposed development on the property next to the City Marina known as the Leverock site/Holiday Isle Project.

I am in favour of development of the site in line with an overall vision for Madeira Beach, however, as a full-time permanent resident, I do have some concerns.

We have a very special and unique town on the Gulf Beaches. I urge the commission to develop in a manner that retains and enhances a unique character in line with a barrier bay to beach island. Specifically this would involve careful consideration of density/intensity of development, mixed use development in the town center and careful attention to aesthetics, such that Madeira Beach has a distinctive look and feel appropriate to a beach environment, not just 'contemporary costal' concrete and glass architecture found throughout the south eastern USA.

As an example, I have no objection to the overall footprint and placement of the new CVS, but feel it is a huge missed opportunity in terms of (1) failing to create an exit and focal point onto the main shopping district of Madeira Way thereby bolstering this economic area and (2) the facade could be any town USA and does not reflect its beach location or contribute to the architecture/look & feel of Madeira Beach. What a shame.

It would be good to have a concise summary of the Commission's vision for development which presumable guides these development decisions. I have searched the City website/internet and only found a lengthy 2008 document (outdated) and revisions which require intensive reading of the original and lacks creating a visual vision.

In this case, having attended the legally required developers' meeting, I do understand this is a mixed use community, attempting to make the most of the waterside site and serve as a gateway into town. I applaud the architects for trying to create some interest & views with the stepped buildings and providing some public amenities. My concerns center on three areas:

- **Traffic** – at numerous times the traffic on 150th is problematic at best. I urge the Commission to require (and then act decisively on the findings of) a new traffic study in February 2016 during the height of tourist season and look at the 'sporadic' nature of 3,000+ cars using the site daily. The school traffic study is helpful for that area, but is a different type of traffic in a different location and was done in September, the slowest month of the year!
- **Density/Intensity of development** – I appreciate the developer, Mr Holton, needs this to be financially viable and has included some great features like a bay side boardwalk and pedestrian/bicycle connectivity to the town center under the bridge (hurrah!). However, I am concerned about the size and number of buildings on the site and the overall visual and physical density of the project.
- **Aesthetics**– As mentioned above, we have a unique opportunity to use this site as a distinctive and attractive gateway to Madeira Beach for the next 100+ years. Both the height/shape and the proposed 'contemporary costal' architecture is less than inspiring and makes no distinctive statement of Madeira Beach as a seaside town nor honors its fishing community heritage. I would urge the Commission to be proactive in this area and require something more considered as the exterior architecture without compromising the functionality of the buildings. Residents should have some workshops to give input on this aspect.

If the Holiday Isle Project is approved as is, then it will set a precedent to proceed with other big projects planned or on the way, which I understand includes a much larger scale redevelopment of much of 150th and Madeira Way. While such redevelopment is needed, it needs to be appropriate to the uniqueness and needs of our town and these additional plans should be included with the traffic study and overall vision for Madeira Beach.

Under your leadership, Madeira Beach has come a long way in recent years; let's not now clone it into another Clearwater, St Pete Beach or mini Miami, but retain our unique community and develop our own distinctive and locally appropriate style. I am pro appropriate locally sensitive development.

Sincerely yours

Ellen Lamparter
14900 Gulf Blvd #306
Madeira Beach

Servedio, Aimee

From: Jean M <jmbbeach@live.com>
Sent: Saturday, January 9, 2016 3:32 PM
To: Palladeno, Travis

Pls stand with the people of madeira an veto the project for 10 story bldgs. We are counting on you.

Sent from my Verizon Wireless 4G LTE smartphone

Servedio, Aimee

From: anna pereira <pereiraanna@yahoo.ca>
Sent: Monday, January 11, 2016 6:16 PM
To: Palladeno, Travis; JIM.EVERETT@YAHOO.COM
Subject: Fw: Fwd: UPDATE ON IMPORTANT MEETINGS RE: HOLTON PROPERTY ON THE TOM STUART CAUSEWAY

Hello Mr.Mayor & Mr.Everett,

Please see our e-mail below which was a response to Jim Bince (& fellow Board members at the Madeira Beach Yacht Club where we are the biggest owner ...we own 5 units at that complex).

It seems like opposition will be intense to any development proposed. We want you to know that some of us (like ourselves) support these developments.

We are Canadians & unfortunately our commitments in Toronto make it impossible to attend the meetings .

Best,
Bill & Anna Pereira

On Thursday, January 7, 2016 8:21 PM, anna pereira <pereiraanna@yahoo.ca> wrote:

Hello Jim,

As you know we are longtime owners of 5 units at the MBYC along with 1 unit at Ocean Sands Condominiums & 1 unit at Snug Harbour Condominiums which is the closest complex to the Proposed Holton Development.

Yes we fully agree that there obviously must be concern for traffic over the Causeway....but does that mean we never see any new development?

We are certainly in support of development at the former Leverock's location ,along the 150th & through Madeira Way.

One can't deny that these sites are in dire need of development.

In fact we feel these areas are overdue to be "cleaned up" & many people in the area that we spoke with felt the same way as ourselves when we stayed at our Snug Harbour unit a week ago (for a 2 week stay).

If there is enough opposition it is always possible that Mr.Jim Holton will just abandon the whole project & we will continue looking at that derelict area by the bridge...which will likely kill development of Madeira Way.

A big box development(always a possibility) would be the worse possible outcome that none of us wants to see.

We also love Madeira Beach & are there for the long term and welcome progress in the City.

Best regards,
Bill & Anna Pereira

On Thursday, January 7, 2016 6:42 PM, Jim Bince <circa1@icloud.com> wrote:

Begin forwarded message:

From: Concerned Citizen <madbeachinfo@gmail.com>

Date: January 7, 2016 at 6:37:45 PM EST

Servedio, Aimee

From: anna pereira <pereiraanna@yahoo.ca>
Sent: Monday, January 11, 2016 6:25 PM
To: Palladeno, Travis; JIM.EVERETT@YAHOO.COM
Subject: From property owners (7 condos) in close proximity to proposed Holton Development

Gentlemen,

We wish we could attend the meeting but we are back home in Toronto ,Canada.

(we were in Madeira Beach on Dec 22 & were ready to attend but the meeting was unfortunately cancelled)

We own several properties in Downtown Sarasota as well where there is an absolute building boom with traffic issues as bad or worse than Madeira Beach....and yet the development there is welcomed & continues strong !!

You don't see development coming to a halt at booming Clearwater Beach either (which Madeira Beach will never become) so why would Madeira Beach be the City wanting to stifle growth??

PLEASE don't drive these developers away who themselves are taking a big risk by investing huge millions.

Bill & Anna Pereira

Servedio, Aimee

From: Michael Jensen <jensen.michael@comcast.net>
Sent: Sunday, February 7, 2016 1:16 PM
To: Palladeno, Travis
Subject: Holiday Isle Project

Dear Mayor Palladeno:

We have been receiving information from the Concerned Citizens of Madeira Beach regarding the potential construction at the marina and 150th Avenue and Madeira Way. We have a condo in Boca Vista and are very concerned about these development efforts. The reasons we bought in Boca Vista were due to its small town atmosphere, quaint beach town and proximity to the beach. At times the traffic is very heavy and it's very difficult to cross the roadway to drive toward the beaches. If these projects are approved, I don't think the area can handle this influx of people and vehicles.

We were at the condo at the end of March last year and the area was crazy. If you were not at the Archimbauld Park by 10-10:30 am, all the parking spots were gone and people were parking in Winn Dixie and wherever they could find a spot. How will this impact the streets and beach area with such a large number of hotels, condo hotels and condominiums?

We hope these questions will be considered and answered before these projects are approved. We are all for progress but based on the proposed construction Madeira Beach is going to look a lot more like Treasure Island and St. Pete's Beach which means it will lose the character that we all find most attractive about it.

Thank you,

Jan & Michael Jensen
Boca Vista
Unit 244

Servedio, Aimee

From: Judy Tagert <judy@judytagert.com>
Sent: Friday, March 4, 2016 11:21 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Servedio, Aimee

From: Florian Simala <floriancjr@gmail.com>
Sent: Thursday, March 10, 2016 12:52 PM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim Everett; mike@doradosi.com; Tabitha Brown; Dennis Auto; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Ann Rasmussen
Cc: Crawford, Shane
Subject: Over Development of Madeira Beach

Dear Elected and Appointed City Officials,

We must state our strong opposition to the proposed development of the Holiday Isle Marina Plan. As many concerned citizens have pointed out additional traffic from this development will create tremendous traffic problems when crossing the Tom Stuart Causeway, especially if there is an emergency evacuation order or in the case of Emergency Medical Service vehicles that need to get through the traffic and across the bridge to area hospitals.

Added to this is the double whammy of redevelopment of the Loft property along 150th Ave and Madeira Way into high rise, high occupancy buildings adding even more traffic congestion to 150th Ave and the Tom Stuart Causeway Bridge. Traffic as it exists today backs up along 150th Ave to Gulf Blvd to the West and Duhme Rd and beyond to the east when the bridge is raised for a single boat to pass under, and that is not even taking into consideration Madeira Beach Fundamental School drop-off and pick-up hours. With the additional vehicular traffic from the Holiday Isle Project and now the Loft Property, we will be facing an impossible traffic situation.

Aside from the safety concerns are the aesthetic concerns. The small town one-story building look of downtown Madeira Beach along Madeira Way will be gone. Madeira Way will become a concrete canyon where residents will be lucky to see the sun for a few minutes a day. Will our wonderfully convenient post office also be taken from us? Will the view of and access to the marina on the north side of the bayou running parallel to 150th Ave be blocked?

It seems that allowing the Holiday Isle Project to build eight-story structures only opens the door for more unwanted high-rise, high-occupancy development. What will be redeveloped next, Winn-Dixie, the library?

We certainly didn't choose to live in a Madeira Beach that becomes a mini Clearwater Beach. Only yesterday we drove from Clearwater City Hall to Clearwater beach and traffic was so heavy it was bumper-to-bumper all the way across the bridge and took nearly 20 minutes to travel just three and a half miles. We live here in Madeira Beach. We don't want to deal with such horrendous traffic jams. Over development lowers the quality of life.

We also sympathize with owners and residents of the buildings on 150th Ave whose heretofore unobstructed view of Boca Ciega Bay will be blocked by the Holiday Isle development, and the expected decrease in their property values because of this.

We are all for renovating, renewing and rehabbing Madeira Beach as well as for responsible development. Approving eight-storey, high occupancy buildings of the Holiday Isle Plan together with redevelopment of Madeira Way and 150th Ave to the park west of the bridge with even taller buildings along with its attendant congestion is not responsible in our view. We urge Madeira Beach elected and appointed officials to carefully consider their decisions in this regard as we will all have to live with them for a long time.

Sincerely,

Nancy & Florian
Simala
15400 Gulf Blvd
#1001

Servedio, Aimee

From: Larry Roelofs <lbroelofs@msn.com>
Sent: Saturday, March 12, 2016 8:20 AM
To: Palladeno, Travis; Poe, Elaine; nhoges@madeirabeachfl.gov; Lister, Terry; Shontz, Pat; Crawford, Shane
Cc: Bart McGhee; Beth & Charlie Donovan; Bob Trope; Brian Johnson; cdlpal@comcast.net; Dominick McDonnell; Donald DiRenno; Elinor Annis; Elizabeth Walker; Gary & Kit Makuch; Gaston Blais; Gene Molendi; George Johnson; Gloria Stautland; Greg & Meg Makuch; Harry Bernecki; Jana Birge; Jason and Susan Hoge; Jean Bonavita; Jerry Soley; Karen and Bill Ford; Katerina Jordanova; Kathleen Hanratty; Leslie Redding; Lynn Kaiser; Monica & John Macey; Stan and Bev Borney; Thomas Hanratty; Tim and Dianne Jacques; Bill & Mary Whitman; Dale Rosko; Eberhard & Marlene Werle; Ed and Bonnie Ayres; Gordon Miller; Karen Miller; Larry Roelofs; Marge Taylor; Merle Frahm; Ricardo & Renate Ramos; Robert Barnes; Rod and Denise Margaron; Vonette Beckon; Wendy Mitchell; Bill & Elaine Crouter; Bob & Judy Cusack; Dante & Janine Molino; Dave Mayer; Francesco & Anastasia Carvelli; Jen & Jim Heck; Jennnifer Heck; John & Bonnie Lipa; Karl & Susan Brunner; Larry & Jean Reed; Nelson & Pat Daniels; Peter Fluegeman; Richard & Barbara LaBlanc; Ron Brazeau; madbeachinfo@gmail.com; maggiblack@tampabay.rr.com; billgay@me.com
Subject: Bigger is not better

Dear Commissioners and City Manager,

I will be unable to attend the March 16 BOC meeting due to recent surgeries, but I feel compelled to send you this email in lieu of my 3 minute podium talk. I and my neighbors at Madeira Cove have been strong supporters of the planning and execution of the many endeavors taken by you, however, the recent planning of the Holiday Isle project and the newly announced Madeira Beach Development project has left me and my neighbors completely confounded as to what is going on?

Up to now, all the planning and execution has enhanced our fine city, but the current projects cited above are a complete opposite. They will not enhance our city, but turn it into another Clearwater Beach! This is not what we want and its not what we thought you wanted. It's not what we elected you to do for us. These two current projects being considered by you are not in the best interest of our fine city and will result in unbearable traffic congestion along 150th Ave.

We feel betrayed, because many of us now feel these plans were in the works as far back as 2014 when you passed Ordinances 2014-07,08 and 09. Those ordinances now allow for rezoning of properties if you approve rezoning and will result in increased density regardless of the wishes of your citizens. If we had known that the results of approval of those ordinances would allow for buildings as high as 10 to 11 stories, you would have seen the outrage that is now apparent all across the city.

Just because high powered teams from the developers descend upon you and almost demand that you must pass their plans because they meet the new ordinances, does not mean you must approve the tall structures they propose. Use your authority to reject their plans and tell them to come back with architectures that meet the intent of our fine city; just as you did for the Marriot Courtyard next to the American Legion. You are not in the business of padding the pockets of the rich developers at the expense of your citizens.

The resulting traffic congestion all along 150th Ave, our neighborhood, will be unbearable, if not a danger to those of us who must enter and exit our homes. We know if you lived in our neighborhood you would have similar concerns. We have no doubt your neighbors, in your neighborhood, would feel the same way if the traffic was increased dramatically. This is the only emergency evacuation route out of our city and the street that services our school and all emergency service vehicles entering and leaving our city. To approve projects that would add thousands of more vehicles per day on 150th Ave would be a violation of the trust we have in you and would be nothing short of a total failure of your responsibilities to the citizens of Madeira Beach.

Unlike the Planning Commission, do not ignore your citizens who voted you into office to represent all of us. Many of us are now wondering if there are under the table agreements between the developers and some city officials. This is the thinking that always comes about when city planning starts to deviate from past approvals and developments.

Many of us were also outraged when our city attorney announced that a quasi-judicial process regarding these projects is in affect, and went on to say that he advised the city commissioners that they could not discuss these projects with their constituents! How un- American, when

citizens cannot talk to their own elected officials about concerns and issues they have?!

My time is up, but I and my neighbors implore you to vote against the rezoning of the two projects mentioned above or at the very least scale them down to a reasonable level. If you vote to approve the rezoning, then you must tell the developers that no final plans will ever be approved if the buildings exceed five stories, because that is in the best interest of the citizens who elected you to office!

Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

Servedio, Aimee

From: Kathleen Hanratty <Kathhanratty@aol.com>
Sent: Saturday, March 12, 2016 8:34 AM
To: Larry Roelofs
Cc: Palladeno, Travis; Poe, Elaine; nhoges@madeirabeachfl.gov; Lister, Terry; Shontz, Pat; Crawford, Shane; Bart McGhee; Beth & Charlie Donovan; Bob Trope; Brian Johnson; cdlpal@comcast.net; Dominick McDonnell; Donald DiRenno; Elinor Annis; Elizabeth Walker; Gary & Kit Makuch; Gaston Blais; Gene Molendi; George Johnson; Gloria Stautland; Greg & Meg Makuch; Harry Bernecki; Jana Birge; Jason and Susan Hoge; Jean Bonavita; Jerry Soley; Karen and Bill Ford; Katerina Jordanova; Leslie Redding; Lynn Kaiser; Monica & John Macey; Stan and Bev Borny; Thomas Hanratty; Tim and Dianne Jacques; Bill & Mary Whitman; Dale Rosko; Eberhard & Marlene Werle; Ed and Bonnie Ayres; Gordon Miller; Karen Miller; Marge Taylor; Merle Frahm; Ricardo & Renate Ramos; Robert Barnes; Rod and Denise Margaron; Vonette Beckon; Wendy Mitchell; Bill & Elaine Crouter; Bob & Judy Cusack; Dante & Janine Molino; Dave Mayer; Francesco & Anastasia Carvelli; Jen & Jim Heck; Jennnifer Heck; John & Bonnie Lipa; Karl & Susan Brunner; Larry & Jean Reed; Nelson & Pat Daniels; Peter Fluegeman; Richard & Barbara LaBlanc; Ron Brazeau; madbeachinfo@gmail.com; maggiblack@tampabay.rr.com; billgay@me.com
Subject: Re: Bigger is not better

Wow Wonderful letter. You hit all our concerns and thoughts.
Kathy

Sent from my iPad. Kathleen Hanratty

On Mar 12, 2016, at 7:20 AM, Larry Roelofs <lbroelofs@msn.com> wrote:

Dear Commissioners and City Manager,

I will be unable to attend the March 16 BOC meeting due to recent surgeries, but I feel compelled to send you this email in lieu of my 3 minute podium talk. I and my neighbors at Madeira Cove have been strong supporters of the planning and execution of the many endeavors taken by you, however, the recent planning of the Holiday Isle project and the newly announced Madeira Beach Development project has left me and my neighbors completely confounded as to what is going on?

Up to now, all the planning and execution has enhanced our fine city, but the current projects cited above are a complete opposite. They will not enhance our city, but turn it into another Clearwater

Beach! This is not what we want and it's not what we thought you wanted. It's not what we elected you to do for us. These two current projects being considered by you are not in the best interest of our fine city and will result in unbearable traffic congestion along 150th Ave.

We feel betrayed, because many of us now feel these plans were in the works as far back as 2014 when you passed Ordinances 2014-07, 08 and 09. Those ordinances now allow for rezoning of properties if you approve rezoning and will result in increased density regardless of the wishes of your citizens. If we had known that the results of approval of those ordinances would allow for buildings as high as 10 to 11 stories, you would have seen the outrage that is now apparent all across the city.

Just because high powered teams from the developers descend upon you and almost demand that you must pass their plans because they meet the new ordinances, does not mean you must approve the tall structures they propose. Use your authority to reject their plans and tell them to come back with architectures that meet the intent of our fine city; just as you did for the Marriot Courtyard next to the American Legion. You are not in the business of padding the pockets of the rich developers at the expense of your citizens.

The resulting traffic congestion all along 150th Ave, our neighborhood, will be unbearable, if not a danger to those of us who must enter and exit our homes. We know if you lived in our neighborhood you would have similar concerns. We have no doubt your neighbors, in your neighborhood, would feel the same way if the traffic was increased dramatically. This is the only emergency evacuation route out of our city and the street that services our school and all emergency service vehicles entering and leaving our city. To approve projects that would add thousands of more vehicles per day on 150th Ave would be a violation of the trust we have in you and would be nothing short of a total failure of your responsibilities to the citizens of Madeira Beach.

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Regards,
Larry Roelofs
President,
Madeira Cove Condominium Association

Servedio, Aimee

From: Donna Abbott <dabborn@gmail.com>
Sent: Monday, March 14, 2016 1:31 AM
To: Palladeno, Travis; Crawford, Shane; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Mike@doradosi.com; Jeff Turner; Annrasl@gmail.com
Subject: No Tall Buildings

I am a Madeira Beach resident that moved here because of the small town feel. The changes that have already taken place have caused concern but now I am seeing a trend. The total disregard shown for the wishes of the taxpayers and the push for tall, high density buildings will, I fear, turn the town I love into a place that resembles the congestion of Clearwater. The traffic has already become more of a problem each year. The flavor of the town is still here but in jeopardy. Please heed the wishes of the citizens. You got your fancy new city hall and ball fields. You got your high density buildings on the southwest side of the causeway. There are new tall buildings going up on Gulf Boulevard, and John's Pass is booming...Please leave a bit of the town to the home owners. You are here to represent us and not to serve your own interest.

Thank You

Donna Abbott

Servedio, Aimee

From: Mary Neff <marypeevlerneff@icloud.com>
Sent: Monday, March 14, 2016 2:03 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy
Cc: Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; jeffthejewelerflorida@gmail.com; mike@doradosi.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: New Development

We live at 317 #F Rex Place and for more than two years now we have put up with the dirt, noise, truck traffic etc, needed to finish the work on the new City Hall, Fire Station, Rec Center and ROC park. We were glad to do it as we felt the city needed a place for it's young people and thought it would benefit the entire community of Madeira Beach. At the same time there was also the work done on the beach, the tearing down of the buildings and building of the new CVS to add to the congestion and amount of dirt, dust, noise, etc. The construction of the new pier is also on the table. Altho I do not remember hearings the petition granted by the State of Florida says there is no objection from the citizenry. A large claim to make when the citizens did not know of it until after the fact.

Millions upon millions have been spent in just the past few years to make all the above additions. *Our taxes went up more than one quarter in just one year.* **All these issues pale in regard to the problems we would face if the new "plans" regarding nearby developments presented in the past few months are passed.**

When the proposed development was announced for the former Leverocks property we were very concerned and troubled by the additional traffic that would be created in a traffic sensitive area, not to mention the population density that would be added to the causeway and downtown area. Our concerns were not allowed to be expressed as almost all the meetings were either cancelled or held over the Christmas holidays. **At no time during those hearings were we, the residents of Madeira Beach, told that another development would take place on the heels of the first one and just on the other side of the street! These additions would make the entire project overwhelming with added traffic and the number of new residents and would impact all of us including our safety and the security of our area.**
residents

We already have an intolerable situation trying to get out of the Yacht Club area, sometimes sitting at the stop on the corner for up to 15 minutes with traffic backed up all the way to 150th street just to be stopped again with the bridge open. I cannot imagine the congestion with just the first development, but the second on top of it, it will be impossible to get anywhere whether walking or driving. We are not talking about one building or two buildings, but about more than eight different buildings, some as tall as 11 stories! Right now you can look down the beach from the water side at John's Pass and the only buildings that are that tall are right down on the corner next to our beach. With an addition of more that 2,000 cars and people, and that is allowing for only one person per unit, I cannot imagine the nightmares we will face, including flooding, terrible traffic, congestion. There is no way to even anticipate all the problems we would face, including the years of tearing down and re-building.

If we would have wanted to live in Clearwater we would have purchased there. We moved here because of the proximity to the library, park, beach, and grocery, not to mention the laid back atmosphere we found here in Madeira Beach.

I have not talked to a single resident, and I have gone door to door, that is in favor of either of these developments! Please stop the madness.

Mary and John Neff
317 #F Rex Place
Madeira Beach, FL 33708

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Monday, January 11, 2016 9:05 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Brown Boxer & Plans for Madeira Way

Last night, Sunday 1/10/2016, was another late night of outside noisy music from the Boxer Bar & Grill. We awoke at 11:35 pm and it was quite loud with a definite drum beat on & on. We finally got to sleep about midnight. This needs to stop.

I hope with future planning of Madeira Way there will be no plans for more bars & grills with music to keep people awake.

We do understand there is planning for the area where Leverock's used to be located. The plans if it is built the way we heard, will add too much traffic & people to our little city. We do not want 10 story buildings and thousands more people!

The reason we have limits that were developed is because our Welch Causeway & Bridge cannot handle the extra traffic. We already have too much and this is only January.

You seem to be putting revenue ahead of the quality of life. Our city was very enjoyable and still is right now.

Please be reasonable with your development and do what is best for the people... not the few who are trying to make more money on taxes. BTW our taxes also were raised \$500.00 this year alone. What an increase!

Thank you for listening to the people who have enjoyed Madeira Beach the way it was.

Theresa & Charles DeRoller
179 Medallion Blvd. Apt. G
Madeira Beach, Fl. 33708

HAVE NOT BEEN REAR AUTO RECORD

From: "ferrell744@tampabay.rr.com" <ferrell744@tampabay.rr.com>
To: Carol Baker <csbakerhome@aol.com>; Dianne Venuti <dvenuti@tampabay.rr.com>; Ginger Tolliver <gingertolliver@yahoo.com>; Mary Collet <bchgir64@hotmail.com>; Pat and Sage Bisciotti <buc13@msn.com>; "SBaker7596@aol.com" <SBaker7596@aol.com>
Sent: Friday, February 5, 2016 11:00 AM
Subject: MAJOR HOTEL AND CONDO PROPOSALS FOR MADEIRA BEACH

Friends and neighbors

You have all been aware of the proposed massive plan put before our City Planning Board and the considerable opposition by many of our residents. Many of us believe the traffic impact alone would offset any possible advantages to our citizens.

The Planning Board has been unable to provide a recommendation to our City officials at this time. I feel this is due to the significant opposition by our residents.

Channel 11 news is scheduled to do a story on the MB residents views on the proposed development projects.

Channel 11 will be at the Madeira Cove Condo's at 399 150th avenue at 10:00 am on Feb.8th 2016.

THIS IS NEXT MONDAY MORNING !!!!!!!

This is a great opportunity to show up to oppose this major development. We don't need all of us to voice our opinion, but a large turnout would go a long way to demonstrate the residents concerns. If you feel as we do about this project please come out Monday and bring anyone else that you know with similar concerns.

Tom & Barbara Ferrell

From: anna pereira <pereiraanna@yahoo.ca>
Sent: Tuesday, March 1, 2016 5:47 PM
To: Shontz, Pat
Subject: Our support for the proposed Madeira Beach Town Center Development (150th Ave./Madeira Way)

Hello Commissioner Shontz,

We are the owners of 7 properties (condos) in Madeira Beach (*all of which are only 100ft-400ft away from the proposed 150th/Madeira Way development) .

We own for the past 10+ years:

1. 423 150th Ave. #1205 (SNUG HARBOUR CONDO)
2. 14950 Gulf Blvd #804 (OCEAN SANDS CONDO)
3. 259 Medallion Blvd unit D (MADEIRA BEACH YACHT CLUB)
4. 245 Medallion Blvd unit B (MADEIRA BEACH YACHT CLUB)
5. 245 Medallion Blvd unit F (MADEIRA BEACH YACHT CLUB)
6. 179 Medallion Blvd unit H (MADEIRA BEACH YACHT CLUB)
7. 317 Rex Place unit E (MADEIRA BEACH YACHT CLUB)

We strongly support the proposed 150th Ave/Madeira Way project (as well as the Holton project) & thrilled to see this happen so close to our properties. In fact we doubt any other owner has as many properties so close to the project.

We are among many Canadians who love Madeira Beach. Although we spend much time in Madeira Beach our present commitments in Toronto mean we cannot attend scheduled meetings regarding this development.

We ask that you please put us on record as a significant supporter of the 150th Ave./Madeira Way proposed development(as well as Holton project).

We applaud the developer for making such a big bet on Madeira Beach & should look at this as an opportunity that we should absolutely endorse. These projects help significantly raise the status of the City as a premier destination.

Of course with progress comes more traffic. We own in Downtown Sarasota (a tourist destination as well) where there is a huge building boom (& traffic worse than Madeira Beach) but we see little/no opposition to development.

Thank you for the amazing work you are doing in Madeira Beach.

Anna & William Pereira

Servedio, Aimee

From: Michael Jensen <jensen.michael@comcast.net>
Sent: Tuesday, March 1, 2016 9:10 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Madeira Beach Development

Holiday Isle Marina and Madeira Beach Development

Dear City Officials:

We've received a copy of the development agreement related to the potential development around our Boca Vista condo complex. These are massive development plans that will significantly alter the appearance of this area making it more like St. Pete's Beach and Clearwater. Madeira Beach is a quaint beach town – that's what makes it so attractive. All of these proposed hotels and condominiums will add to the traffic congestion and there is already limited parking at Archibald Park during the height of the season – where will all these beachgoers park? How will the traffic be impacted when the draw bridge goes up numerous times per day? We already have difficulty pulling out of our condo complex now.

We are all for development and are aware that Madeira Way has quite a few empty shops which need to be filled but why so much development in such a small area?

Please remember to do what's best for the town and not the developers!

Thank you,

Jan & Michael Jensen
Boca Vista Condo
401 150th Avenue
Madeira Beach

Servedio, Aimee

From: sansevilla27@tampabay.rr.com
Sent: Sunday, March 6, 2016 8:32 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry
Cc: jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelrerfloria@gmail.com; carrden23@gmail.com; jdomingue1@tampabay.rr.com; annras1@gmail.com
Subject: OPPOSING TO PROJECT MADEIRA BEACH DEVELOPMENT COMPANY LLC

TO ALL ELECTED OFFICIALS:

The undersigned, as owners of a condominium at Shores of Madeira 15400 Gulf Blvd., Madeira Beach, Florida, would like to inform you of our disagreement with the additional development project by MADEIRA BEACH DEVELOPMENT COMPANY LLC at 150th and Madeira Way with a proposal of 520 residences and 55,000 square feet of commercial space. This additional development together with the property known as HOLIDAY ISLE MARINA/Holton Property on Tom Stuart Causeway will be devastated to this community. Traffic congestion will be raised and negatively affect the residents on their daily traveling.

As you well know we are experiencing traffic congestion that now backs up along 150th Ave when the bridge is raised; with the density of these two projects traffic will probably back up along Gulf Blvd. Traffic is even heavier during school drop-off and pick-up hours. Just think and consider how this will negatively affect residents on their daily business and imagine during an emergency evacuation. The infrastructure as it is currently, cannot handle the traffic that will come about due to this additional proposed development.

This quaint ocean side town will negatively be impacted by gridlock turning it from a picturesque haven to a noisy and chaotic town.

Please listen to the voices of all the "concerned citizens" of Madeira Beach and rethink the long-lasting impact this will have on our wonderful seaside Community and vote accordingly. There are certain values that are above money!

Teresa M. Sanchez and
Maria J. Castillo

Servedio, Aimee

From: RT Wolff <rtwolffpi@gmail.com>
Sent: Monday, March 7, 2016 8:59 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; jim.everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; Jdomingue1@tampabay.rr.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Proposed Rezoning, Ordinance 2016-01, Madeira Beach Development Co., LLC

Re: Ordinance 2016-01, Proposed Rezoning and Development of Multiple Properties along Madeira Way and North Side of 150th Ave, Madeira Beach, Fl 33708 by Madeira Beach Development Co., LLC.

Dear Sir/Madam,

My husband and I own a property, located at 401 150th Ave, Apt #274, Madeira Beach, Fl. One of the reasons we purchased this property was due to the urban beach community feel in the area. We also liked the progress the community was making in controlled new development and upgrades to community facilities. The current zoning regulations support this pattern of controlled growth.

We have been informed that the owners of multiple properties located on Madeira Way and 150th Ave are seeking a variance for the property in order to build a major development that include multiple tall buildings. The current zoning does not allow this excessive density for the property. The proposal is too much and the infrastructure of the surrounding community will not be able to handle the density of this proposal.

We are not opposed to development and believe that the developer should conform to the existing zoning regulations. The new buildings should complement the community, not drastically change the community. We oppose the granting of any such variances. Continued controlled development that complements the current community should remain as the philosophy of future development for the City of Madeira Beach.

Thank you,

Janet E. Wolff
Richard T. Wolff
6853 Stone Croft Cir
Macungie, Pa 18062
917.716.8885
917.716.8820

Servedio, Aimee

From: Donna Abbott <dabborn@gmail.com>
Sent: Saturday, March 12, 2016 4:26 PM
To: Crawford, Shane; Palladeno, Travis; aservedio@madeirabeachfl.org; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Mike@doradosi.com; jeffthejewler@gmail.com; Dennis Auto; Jdominguel@tampabay.rr.com; Annras1@gmail.com

No Tall Buildings Please. I am a Madeira Beach resident that moved to this town because of its small town feel. The changes that have already taken place have caused some concern but I now see a trend. The total disregard shown for the wishes of the taxpayers and the push for tall, high density buildings will, I fear, turn the town I love into a place that resembles Clearwater. Already the traffic has become more of a problem each year and views of the water have become more difficult to see. The small town feel is still here but in jeopardy. Please, heed the wishes of the citizens. You got your fancy new city hall and ball fields. You got your high density buildings on the southwest side of the causeway. There are new tall buildings going up on Gulf Boulevard and Johns Pass is booming...Please leave a bit of the town to the homeowners. You are here to represent us, not serve your own interests.

Donna Abbott
14905 N Bayshore Dr

Servedio, Aimee

From: ALLANTIQUE@aol.com
Sent: Monday, March 14, 2016 2:09 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Please respect the people & Vote not to have such large density.

As residents of Madeira Beach across the water from the proposed development of Madeira Way and 150th Avenue, what the developer proposes is far too much density for the area. We are a BEACH community not NEW YORK city or Miami.

The traffic from the Holten property and this new proposed development will add almost 7,000 more cars per day on 150th Ave..... 7,000 image that!!! Even 700 would be a problem.

We have lived through the building of the rec center and the new town hall & firehouse. There was building noise everyday, dirt, mud water running into the intercoastal waterway and not contained until we complained. Now that all of that has been built, we have events that are intrusive to us.

These new developments in planning are ONLY in the interest of planners who are making big bucks. Please scale them down quite a bit.

We do not need 5 new hotels and 4 new condos within a 1.5 mile area!!!

Theresa & Charles DeRoller

Servedio, Aimee

From: christinemackey@sympatico.ca
Sent: Monday, March 14, 2016 10:30 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Madeira Beach Improvements

Good Morning,

I own a condo at 303 E Rex Place Madeira Beach and am concerned about the plan of building 720 Hotel Rooms and 158 Condos on the small stretch of land between Stuart Causeway Bridge and Gulf Blvd. This plan will improve the value of our property but will it be worth the parking lot effect of traffic on the roads that will result from constructing such high density buildings on such a small stretch of property. The residents of Madeira Beach understand that there needs much improvement in our area but do we want to end up just like Clearwater Downtown. The roads and sidewalks will become congested, moving at a snails pace. With the bridge being so close to Gulf Blvd. that when the bridge is up traffic is backed up right on to Gulf Blvd as it stands now. I can't imagine the mess it will be with possibility of 1000 or more cars added to the condensed area. This will affect traffic north and south on Gulf Blvd, this affected the surrounding business. They won't be happy and we need merchants to stay in the area. Added to that is the plan to build high rises along Madeira Way, add this to the problem and we will be just like Clearwater, no room to move in the downtown core. A better plan would be to revamp, facelift, improve the look of the buildings we already have or build the Town Center Concept from Madeira Beach Special Area Plan. This way we all win, a new look, more accommodation, new businesses and happy Madeira Beach residents. Please look after our interests and not the Developers.

Respectfully,

Christine Mackey

303 E Rex Place,
Madeira Beach, Florida 33708

Servedio, Aimee

From: Greg Jessop <gjessop@tampabay.rr.com>
Sent: Monday, March 14, 2016 10:58 AM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: In Favor of Madeira Beach Development

Hello City Staff and Commissioners:

This is Greg and Brandi Jessop from 564 Crystal Drive. We are writing to let you know that we TOTALLY support all of the redevelopment plans you have for our City. We are the younger "next generation" of home owners and tax payers in this City and we want a new and vibrant place to raise our children.

Do NOT listen to the "previous generation" who are resistant to change and who want to keep the status quo because of lame excuses like noise and traffic. That is ridiculous.

We are IN FAVOR of all improvements to make this a nicer place to live, to raise our kids, and to increase property values.

The question is..... do you want a sleepy, old, underdeveloped city or do you want a new, beautiful, and vibrant city to live and to be a popular tourist destination place that will improve our local economy?

Sincerely,
Greg and Brandi Jessop
564 Crystal Drive
Madeira Beach

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:59 PM
To: Servedio, Aimee
Subject: Fw: Please respect the people & Vote not to have such large density.

From: ALLANTIQUE@aol.com <ALLANTIQUE@aol.com>
Sent: Monday, March 14, 2016 2:08 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Please respect the people & Vote not to have such large density.

As residents of Madeira Beach across the water from the proposed development of Madeira Way and 150th Avenue, what the developer proposes is far too much density for the area. We are a BEACH community not NEW YORK city or Miami.

The traffic from the Holten property and this new proposed development will add almost 7,000 more cars per day on 150th Ave..... 7,000 image that!!! Even 700 would be a problem.

We have lived through the building of the rec center and the new town hall & firehouse. There was building noise everyday, dirt, mud water running into the intercoastal waterway and not contained until we complained. Now that all of that has been built, we have events that are intrusive to us.

These new developments in planning are ONLY in the interest of planners who are making big bucks. Please scale them down quite a bit.

We do not need 5 new hotels and 4 new condos within a 1.5 mile area!!!

Theresa & Charles DeRoller

Servedio, Aimee

From: Poe, Elaine
Sent: Sunday, April 10, 2016 2:14 PM
To: Servedio, Aimee
Subject: Fw: Pending Developments for Madeira Beach

From: jimmy moore <jmoore352@windstream.net>
Sent: Wednesday, March 16, 2016 1:54 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Pending Developments for Madeira Beach

To the Board of Commissioners, the Mayor, the City Administration and the Planning Commission of the City of Madeira Beach, Florida.

I am sending you this message in the hope that upon reading it the City of Madeira Beach Board of Commissioners, the Mayor, the City of Madeira Beach Planning Commission, the City Administration including the City Manager and the City Attorney will all reconsider the Development Proposals now before them and take heed of the concerns of the many residents of the City.

I doubt that anyone would deny that a renewal or re-development of some parts of our City is justified and needed.

However, the developments now under consideration are, to many of us City residents, of a scope far beyond what are needed and what are appropriate to keep them within the historical and cultural matrix that established Madeira Beach as a quiet, mostly residential City over 50 years ago and as it remains to this day and the quality of life of all will be greatly harmed.

At first, many of you claimed that you asked for and did not receive input from the citizens of the City but since then you have received a LOT of citizen input and most all of those combined voices of your constituents are loudly calling for moderation of these development plans.

I think this "message" has been clearly proclaimed to you with the defeat by a huge margin the referendum that the City attempted to have passed on yesterday's ballot. A large and growing group of very concerned City citizens was represented in front of City Hall from 7am to 7pm with representatives not only waving signs of their disapproval of this measure but stepping up and talking with voters to make sure that they all understood what the City was trying to do to their City Charter and the rights therein of the citizens. 1,556 City residents voted and the referendum was soundly defeated by a strong majority of voters.

Won't you please agree that you all should slow this process and step back and take time so that you and your constituents, the many residents of Madeira Beach, can work proactively together and achieve development plans that will enhance the City while maintaining the charm and history of the City? How can it possibly hurt anything to take a little time to insure that the right things will be done?

My personal opinion is that this is the ethical and appropriate thing for the City and its Board of Commissioners and Planning Commission and City Administration to do and taking a little more time for deliberation will harm no one.

Please consider deferring any votes to allow a genuine consensus to be developed between us all.

Thank You in advance for your consideration of this message.

Best Regards

James Moore

Resident – Madeira Beach, Florida

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:53 PM
To: Servedio, Aimee
Subject: Fw: My Ex Parte Letter: enclosed

From: SBaker7596@aol.com <SBaker7596@aol.com>
Sent: Thursday, March 17, 2016 5:28 PM
To: TOM@CITYATTORNEYS.LEGAL
Cc: ferrell744@tampabay.rr.com; yachtbrk1@yahoo.com; csbakerhome@aol.com; Palladeno, Travis; sbaker7596@aol.com; Poe, Elaine
Subject: My Ex Parte Letter: enclosed

Tom

I spoke to you at last night's BOC (3/16/2016) and mentioned that you had apparently not received my letter to the BOC and others, dtd 3/11/2016.

Below is the exact same letter I sent. I hope you will be able to enter it into the record.

I was impressed with the proportion of correspondents that were opposed to parts of these projects. I would hope the City will reach out for the broadest sample of opinions as these proposals will have a critical bearing on the future of this superb little town.

The BOC was elected to represent the citizens: they have to know what we want and do not want.

Sam Baker
742 Pruitt Drive
Madeira Beach

From: SBaker7596@aol.com
To: tpalladeno@madeirabeachfl.gov, epoe@madeirabeachfl.gov, nhodges@madeirabeachfl.gov, pshontz@madeirabeachfl.gov, tiister@madeirabeachfl.gov, scrawford@madeirabeachfl.gov, citizens@tampabay.rr.com
CC: ferrell744@tampabay.rr.com, csbakerhome@aol.com, sbaker7596@aol.com
Sent: 3/11/2016 2:32:53 P.M. Eastern Daylight Time
Subj: STOP TALL BUILDINGS

Ladies and Gentlemen:

We oppose rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezonings. These

areas are already zoned: why not build according to the existing zoning which is modest and sensible?

In addition, the impact on traffic could pose a real danger in the event of a forced evacuation of the City. 150th Avenue is the only way to get off the island. Even without the additional traffic, 150th Avenue is frequently jammed with bridge openings, school-related cars and the occasional accident.

It would be totally irresponsible to permit these projects to go forward as proposed, given these concerns. I am certain that approval of these projects would be unfavorable to the majority of residents of the City.

Sam & Carol Baker

26 year owners in Madeira Beach, 14 year full time residents

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:50 PM
To: Servedio, Aimee
Subject: Fw: Thank you

From: EdBonnie Ayres <edbonniea@hotmail.com>
Sent: Monday, March 21, 2016 3:13 PM
To: Poe, Elaine
Subject: Thank you

Dear Elaine,

On Wednesday we attended the BOC meeting and want to thank you for standing for the residents of Madeira Beach. We went away from the meeting (at 10:30 pm) saying "Elaine Poe is one classy lady". We certainly admire your courage, integrity, hard work, and faithfulness as you have been fighting for the peacefulness of MB and fighting against "big business" taking that away from us. Even though the result was not what we desired, your efforts are appreciated by many!

THANK YOU!!!!

Bonnie & Ed Ayres

Sent via the Samsung GALAXY S[®] an AT&T 4G LTE smartphone

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:51 PM
To: Servedio, Aimee
Subject: Fw: Your support

From: christinemackey@sympatico.ca <christinemackey@sympatico.ca>
Sent: Monday, March 21, 2016 12:02 PM
To: Poe, Elaine
Subject: Your support

Dear Elaine,

I want to thank you for standing up for the Madeira Beach residents. I am appalled at our current councils attitude towards the concerned citizens of Madeira Beach. They are totally ignoring our concerns and objections. Their so called compromises are in favour of the developers, not their citizens. No one wants to stop progress, a chance to improve Madeira Beach, but we do not want to end up like Clearwater . Congestion, parallelized traffic and tall buildings that make our city look like a cement jungle. Please keep up your efforts on behalf of Madeira Beach residents.

Thank you again,

Kind regards,

Christine Mackey
303 E Rex Place.
Madeira Beach 33708.

Servedio, Aimee

From: GARY FUSICK <garyfusick@aol.com>
Sent: Monday, March 21, 2016 8:01 PM
To: Crawford, Shane; Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: PROPOSED PROJECT

Dear Madeira Beach official,

As a citizen of Madeira Beach, My wife and I are against any project that destroys the character of our community. You should be also. Those who came before us created ordinances into the building codes to assure our community would not take on the look and feel of a big city. To now circumvent those ordinances simply by voting to do so is simply wrong. You can't change the rules every time some Corporate entity request you do so.

To tear down buildings that are functioning with thriving business's simply to be replaced with giant metropolitan type buildings for the sake of profit should not be allowed. Its one thing to tear down abandoned or blighted properties in the name of progress but to simply eliminate dozens of functioning small business's and the longstanding jobs they provide for the sake of corporate profits is just not what this community needs.

What's next, tear down Johns pass to put up 40 story time shares?

Please vote down the proposed project and allow our community to keep the charm it has always had.

Gary & Gina Fusick
101 148th St
Madeira Beach Fl, 33708

Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:49 PM
To: Servedio, Aimee
Subject: Fw: Holton and Karn's Projects

From: Florian Simala <floriansjr@gmail.com>
Sent: Friday, March 25, 2016 1:33 PM
To: Poe, Elaine
Subject: Fwd: Holton and Karn's Projects

Dear Vice Mayor Poe,

Have shared yesterday's message to you with Mayor Palladeno and other MB City Commissioners.

Sincerely,

Florian Simala

----- Forwarded message -----

From: Florian Simala <floriansjr@gmail.com>
Date: Fri, Mar 25, 2016 at 1:32 PM
Subject: Fwd: Holton and Karn's Projects
To: tpalladeno@madeirabeachfl.gov, pshontz@madeirabeachfl.gov, tlister@madeirabeachfl.gov, nhodges@madeirabeachfl.gov

Dear Mayor Palladeno and Commissioners,

Below is a message sent to Vice Mayor Poe to be shared with you.

Sincerely,

Florian Simala
15400 Gulf Blvd, #1001
Madeira Beach, FL
33708

----- Forwarded message -----

From: Florian Simala <floriansjr@gmail.com>
Date: Thu, Mar 24, 2016 at 5:49 PM
Subject: Holton and Karn's Projects

To: "Poe, Elaine" <epoe@madeirabeachfl.gov>

Dear Vice Mayor Poe,

Thank you for standing up for the residents of Madeira Beach at the City Commission meeting on March 16th. We are very disappointed that the mayor and other commissioners are not doing likewise in spite of the overwhelming opposition to the scope of the planned development of both the Holton and Karn's properties. These projects have split the community between business owners and residents. Naturally, business owners want to see more people and traffic in Madeira Beach as this will benefit their businesses. On the other hand, residents believe the scope of the developments will disrupt their daily lives and quality of life with additional traffic clogging roads and the Tom Stuart Bridge. Most residents bought in Madeira Beach to live a relaxed life style, not a frenetic urban one. There's really no need to repeat these arguments as we have heard them all. What is even more worrisome on top of the double shock of the Holton and Karn's projects is what will be redeveloped next, the post office and adjoining shops which will really not fit into the looks of the Town Center, the Winn-Dixie complex, the library, or other valuable waterfront properties in Madeira Beach?

Issue is taken with the traffic expert's comment that Madeira Way is a "short-cut." Madeira Way is a reliever of traffic traveling west and east to and from the Tom Stuart Bridge, as well as allowing easy access to the post office. Artist sketches of the Karn's development show Madeira Way restricted to one lane in either direction from the current two, and the inability to turn east on 150th Ave from Madeira Way. Additionally, the sketches seem to show only two lanes of traffic at the 150th Ave junction with Gulf Blvd, eliminating the existing dedicated right turn lane going south on Gulf Blvd. This together with the restricted Madeira Way, additional tourist traffic from the developments can only add to Madeira Beach's traffic congestion.

The more than two-to-one vote that defeated the recent Madeira Beach referendum to give the city commission super majority power to sell city owned property without reference to residents should be a clear sign to city commissioners that they do not have the support of voters.

Very Truly Yours,

Nancy & Florian
Simala
15400 Gulf Blvd
#1001
Madeira Beach, FL
33708

Servedio, Aimee

From: Florian Simala <floriancjr@gmail.com>
Sent: Friday, March 25, 2016 1:32 PM
To: Palladeno, Travis; Shontz, Pat; Lister, Terry; Hodges, Nancy
Subject: Fwd: Holton and Karn's Projects

Dear Mayor Palladeno and Commissioners,

Below is a message sent to Vice Mayor Poe to be shared with you.

Sincerely,

Florian Simala
15400 Gulf Blvd, #1001
Madeira Beach, FL
33708

----- Forwarded message -----

From: **Florian Simala** <floriancjr@gmail.com>
Date: Thu, Mar 24, 2016 at 5:49 PM
Subject: Holton and Karn's Projects
To: "Poe, Elaine" <epoe@madeirabeachfl.gov>

Dear Vice Mayor Poe,

Thank you for standing up for the residents of Madeira Beach at the City Commission meeting on March 16th. We are very disappointed that the mayor and other commissioners are not doing likewise in spite of the overwhelming opposition to the scope of the planned development of both the Holton and Karn's properties. These projects have split the community between business owners and residents. Naturally, business owners want to see more people and traffic in Madeira Beach as this will benefit their businesses. On the other hand, residents believe the scope of the developments will disrupt their daily lives and quality of life with additional traffic clogging roads and the Tom Stuart Bridge. Most residents bought in Madeira Beach to live a relaxed life style, not a frenetic urban one. There's really no need to repeat these arguments as we have heard them all. What is even more worrisome on top of the double shock of the Holton and Karn's projects is what will be redeveloped next, the post office and adjoining shops which will really not fit into the looks of the Town Center, the Winn-Dixie complex, the library, or other valuable waterfront properties in Madeira Beach?

Issue is taken with the traffic expert's comment that Madeira Way is a "short-cut." Madeira Way is a reliever of traffic traveling west and east to and from the Tom Stuart Bridge, as well as allowing easy access to the post office. Artist sketches of the Karn's development show Madeira Way restricted to one lane in either direction from the current two, and the inability to turn east on 150th Ave from Madeira Way. Additionally, the sketches seem to show only two lanes of traffic at the 150th Ave junction with Gulf Blvd, eliminating the existing dedicated right turn lane going south on Gulf Blvd. This together with the restricted Madeira Way, additional tourist traffic from the developments can only add to Madeira Beach's traffic congestion.

Servedio, Aimee

From: chris in south bend <chrisinsouthbend@gmail.com>
Sent: Tuesday, March 29, 2016 10:10 PM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Servedio, Aimee

From: Patrick McGough <McGough.Patrick@spcollege.edu>
Sent: Wednesday, March 30, 2016 8:49 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Unsafe conditions on 150th Ave.

I would like to take this opportunity to explain to you, the City of Madeira Beach Planning Commission, Staff, Mr. Karns, and FDOT why we think the plan to make the current three-way intersection consisting of our entrance/exit and the east and west bound lanes of 150th Ave. and making it into a four-way intersection by adding an entrance/exit into your proposed two condos and expanded Marina is a bad idea. This concept may look good on paper, but will be a disaster in reality.

Right now it is very precarious to try to make a left turn out of our entrance/exit way. When we attempt this turn we have to move to the space between the east and west bound left lanes and position our vehicle so that it is nearly parallel to the traffic so that the vehicle is not overhanging in either lane of traffic. This becomes even more difficult when a car traveling east wishes to make a U Turn, as both cars try to move out of the traffic. Sometimes, especially in the high season it could take up a very long time before there is a break in the west bound traffic.

It is no better for us traveling west and attempting to turn left into our entrance/exit way. When there is a vehicle traveling east and wishing to make a U Turn neither driver can see traffic in the outside lanes. You really hold your breath and fear for your safety when edging out to peer around the other car.

The challenge of entering/exiting will become even more difficult with the plan to remove the traffic light at Madeira Way. This light often provides a timed interruption in the traffic flow so turns can be made safely. Without the light traffic heading east vehicles will be traveling at 40-50 mph. There will be a constant flow of traffic heading east because of the turn on red signal at 150th Avenue and Gulf Boulevard. Traveling west the cars will be traveling in the same 40-50 mph range. Now when traffic is stopped at the Madeira Way traffic light drivers often show courtesy to let you enter the traffic flow while they are stopped or slowing down. No one lets you into the traffic flow when they are traveling 40-50 mph.

Now all of this is brought to an even greater troublesome level when the current three-way intersection becomes a four-way intersection. This plan introduces the potential for one or two cars trying to turn left, one car or two cars trying to turn right and at least one car trying to make a U Turn to go west and at least one car trying to make a U Turn to go east. This is just fraught with problems and accident potential, especially with boat trailers and delivery trucks are factored in. Any person who takes the time to actually go to the site will, I am sure, readily come to the same conclusion. I suggest you move the entrance to the new marina and condos further east, about 100 feet and give more thought to the ability to turn safely east or west.

In addition when trying to make a U Turn in either direction it is impossible to do so without crossing the left lane and entering the right lane. Often times vehicles traverse on to the sidewalk when trying to make this U Turn.

Now add the enormous increase in vehicular traffic generated by the growth of existing businesses along Gulf Boulevard in Madeira Beach or other communities, plus the projected traffic count increases from the Holiday Isles Project, the Madeira Beach Development Corporation, Co. LLC, plus the other developments in the Town Center and along Gulf Boulevard we justifiably worry about our safety, and our ability to enter or exit our homes.

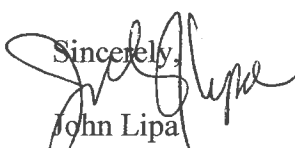
Please remember 150th Ave. is first and foremost where we live. It is our neighborhood. We respectfully ask you, to thoughtfully reflect on your project as if you were a member of the neighborhood, and reconfigure and right- size your project, so it addresses these legitimate concerns of your neighbors.

Those who purchase condos you plan to build or moor their boats in the Marina, or rent the hotel rooms you plan, or patronize the businesses you hope to attract will be part of the neighborhood. They will have to deal with all the concerns and problems mentioned.

Remember bigger is not always better. Thoughtful reflection, right sizing and sensible route management will serve all well. Not satisfactorily addressing the concerns will only allow the drumbeat of dissatisfaction and unrest in the City and the neighborhood to continue.

Please listen to those of us who know the daily ins and outs the best. If you do, and do so wisely, those who you will bring into the neighborhood will be much happier. Those who presently live in the neighborhood will be happier. The residents of Madeira Beach and our neighboring communities will be happier. In the end you will be happier.

Sincerely,



John Lipa

Vice President

Madeira Cove Condominiums

399 150th Avenue

Madeira Beach, FL 33708

413-441-6130 mobile

727-392-1730 home

Lipa171@gmail.com

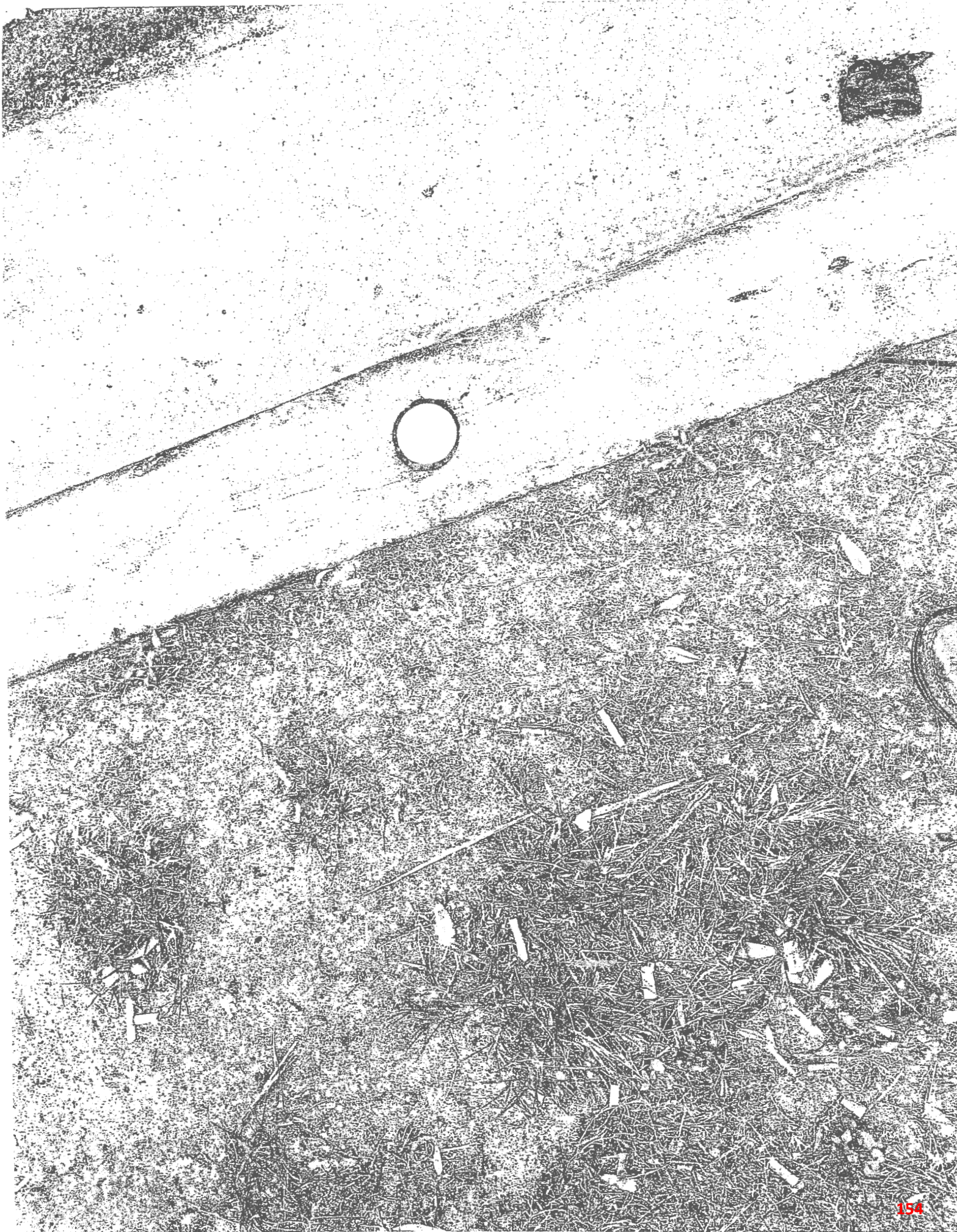
March 14, 2016

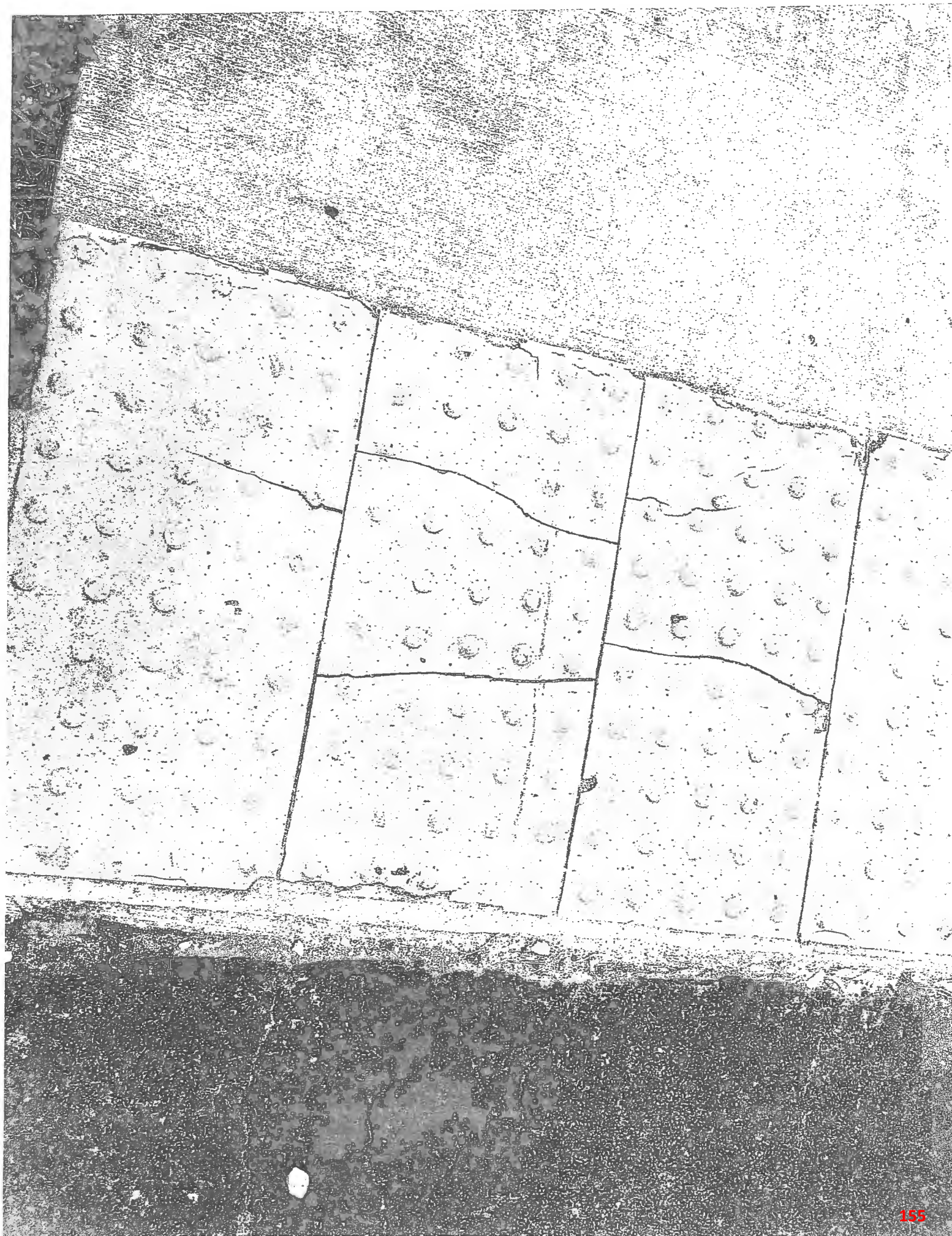


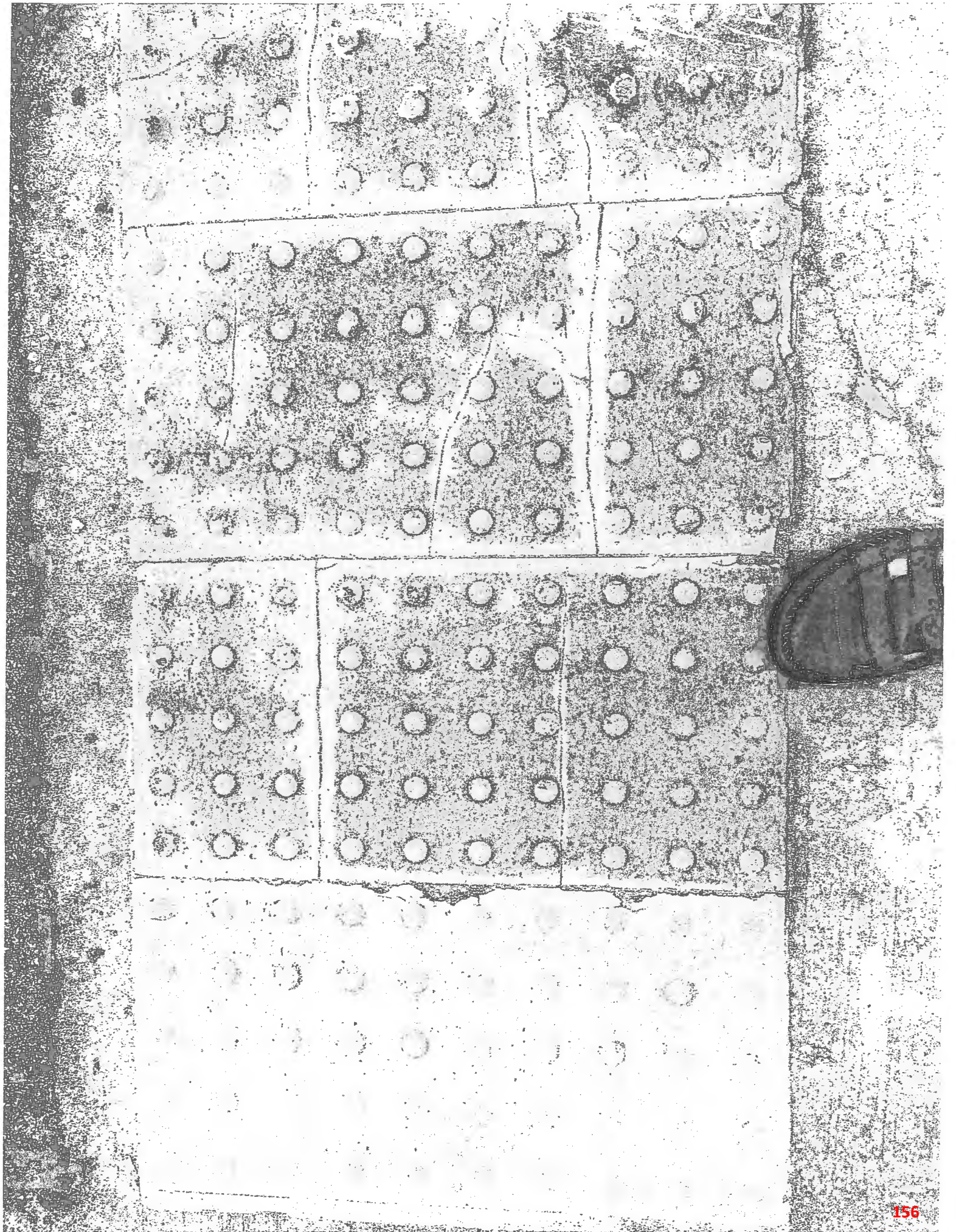














Servedio, Aimee

From: Poe, Elaine
Sent: Friday, April 8, 2016 12:34 PM
To: Servedio, Aimee
Subject: Fw: Madeira Beach -

Emails on Holton property

From: Peter Pisciotta <Peter.Pisciotta@finelineadvisors.com>
Sent: Friday, April 8, 2016 10:34 AM
To: Poe, Elaine
Subject: RE: Madeira Beach -

Thanks Ms. Poe – and thanks for the feedback on the 3-month ordinance for rental. That makes sense.

Re: development. What I would really love to see is a vision for the downtown Madeira Beach area created by someone who isn't a developer and has the town's best interest at heart. I travel every single week to somewhere – as in downtown St Pete, there is huge interest in a 'neighborhood' feel where there are a collection of restaurants, shops, and residences. Because Madeira Way is a short stub-street, there is untapped potential to create a pedestrian-friendly area. Add in a handful of decent restaurants, and suddenly it is a destination and benefits the entire community. I'm so tired of the developer justification of "increased tax base" being the benefit – how about some real amenities?

If I had the 'magic wand,' I would look at places like St Petersburg and some other places and come up with a master plan. Commercial beneath and 3-5 floors of condominium. Parking would be a concern. You get the idea. Not just an objection to the development, but a possible solution.

Peter Pisciotta

+1-408-772-1564 (mobile + text) | peterp@finelineadvisors.com
Skype (when traveling abroad) +1-727-231-4977



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Technology Enabled Business Advisory

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From: Poe, Elaine [mailto:epoe@madeirabeachfl.gov]
Sent: Friday, April 8, 2016 9:07 AM
To: Peter Pisciotta <Peter.Pisciotta@finelineadvisors.com>
Subject: Re: Madeira Beach -

Thank you Peter. I am going to include your email in my ex-parte communication.

Thank you again for your comments.

Elaine Poe

From: Peter Pisciotta <Peter.Pisciotta@finelineadvisors.com>

Sent: Friday, April 8, 2016 12:04 AM

To: Poe, Elaine

Subject: Madeira Beach -

Vice Mayor Poe –

I was a vocal (and lonely) opponent of the City Hall project a few years ago as I thought it was unaffordable for the City; and the money could be better spent (I see now that our reserves are dangerously low; and the storm project is again delayed).

I have not always agreed with you (I feel 30-days minimum rental provides adequate protection for VRBO-like rentals, just as SPB uses), but I am writing to thank you for your looking deeper into the development plans. I am generally in favor of development, but feel the Commissioners and Mayor lack a strategy and plan – they will accept whatever a developer brings to the table. Thank you for your closer look. I have been dismayed by the ‘clubby’ approach the Mayor, City Manager, and Commissioners portray – their decisions are made and do not listen to the residents. There is very little discussion – just a love-fest of praise of one another. To those who are not part of the ‘club,’ it feels useless to participate.

My sense is you are under fire these days. And I’m sure you’d like to just give up – please don’t! You are a lone voice – we need your help. Best success.

Peter Pisciotta
182 148th Av E

Servedio, Aimee

From: Poe, Elaine
Sent: Sunday, April 10, 2016 2:14 PM
To: Servedio, Aimee
Subject: Fw: STOP TALL BUILDINGS

From: Patrick McGough <McGough.Patrick@spcollege.edu>
Sent: Wednesday, March 30, 2016 8:48 AM
To: Palladeno, Travis; Poe, Elaine; Hodges, Nancy; Shontz, Pat; Lister, Terry; Crawford, Shane; citizens@tampabay.rr.com
Subject: STOP TALL BUILDINGS

I oppose the rezoning the Holiday Isles and Tom Stuart Causeway projects and oppose the increased height and density permitted by those rezoning.

Crawford, Shane

From: Connie Noren <connienoren@earthlink.net>
Sent: Monday, April 11, 2016 10:04 AM
To: Crawford, Shane
Cc: Palladeno, Travis
Subject: Madeira Beach development

Sent from my iPad

Greetings. I am the old man who addressed the BOC at the April meeting to express our feelings about living in Madeira Beach. At the risk of repeating myself, I will summarize my words. Thirty years ago, the Bride and I discovered Mad Beach quite by accident, but that's another story! It was also April of 1986. As time passed, we came to realize we had found our little piece of paradise. We had already lived in many places large and small, New York, New Jersey, South Carolina, Kansas, Washington state, Alaska, California (3 times), Naples (Italy), Texas, and Virginia to name most of them. But this place was and still is, special. We had purchased a condo in Madeira Beach Yacht Club in 1986, and we figured why visit paradise when we can live there. So in 1993 we became Florida residents for good. In the thirty years we have been here, we have seen the many, many changes which have taken place and in summary we feel they have been for the good and have enhanced the quality of the Madeira Beach experience. And yes, we do appreciate the quaintness of our town, but quaint without improvements and change becomes an eyesore of chipped paint, rotting wood, broken concrete and a resting place for insects and rodents. We came here to live, not die, and so we are not opposed to the projects being proposed for the two developments. In fact we support them whole heartily and in discussions with our neighbors many feel the same way. MBYCC is a diverse community and each owner is entitled to express his/her opinion but that does not mean anyone of us is speaking for the association. So I am expressing ours.

I am extremely disappointed to see the development topics take a personal and vindictive tone. I don't support those in opposition to the projects going the "let's sue route" at this time, in order to impose their will upon everyone else in order to get their way. The tenor of what I hear from some in this group is not professional and is mean spirited. And to me, personal attacks on individuals and members of the commission have no place in resolving community problems on either side of any issue. Surely we can do better!! The adoption of the master plan has evolved in the open and all residents have always had an opportunity to express their views. In the 90's, I expressed my opposition to some of the zoning changes, I didn't win. I could shout that a fix was in and things were done in secret, etc, etc, What really happened, is I was outvoted because I didn't have strong enough case. That's life. I feel what would be best in the present situation is for the opposing sides to meet in the open to determine if a satisfactory solution to both sides can be reached.

In conclusion we do love this place and believe the developers do also. It is my hope that love will win the day, it's the best option.

In addition, my wife is my bride of 58 years

Rees E. Noren, Commander, US navy, retired 363A medallion Blvd., Madeira Beach, FL.

Servedio, Aimee

From: SBaker7596@aol.com
Sent: Monday, April 11, 2016 4:54 AM
To: Crawford, Shane; Poe, Elaine; Hodges, Nancy; Lister, Terry; Shontz, Pat; Jim.Everett@yahoo.com; mike@doradosi.com; jeffthejewelerflorida@gmail.com; Carrden23@gmail.com; dlaw@giopsnow.com; Annras1@gmail.com
Subject: Emergency Meeting April 5, 2016

Dear Mayor Palladeno and Others

What a colossal waste of time and City resources. There was no emergency, only Shane Crawford's mea culpa regarding his living arrangement with his secretary. What a waste of all our time.

Many of the citizens who showed up, misled by the meeting flyer, had hoped to see some reaction from the BOC relative to the legal actions that had been filed that day in opposition to the maxi-developments which seem to be sailing through the approval process without any serious questions, or without the BOC paying attention to the wishes of the citizens and property owners of Madeira Beach.

Wake up Mr. Mayor. There is a storm brewing among the citizens and most of you in the BOC have your heads buried in the sand.

Sam Baker

Citizen, Taxpayer and Voter

Crawford, Shane

From: Brandi Jessop <brandi.k10@gmail.com>
Sent: Tuesday, April 12, 2016 2:27 PM
To: Crawford, Shane
Subject: Support

Hi Shane,

My name is Brandi and I have been a Madeira Beach (Crystal Island) resident for approximately 5 years. Prior to that I lived in Seminole for the last 20+ years. My husband and I love this city now more than ever and support everything you have done and continue to do. Ten years ago I never imagined that I would want to live in Madeira Beach let alone raise our son here.

It is hard for me to believe that people adamantly oppose the developments that are in the works. In my opinion the former Leverocks property has been an eyesore and the plans to redevelop that land will be a tremendous improvement for our city.

I also support the plans to redevelop the "downtown" area. I know for a fact that several of our neighbors support the redevelop of these areas and look forward to having places in Madeira Beach where we can dine outside, shop, etc.

Lastly, I hope that you and the commissioners continue to improve our city and make it a place where people want to live and spend their vacation. On a side note note I would really love to see a restaurant finally built on the beach near Gulf and 140th...my dream to walk to a nice restaurant and have a glass of wine!!

We will try to attend tonight's meeting or another one in the near future to voice our support.

Thanks for all of your hard work feel free to read my email at the meeting tonight!

Regards,
Brandi

Servedio, Aimee

From: Richard Lewis <RICHARD_21345@msn.com>
Sent: Thursday, April 14, 2016 2:59 PM
To: Planning; Jim Everett
Cc: Palladeno, Travis; Lister, Terry; Shontz, Pat; Hodges, Nancy; Poe, Elaine; Crawford, Shane
Subject: PD-Holiday Isles Marina/Madeira Town Center

Gentlemen;

The following comments on subject are submitted for your consideration;

Madeira Way Parking:

The PD reflects a change to parallel parking, two traffic lanes and apparent elimination of the median.

Madeira Way was changed to four traffic lanes over ten years ago by then City Manager Paul Williams. This change, together with angled parking (and a beautified median) has proved to be the best possible configuration for driver/shopper convenience and maximizes vehicle parking capacity. The Post Office, with hundreds of short term visitors a day exemplifies this need.

Parallel parking would reduce parking capacity by at least a third, materially reduce ease of parking and add congestion. This with potentially increased number of retail establishments, is illogical.

Please note that a change to parallel parking was considered in a Madeira Way rehabilitation project in 2006 principally to provide for 20' sidewalks. (See BoC Mtg 6-27-06 Madeira Way Streetscape Design)

Fortunately, it was (apparently) concluded that if available parking was significantly reduced, there would be no pedestrians for the 20' sidewalk and was not adopted.

Note also that parallel parking is a part of the "Madeira Way Streetscape Concept" which is part of a "Town Center Special Area Plan" adopted by the BoC 9-21-09. (Ord 1151). In my view, presence in this plan does not represent a conformance need and certainly not desirability.

Elimination of Traffic Signal; Madeira Way/150th Ave:

Elimination of this signal would appear to be an enhancement to the flow of Westbound traffic arriving on 150th Ave however I believe this is negligible in consideration of negative impact on other traffic.

As noted in the PD, traffic leaving Madeira Way must turn Westbound.

Drivers desiring to proceed Eastbound must make a "U" turn at 150th Ave and Gulf Blvd which will tend to slow through traffic. It is likely that if delay (or hazard) to through traffic is deemed significant by FDOT, a "U" turn prohibition may be posted. This will require that all vehicles desiring to proceed Eastbound must exit Madeira Way on the North end and make 2 left turns to 150th Ave.

All considered, I don't believe elimination of this signal is desirable.

Impact Fees/"Off-Site" Roadway;

The PD requires the city to "contribute" 100% of Impact Fees to the construction of off-site roadway improvements, principally I believe, a pedestrian overpass across Gulf Blvd.

Impact fees should be substantial. The problem relative to this provision is that estimates of impact fees and off-site improvements are not/can not be provided.

Recognizing that these improvements benefit the city as well as the developer, I strongly suggest that the impact fees not be committed and the PD reflect that the shared cost of mutually beneficial improvements be negotiated when data is available.

Thanks for your consideration.

Dick Lewis, 561 Crystal Dr., Madeira Beach, FL 33708

Richard J. Lewis



Madeira Beach Town Center

Madeira Beach Development Company
Mesh Architecture

Madeira Beach, Florida
April 13, 2016



Madeira Beach Town Center

Madeira Beach Development Company
Mesh Architecture

Madeira Beach, Florida
April 13, 2016



AERIAL VIEW FROM EAST



Index

Project Information	2
Special Area Objectives	3
Project Data	4
Perspective View	5
Aerial View of Madeira Beach	6
Aerial View of Madeira Beach Town Center	7
Overall Site Plan	8
Perspective Views	9
Public Access Site Plan	18
Overall Parcel Map	19
Condo A Site Plan	20
Parcel 1 Design Guidelines	21
Condo A Elevations	22
Marina Site Plan	24
Parcel 3 Design Guidelines	25
Dock Master Elevations	26
Aerial View of Madeira Beach	27
Condo B Site Plan	28
Parcel 4 Design Guidelines	29
Condo B Elevations	30
Hotel A Site Plan	32
Parcel 5 Design Guidelines	33
Hotel A Elevations	34
Hotel B Site Plan	36
Parcel 6 Design Guidelines	37
Hotel B Elevations	38
Appendix	41
Survey of East Property	42
Survey of West Property	43
Civil Site Plan and Data	44
Traffic Analysis	48

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

PROJECT DESCRIPTION

The Madeira Beach Town Center project is envisioned to be just that, a new gathering place for the local community. The master plan is organized around two new civic places. Madeira Way has been reconceived and redesigned to be a two block long pedestrian-oriented street lined with shops and cafes. At the intersection of Gulf Boulevard and 150th Avenue is Madeira Plaza, a new half-acre town square designed to host events and activities, large and small throughout the day, week and year. In addition to these two spaces a substantial green space has been provided adjacent to 150th Avenue and a pedestrian/bike trail has been extended from Madeira Way to Causeway Park. Also an elevated crosswalk is proposed to provide safe passage across Gulf Boulevard.

The 6.7-acre mixed-use project consists of two properties, both with frontage onto Madeira Way. All of the existing buildings will be demolished as new construction proceeds. Distributed across the two properties are five new buildings. Two new 8-story condominium buildings, totaling 90 units, front onto 150th Avenue. Parking is located on the first two floors with six floors of residential units above. These buildings are the same height as Boca Vista across the street and have been separated by over 430 feet in order to provide unobstructed views north and south across the peninsula. Between the condominium buildings the existing 43-slip marina will be completely redeveloped. The existing buildings will be demolished in order to create a park-like setting south of the marina. A new one or two-story dockmaster building with up to 5,000 square feet will be built to service the marina.

North of Madeira Way a new suites hotel with up to 180 rooms will be developed. This building will have 11 floors. On the first floor will be the hotel lobby, up to 5,000 square feet of retail and restaurant space and the entry to the parking garage. The second and third floors will contain parking and above will be eight floors of hotel rooms. The building has been designed to reinforce the pedestrian character of Madeira Way.

Across the street, on the triangular block, will be a new full-service hotel with up to 250 rooms. This building will also have 11 floors, the same as the Ocean Sands Condominiums located across Gulf Boulevard. On the first floor will be the hotel lobby, up to 40,000 square feet of retail and restaurant space and the parking garage entry with covered drop-off for the hotel. In addition, a pedestrian arcade through the building will connect Madeira Way to the public plaza. The parking garage will be on the second through fourth floors and will be shielded with a decorative living green wall. The hotel amenities are located on the fifth floor with direct access to a large roof terrace. The hotel rooms comprise the 6th through 11th floors.

In total there will be up to 575,000 square feet within the new buildings (875,000 square feet including the proposed parking structures). This is more than 290,000 square feet less than the maximum allowed by current zoning, representing a 25% reduction.

Automobile traffic has been carefully considered. The traffic signal at the intersection of 150th Avenue and Madeira Way is proposed to be removed. This will reduce congestion on 150th Avenue by allowing for a smoother flow of traffic. Currently between Causeway Park and Madeira Way there are eight curb cuts on the north side of 150th Avenue. These will all be eliminated except for one new entry to the marina and proposed condominiums. This too will reduce traffic conflicts.

As previously mentioned Madeira Way will be completely re-built as a two-lane, two-way pedestrian oriented street with parallel parking and generous sidewalks. It will no longer function as a shortcut by through traffic due to its slow speed and because vehicles will no longer be allowed to make a left turn at the east end of the street onto 150th Avenue. On the triangular block, the existing curb cuts onto 150th Avenue and Gulf Boulevard will be eliminated. All vehicular access for the two hotels and their accessory retail space will be via Madeira Way, thereby minimizing conflicts with the two major streets.

The parking needs for the proposed new development have also been thoughtfully designed. Consistent with the Madeira Beach Town Center Special Area Plan parking has been designed to improve pedestrian flow throughout the project and minimize conflicts with vehicular traffic. Enough parking has been provided to slightly exceed the city's required standards; and except for a small surface parking lot servicing the marina all other parking has been consolidated into four parking garages. This minimizes the land area occupied by automobile parking and allows more area to be devoted to landscaped green spaces and lively public spaces.

SPECIAL AREA PLAN OBJECTIVES

As described below, special consideration has been given to meeting the Objectives of the Madeira Beach Town Center Special Area Plan as this proposal was developed.

Create a unique sense of place for the Town Center, and create a sense of arrival for those entering the area.

The design emphasis has been on creating distinctive pedestrian oriented places including a redeveloped pedestrian-oriented Madeira Way, a one-half acre public plaza at the intersection of Gulf Boulevard and 150th Avenue and a landscaped green space fronting the marina. Special care has been taken to create scenic gateways and views when entering the district from the east, south and north.

Promote a wide variety of uses to create an activity center for both local residents and tourists.

This is a true mixed-use project with a balance of residences, tourist accommodations, retail, restaurant, entertainment and recreational uses. And all of these uses are connected via sidewalks allowing for safe, convenient access across the district.

Set a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.

As a result of this project two major public spaces will either be greatly improved (Madeira Way) or newly created (Madeira Plaza). This project proposes a carefully calibrated balance between new private development and public enhancement. These improvements will be codified through the Development Agreement as well as the Design Guidelines contained within this document.

Promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center.

Although the majority of the property is currently developed, it is at a density and pattern that does not create a sense of place for the community. The goal of the proposed project is to redevelop the area into a memorable destination for both locals and visitors.

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.

The proposal will add 430 hotel rooms and 90 dwelling units to the core of the Town Center. Although the residents and guests will bring new life to the community, the proposed density is substantially less than the maximum allowed. All will have thoughtful architectural design that reflect the relaxed, subtropical character of Madeira Beach while simultaneously working together to create a coherent character for the Town Center.

Improve pedestrian and bicycling access to all major destinations with the Town Center, including the parks, the beach, retail properties and civic destinations.

Numerous improvements are proposed to enhance pedestrian and bicycle access. A 12-foot-wide combined pedestrian/bicycle trail will connect Madeira Way to Causeway Park. Madeira Way will be redeveloped as a pedestrian oriented shopping street. A new public plaza will be located at the intersection of Gulf Boulevard and 150th Avenue with a direct pedestrian access to Madeira Way. An elevated crosswalk is proposed to provide safe, pedestrian access across Gulf Boulevard.

Increase connections and access to parks, ensuring that views of the Gulf and Boca Ciega Bay are preserved.

A new pedestrian/bicycle trail will connect Causeway Park back to the Town Center. A new public space will be created at the intersection of Gulf Boulevard and 150th Avenue. Along the marina the new buildings have been spaced out to preserve view corridors. The new condominium buildings have been separated by 430 feet. And there is a 60 foot opening between Condominium B and Hotel A. Although sometimes controversial, allowing for taller buildings in waterfront districts reduces the size of the structure’s footprint and results in better views overall to and from neighboring properties. It also allows a greater percentage of the site to be dedicated to green space.

Develop parking and access strategies that help to make the most efficient use of scarce land and contribute to the quality of the public realm in the Town Center.

The site plan proposes to eliminate all curb cuts along 150th Avenue and Gulf Boulevard except for one access point providing consolidated service to the marina and two new condominiums. All vehicular access for the two hotels will be via Madeira Way. Except for a small, 39 space, surface parking lot serving the marina, all other parking for the development will be located within four parking structures at the base of the new buildings. This allows for a significant increase in the amount of landscaped green space and lively public areas.

PROJECT DATA

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Totals
Land Use	Condo A	Common Area	Marina	Condo B	Hotel A	Hotel B	
Land Area	43,416 s.f.	21,929 s.f.	38,298 s.f.	45,017 s.f.	50,514 s.f.	92,511 s.f.	291,685 s.f.
Acreage	0.997 ac.	0.503 ac.	0.879 ac.	1.033 ac.	1.160 ac.	2.124 ac.	6.696 ac.
Hotel - Density Allowed							125 rooms/ac.
Hotel - Rooms Allowed							837 rooms
Hotel - Density Proposed							64.2 rooms/ac.
Hotel - Rooms Proposed					180 rooms	250 rooms	430 rooms
Condos - Density Allowed							15 units/ac.
Condos - Units Allowed							100 units
Condos - Density Proposed							13.4 units/ac.
Condos - Units Proposed	45 units			45 units			90 units
Retail Space			4,000 s.f.		3,000 s.f.	28,000 s.f.	35,000 s.f.
Restaurant Space			1,000 s.f.		2,000 s.f.	12,000 s.f.	15,000 s.f.
Gross Building Area - Allowed							1,166,740 s.f.
Gross Building Area - Proposed	150,000 s.f.		5,000 s.f.	150,000 s.f.	200,000 s.f.	370,000 s.f.	875,000 s.f.
F.A.R. - Allowed							4.00
F.A.R. - Proposed							3.00
Boat Slips - Allowed							43 slips
Boat Slips - Proposed			43 slips				43 slips
Parking - Minimum Required	90 spaces		36 spaces	90 spaces	201 spaces	392 spaces	809 spaces
Parking - Proposed	95 spaces		39 spaces	95 spaces	210 spaces	400 spaces	839 spaces

Parking Ratios - Residential: 2 spaces per unit / Hotel: 1 space per room / Retail: 2 spaces per 3,000 s.f. / Restaurant: 1 space per 4 seats (120 s.f.) / Marina: 1 space per 2 slips



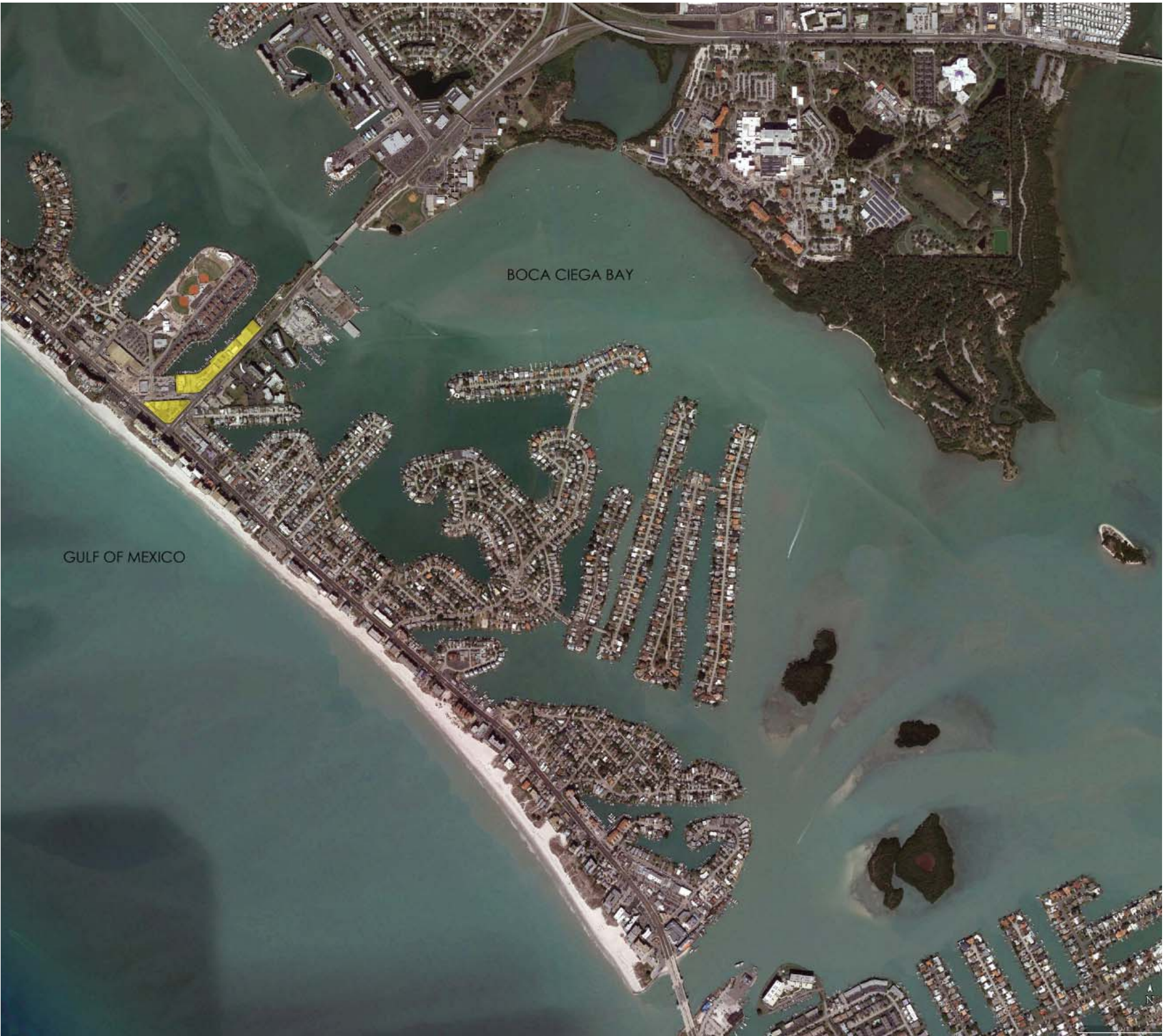
VIEW FROM 150TH AVENUE LOOKING SOUTHWEST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

CITY OF MADEIRA BEACH

The city of Madeira Beach is strategically located midway along the 30 plus miles of Pinellas beaches. It's a small town with a big waterfront – over two miles of gulf beaches and many more miles of frontage onto Boca Ciega Bay. With 4,300 residents in its one square mile, Madeira Beach is almost completely built out with relatively little new development in the last 15 years. A new Courtyard Marriott hotel opened last year on the mainland, but no new hotels have been built on the island since the 1970's. Although the residential housing stock is reasonably stable, much of the commercial property consists of older one-story buildings with large, surface parking lots.



GOOGLE EARTH IMAGE

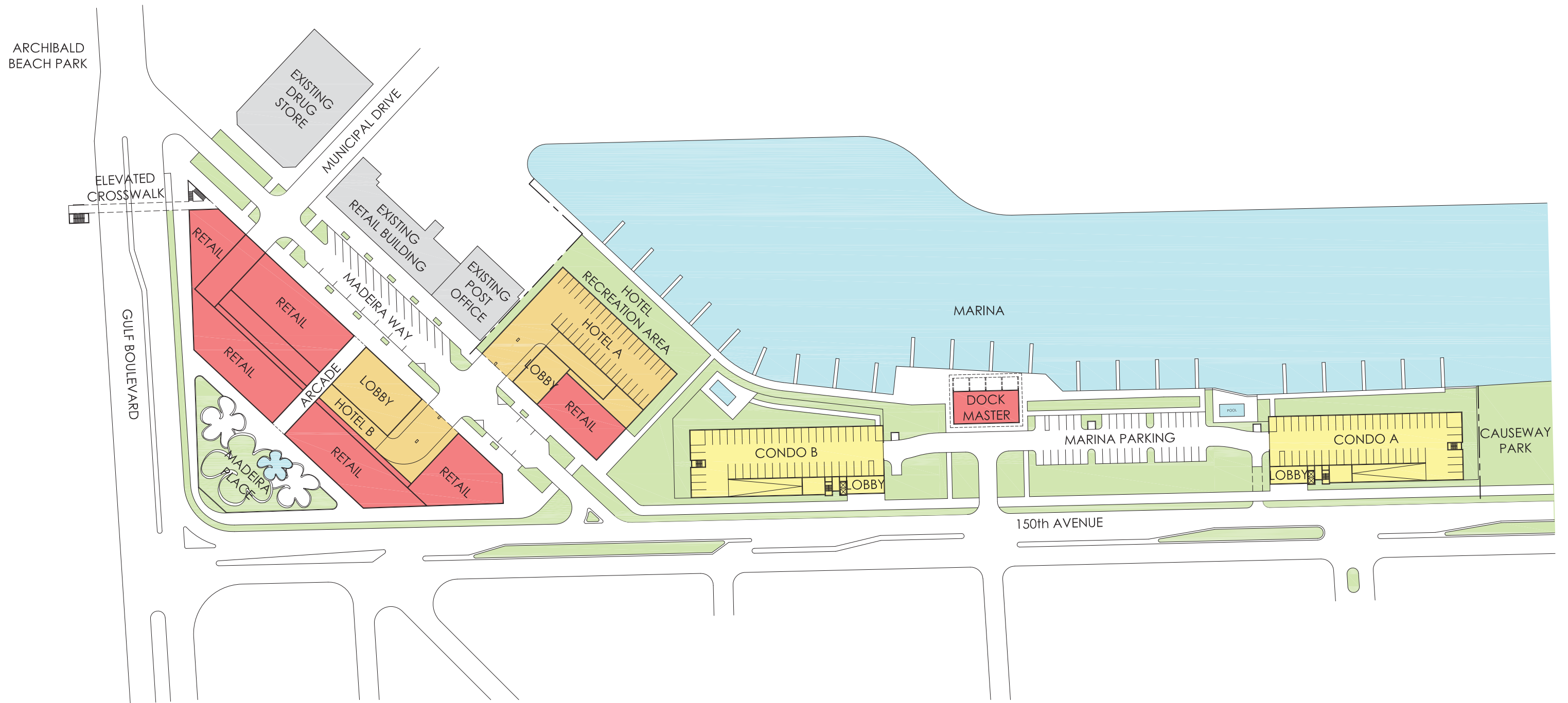
AERIAL VIEW OF MADEIRA BEACH



GOOGLE EARTH IMAGE

MADEIRA BEACH TOWN CENTER

As described within the city's Special Area Plan, the overall Town Center district is approximately 80 acres in size. The subject property's 6.7 acres is located right in the heart of the district. This property is significantly under-developed containing only 63,000 square feet of commercial space across multiple parcels. With very little green space the majority of the land consists of surface parking lots. However, as noted within the plan the location is superb. Serviced by two major arterial roadways, Gulf Boulevard and 150th Avenue, the property enjoys over 1,200 feet of frontage on the intercoastal waterway and is within walking distance of the Gulf beaches, the town civic center, public parks and a drug store and grocery store.



Overall Site Plan

SCALE: 1" = 120'-0"





VIEW FROM ARCHIBALD PARK LOOKING EAST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



VIEW ACROSS GULF BOULEVARD LOOKING SOUTHEAST



VIEW OF MADEIRA WAY LOOKING EAST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



VIEW FROM ACROSS 150TH AVENUE LOOKING WEST



VIEW OF MADEIRA WAY LOOKING WEST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



AERIAL VIEW OF MADEIRA PLAZA



VIEW OF MADEIRA PLAZA

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



AERIAL VIEW LOOKING WEST TOWARDS ARCHIBALD PARK



GULF BOULEVARD VIEW LOOKING NORTHWEST

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

ARCHIBALD
BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

MADERA WAY

HOTEL B

HOTEL A

CONDO B

150th AVENUE

MARINA

DOCK
MASTER

CONDO A

CAUSEWAY
PARK

NOTE: HATCHED AREAS INDICATE PUBLIC ACCESS AREAS



Public Access Site Plan

SCALE: 1" = 120'-0"



ARCHIBALD
BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

MADERA WAY

PARCEL 6

PARCEL 5

PARCEL 4

MARINA

PARCEL 3

PARCEL 2

150th AVENUE

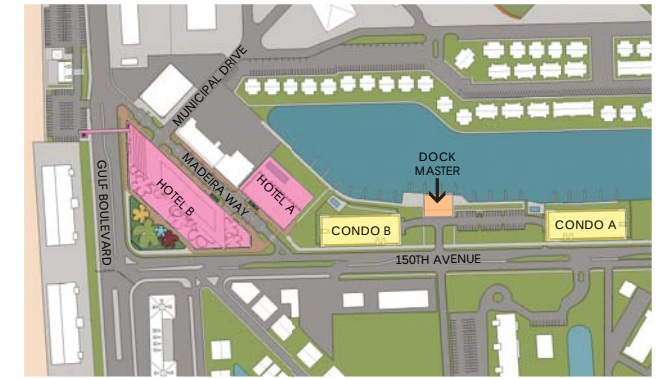
PARCEL 1

CASUEWAY
PARK



Overall Parcel Plan

SCALE: 1" = 120'-0"



LEGEND

OVERALL PARCEL PLAN

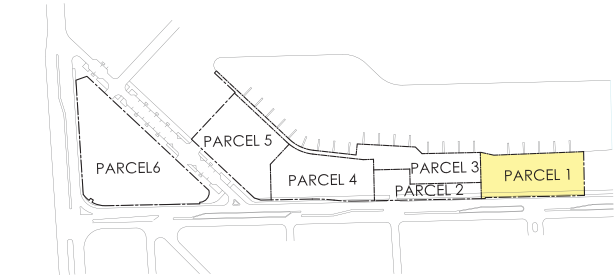
Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

CONDO A

45 UNITS
8 FLOORS
95 PARKING SPACES

This building will have up to 45 dwelling units averaging approximately 1,900 square feet each. The building's first floor lobby faces 150th Avenue to provide a visible front door. Parking is located on the lower two floors with two spaces per unit plus a few extra for visitors. Above are six floors of units. The building is designed to take full advantage of the water views in all directions. A rear amenity area includes a swimming pool and five slips for 10 boats.



LEGEND

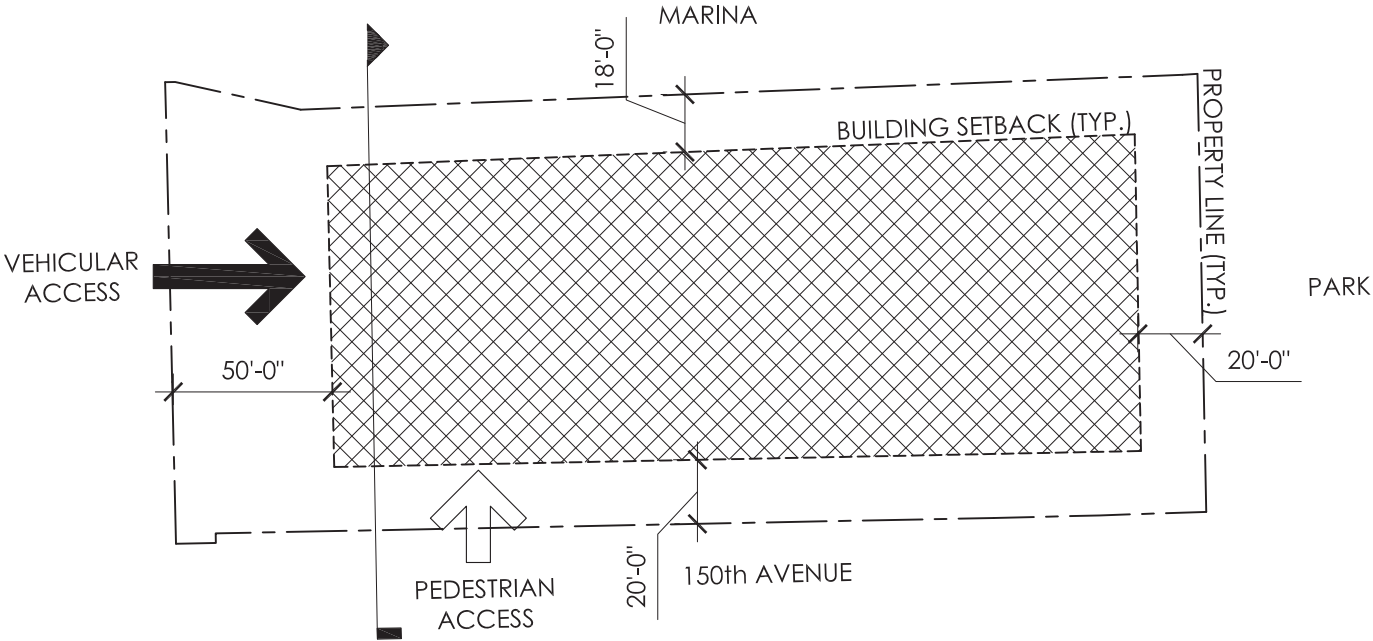


Condo A Site Plan

SCALE: 1" = 40'-0"

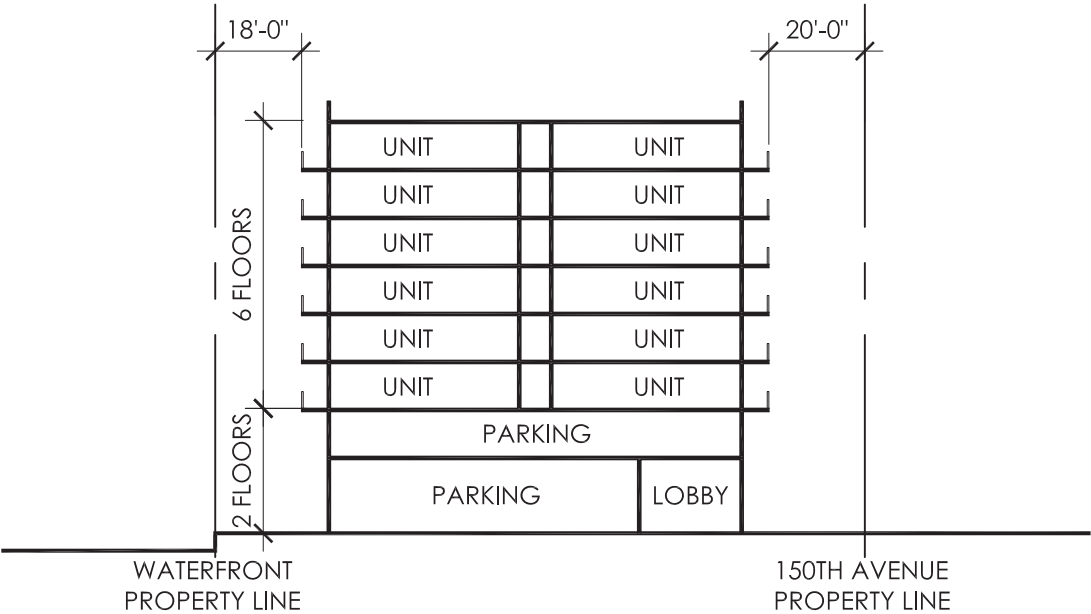
Site Area	43,416 s.f. (0.997 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

* Includes structured parking

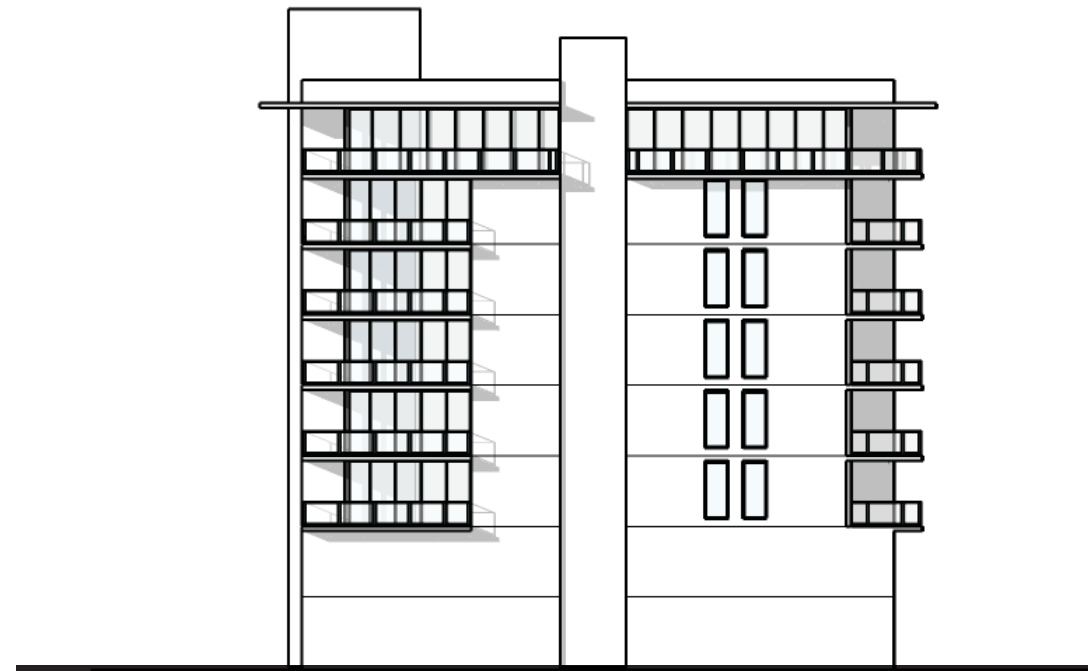


 Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

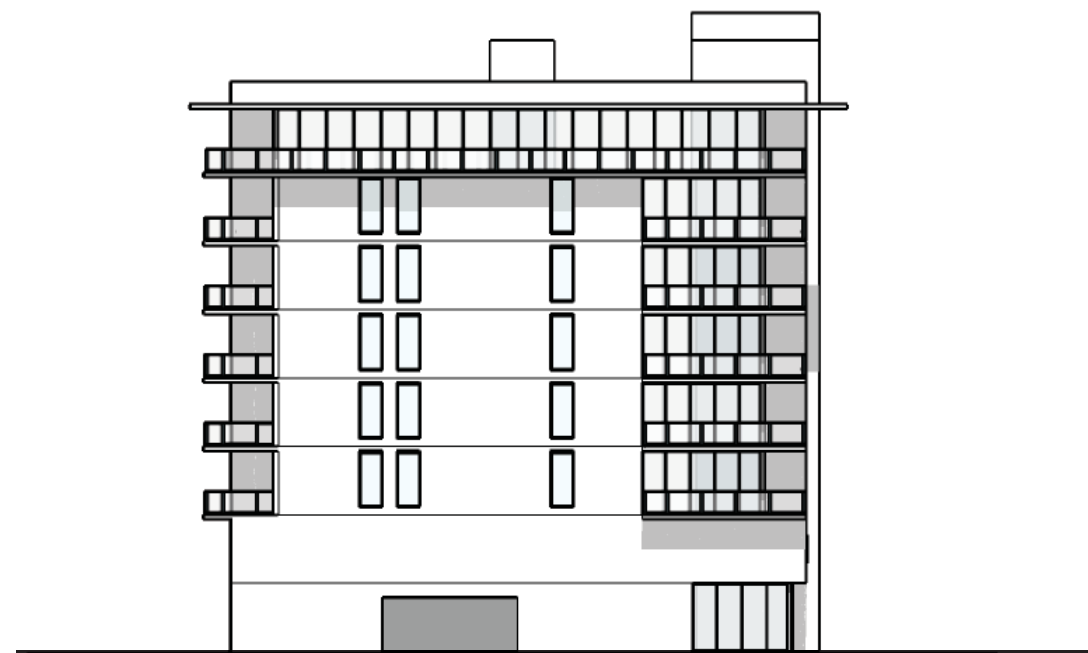
 MAXIMUM EXTENT OF BUILDING FOOTPRINT



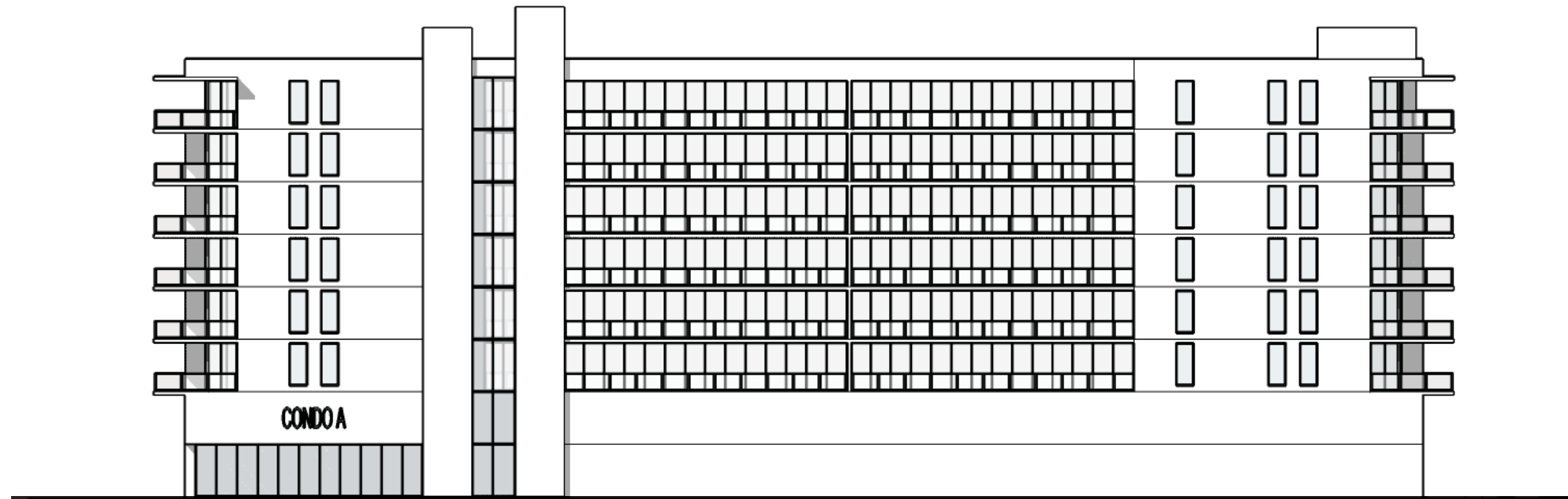
Building Section
SCALE: NTS



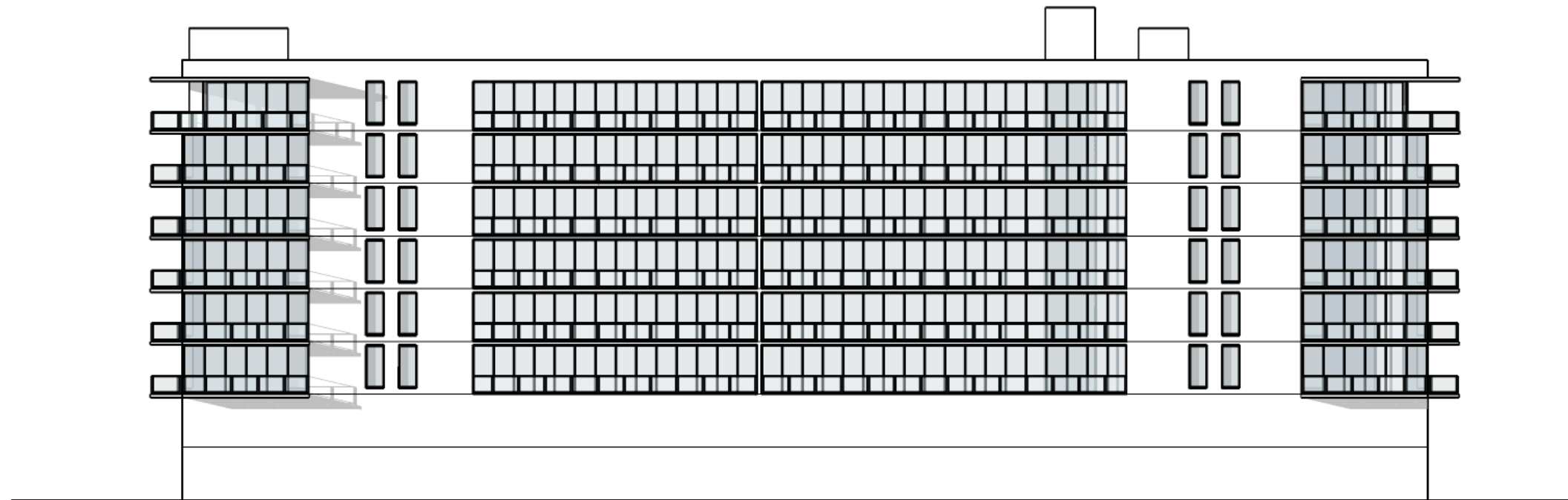
North Elevation



South Elevation



East Elevation

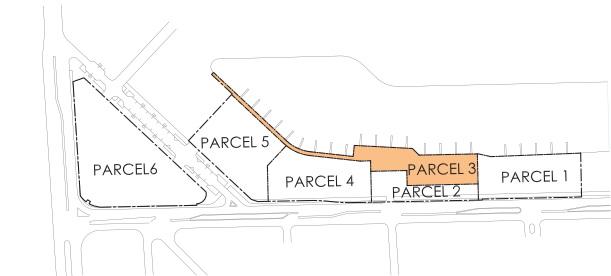


West Elevation

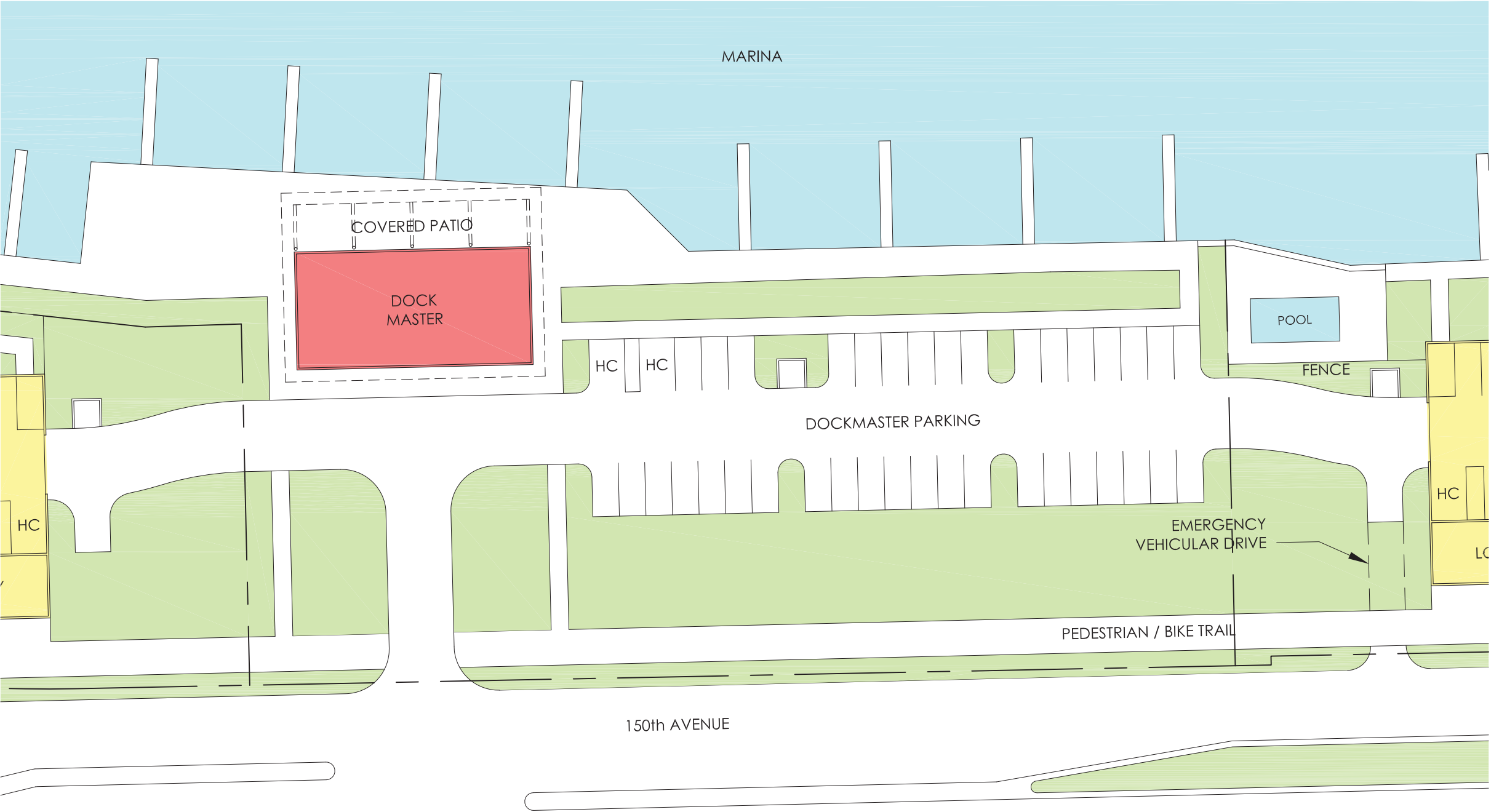
MARINA

5,000 S.F.
2 FLOORS
39 PARKING SPACES

The existing 43 slip marina will be rebuilt with new seawall and docks. Serving the marina will be a one or two story Dockmaster building located on axis with the new entry drive off of 150th Avenue. The Dockmaster structure may include a small café or snack stand. Adjacent to the building is a 39-space landscaped parking lot. Except for the fenced off areas around the condominium buildings the waterfront along the marina will be publicly accessible for pedestrians.

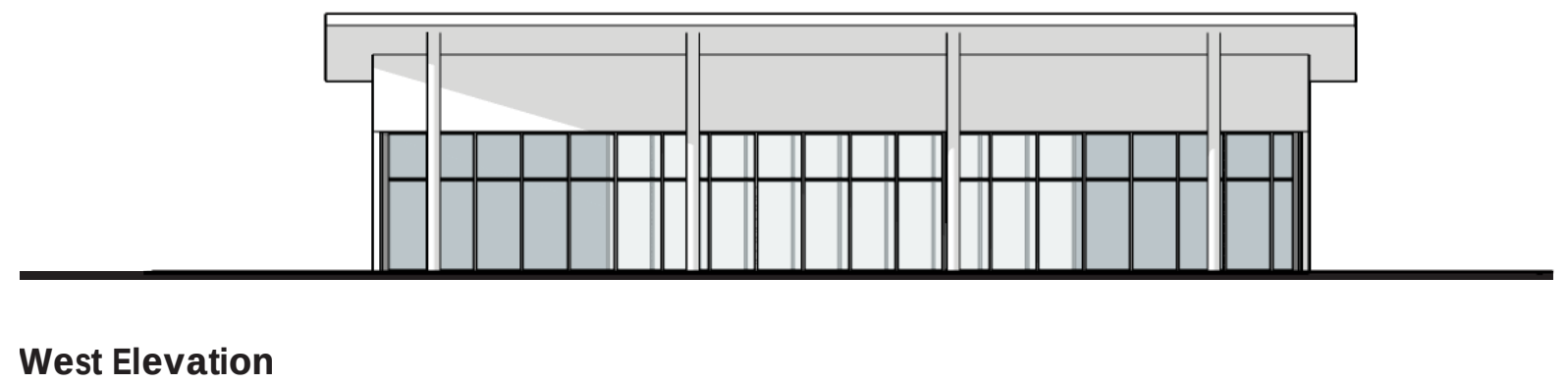
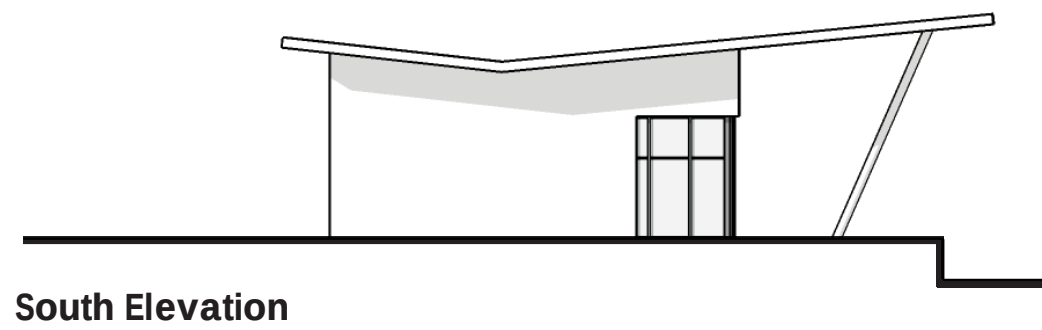
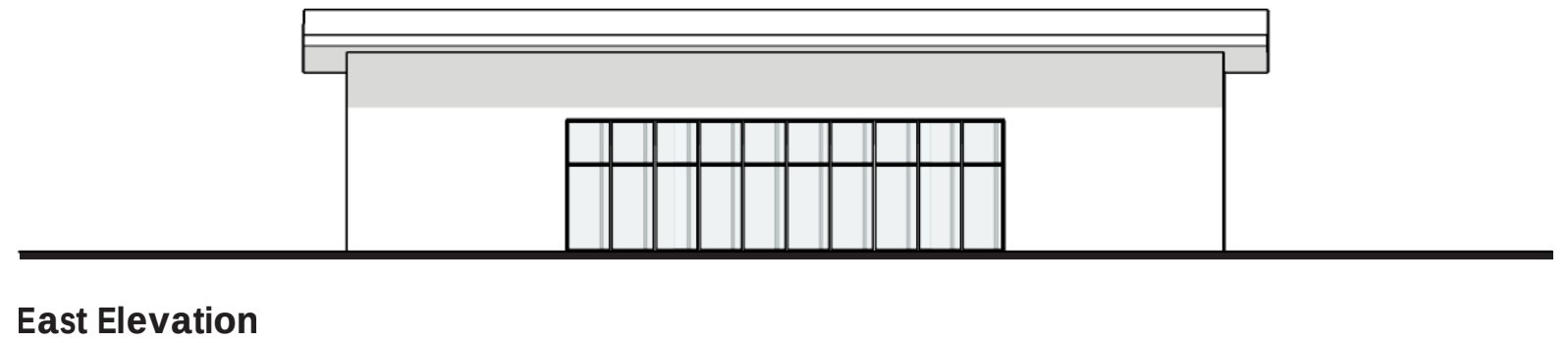
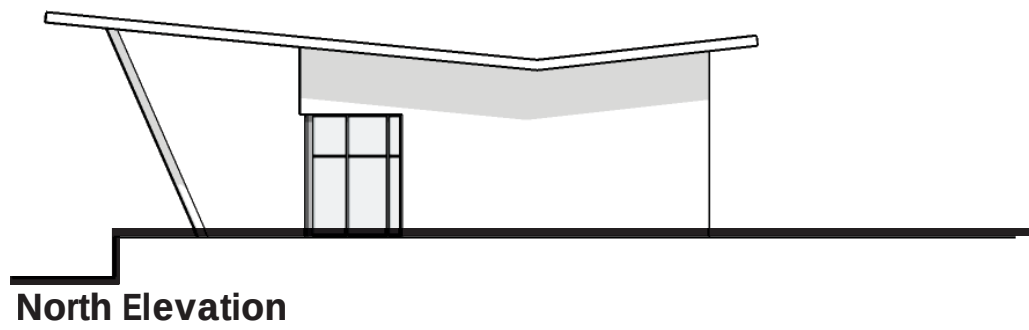


LEGEND



Marina Site Plan

SCALE: 1" = 40'-0"





AERIAL VIEW

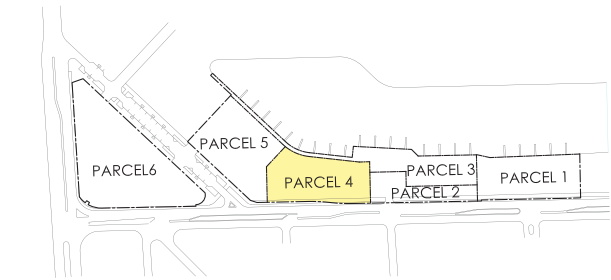
Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

CONDO B

45 UNITS
8 FLOORS
95 PARKING SPACES

This building will have up to 45 dwelling units averaging approximately 1,900 square feet each. The building's first floor lobby faces 150th Avenue to provide a visible front door. Parking is located on the lower two floors with two spaces per unit plus a few extra for visitors. Above are six floors of units. The building is designed to take full advantage of the water views in all directions. A rear amenity area includes a swimming pool.



LEGEND

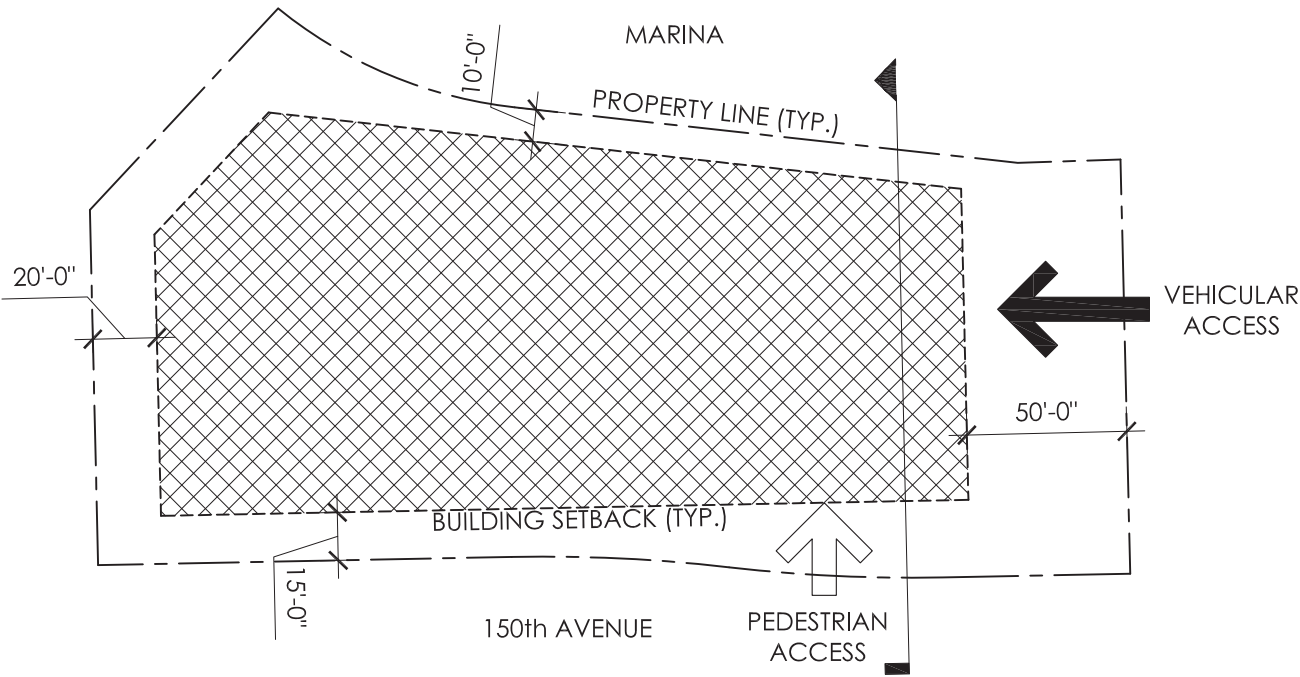


Condo B Site Plan

SCALE: 1" = 40'-0"

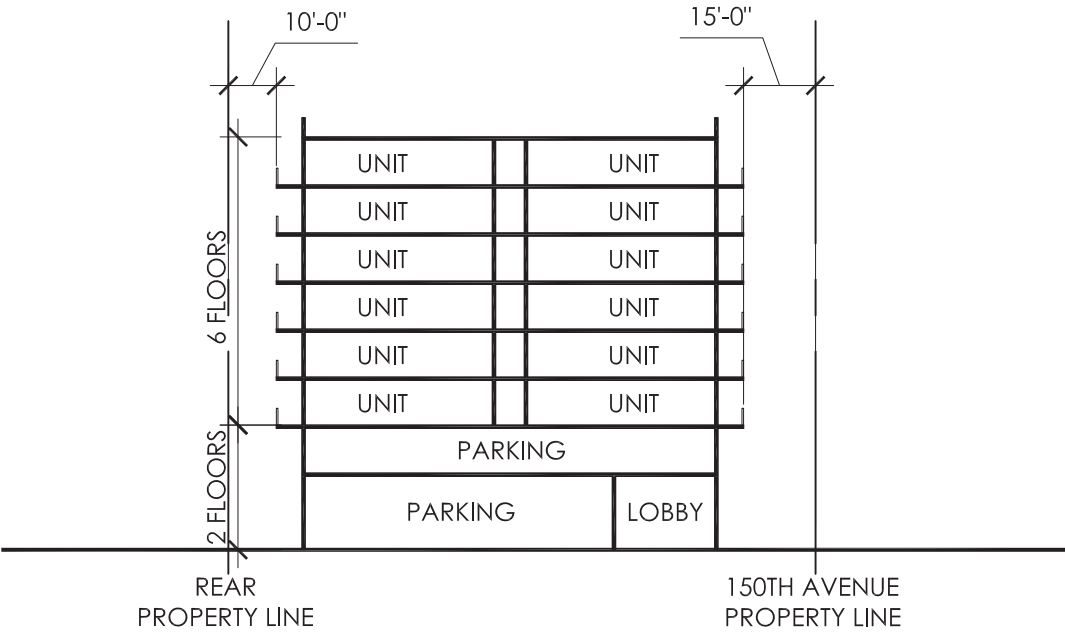
Site Area	45,017 s.f. (1.033 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

* Includes structured parking



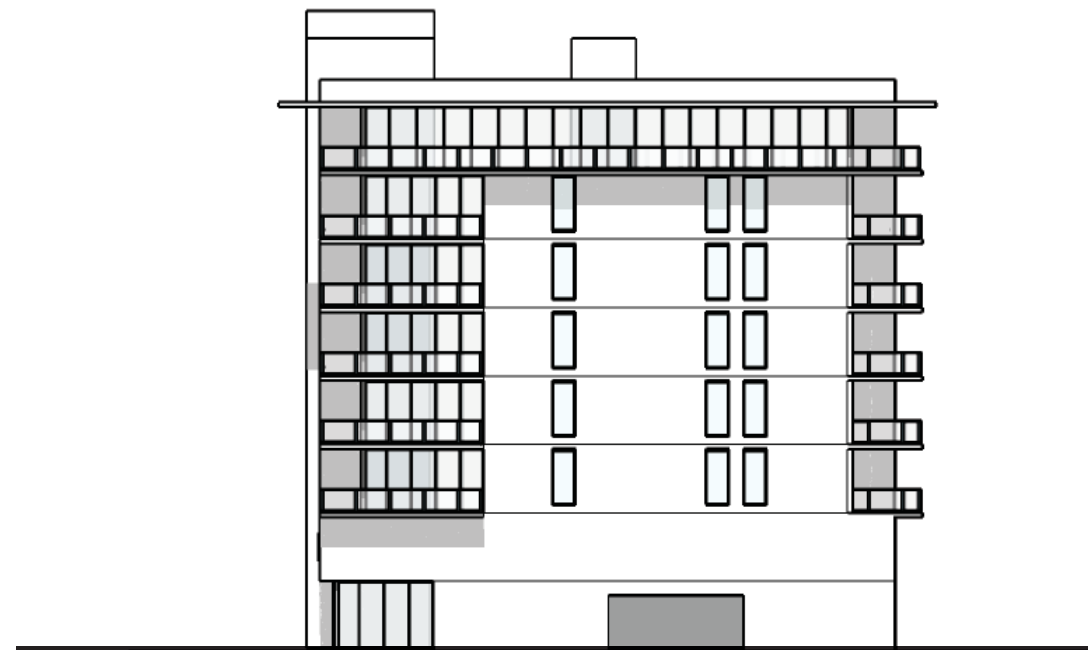
 Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

 MAXIMUM EXTENT OF BUILDING FOOTPRINT



Building Section

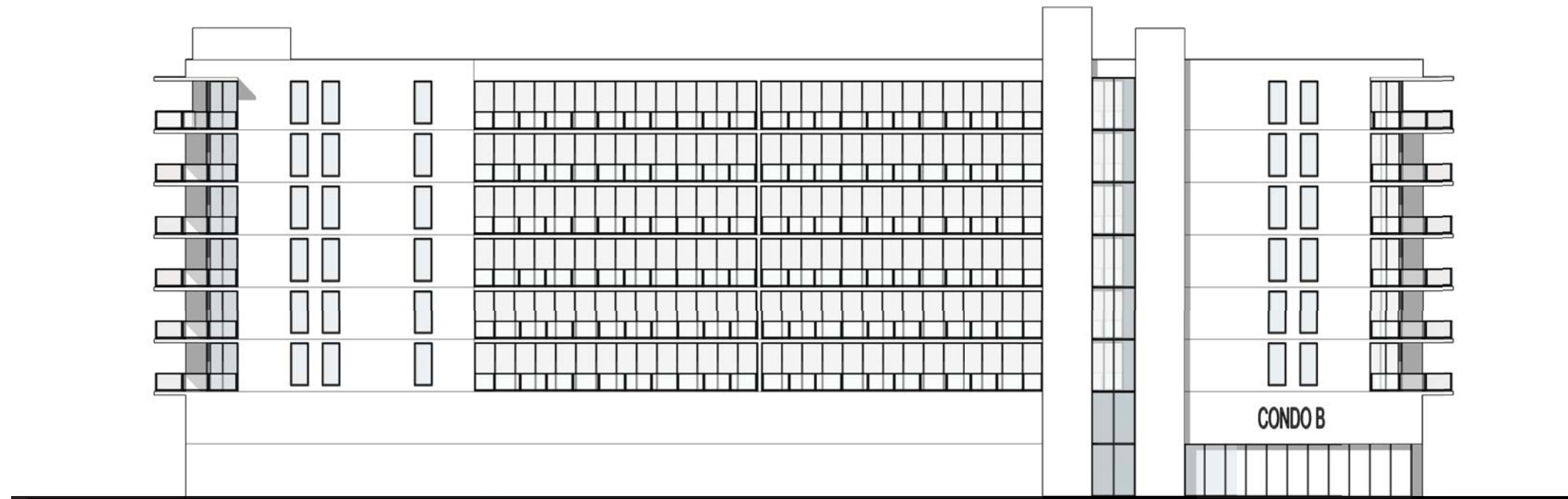
SCALE: NTS



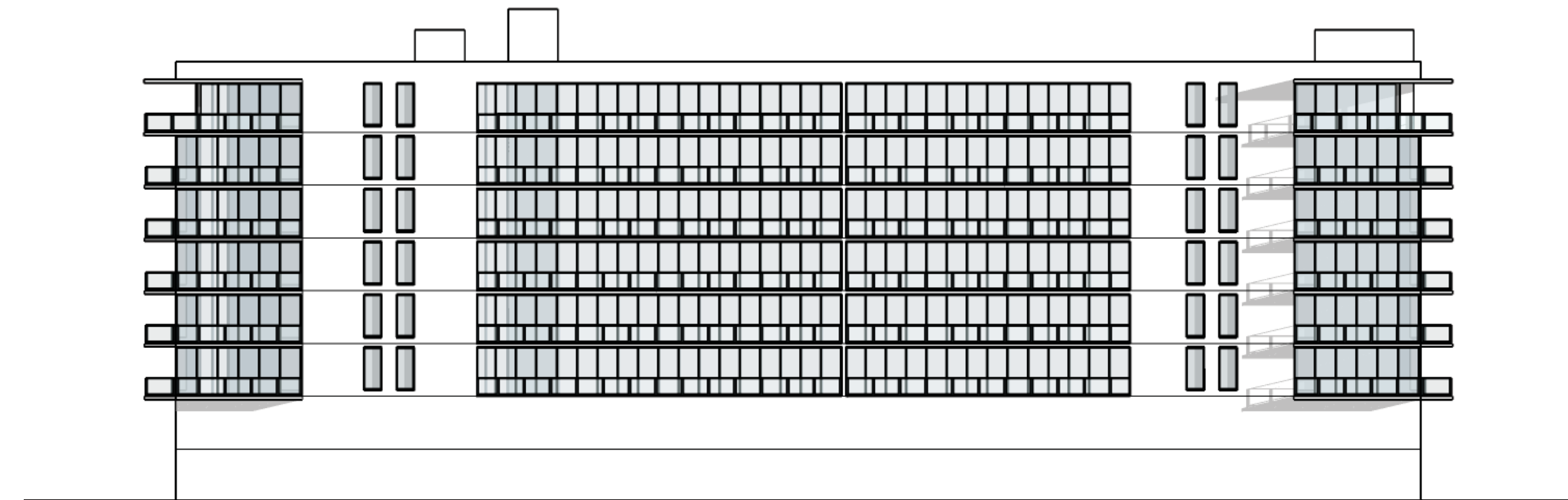
North Elevation



South Elevation



East Elevation

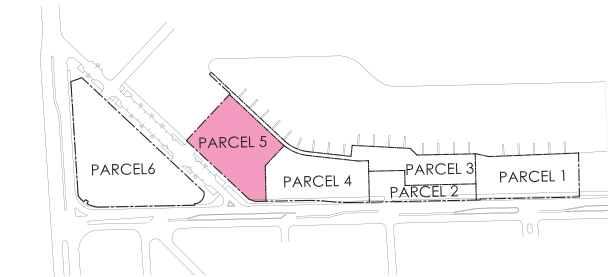


West Elevation

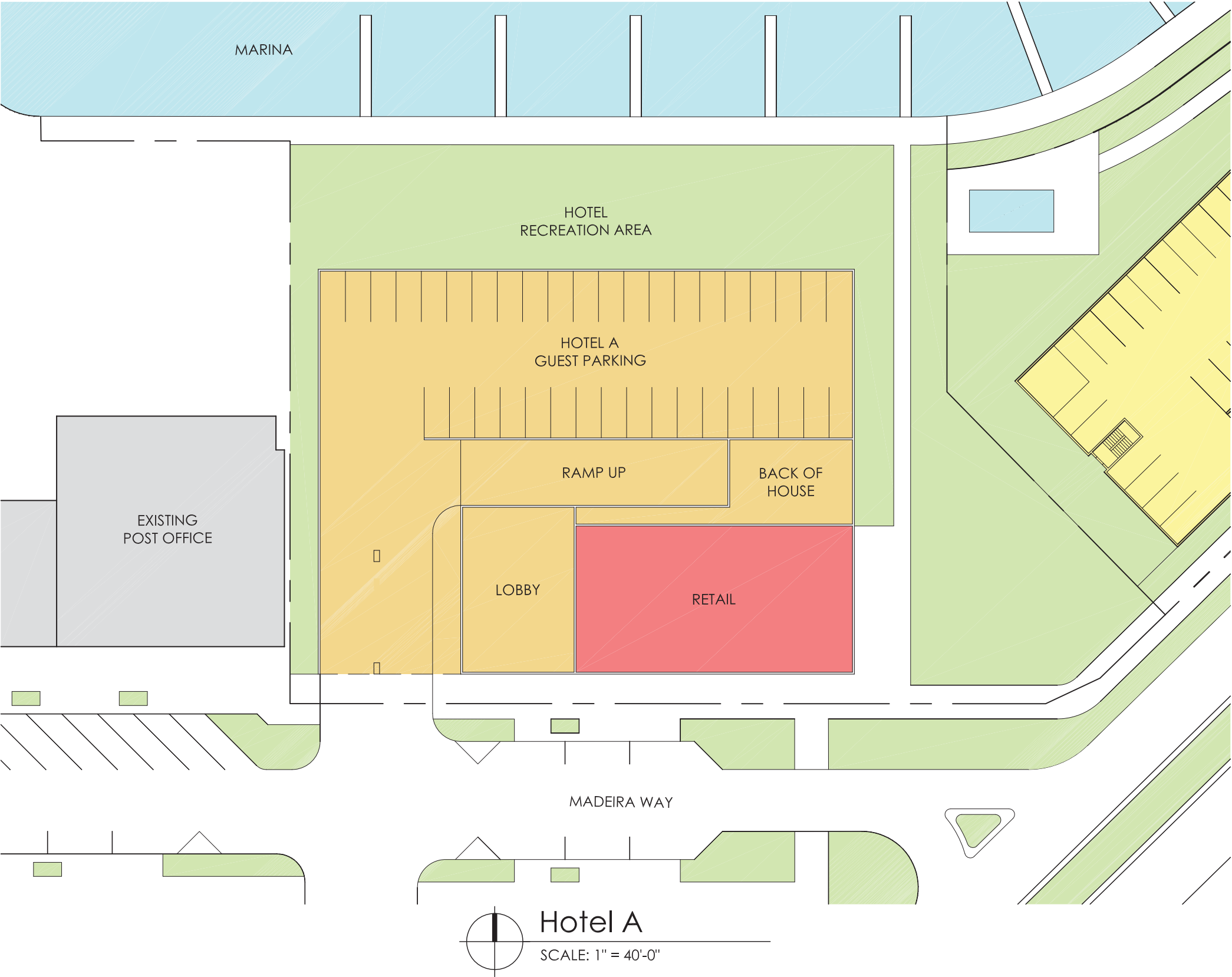
HOTEL A

180 ROOMS
5,000 S.F. RETAIL
11 FLOORS
210 PARKING SPACES

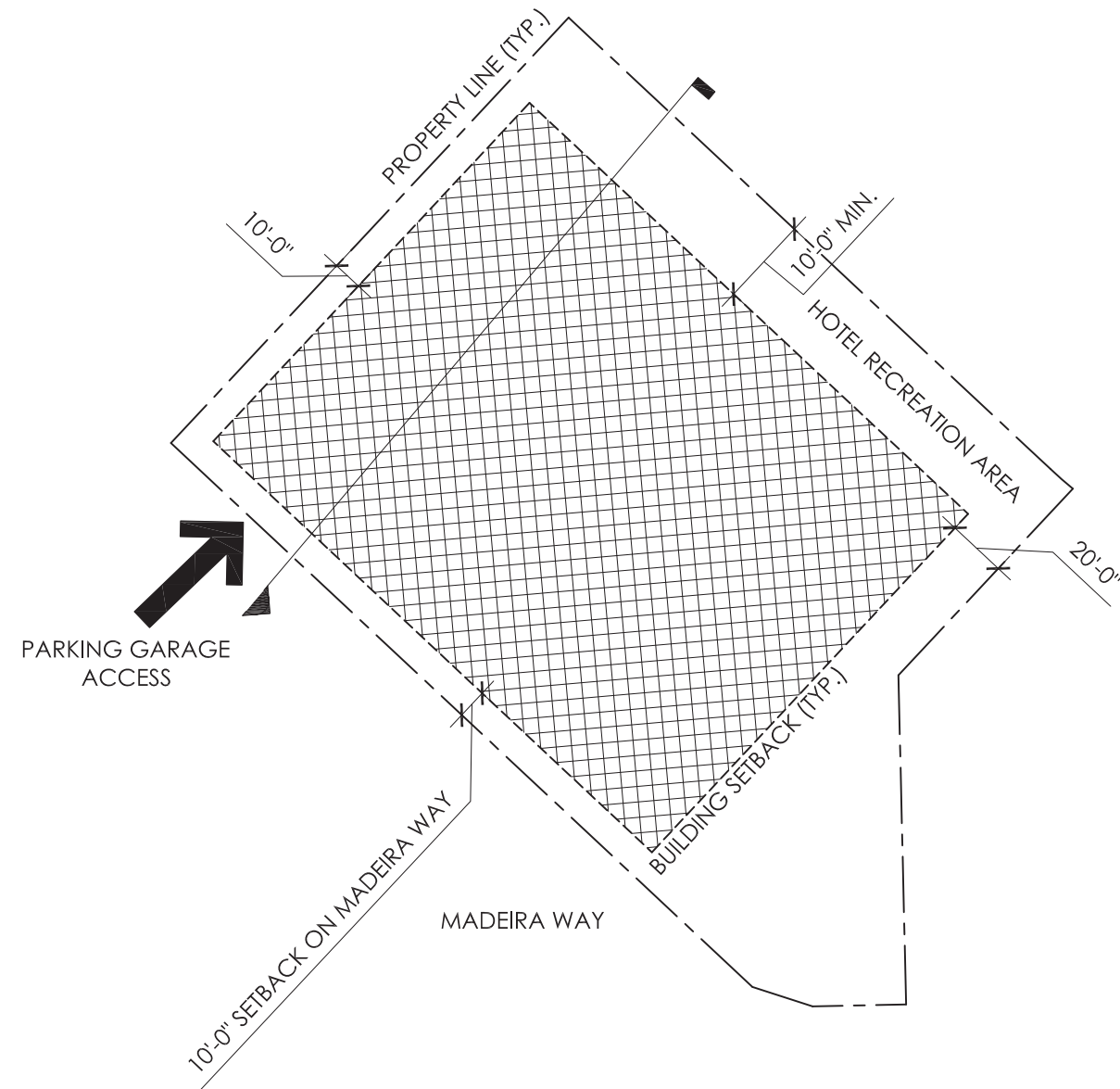
This is programmed to be a suites hotel with up to 180 rooms. The first floor of the building contains the lobby, up to 5,000 square feet of retail and restaurant space, parking and support and service spaces. Above are two additional floors of parking. The 4th floor will have hotel amenities opening onto a roof terrace as well as some hotel rooms. The remainder of the hotel rooms will be on floors 5 through 11. The design of the building reinforces the pedestrian nature of Madeira Way by its close relationship to the sidewalk and ground level active uses.



LEGEND



HOTEL A SITE PLAN

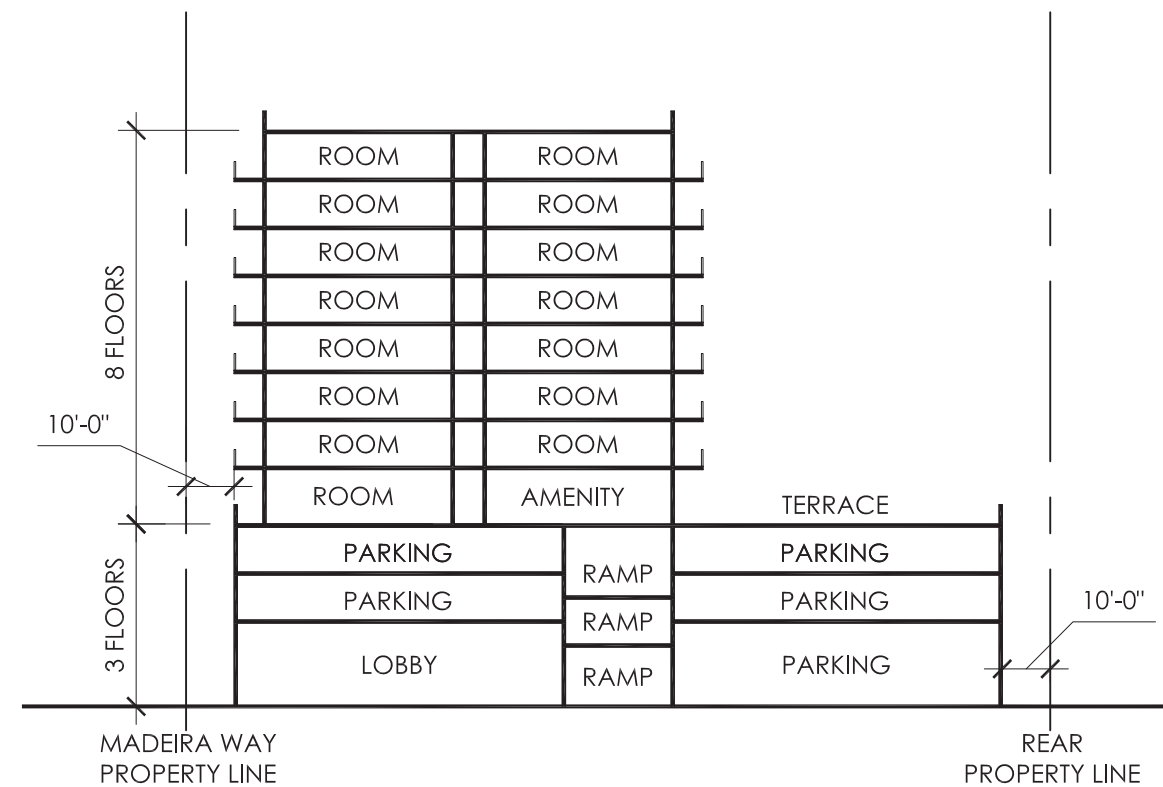


 Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

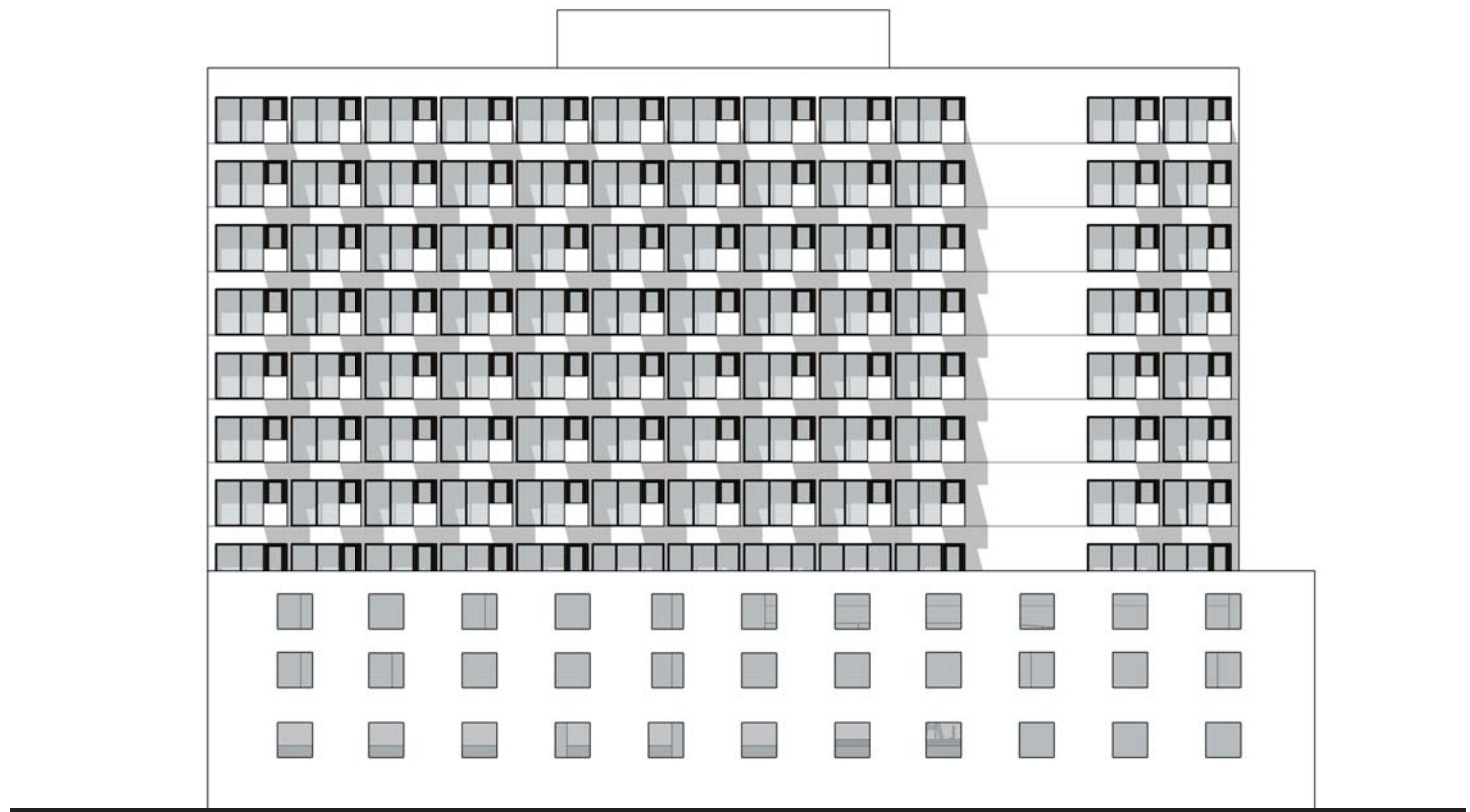
 MAXIMUM EXTENT OF BUILDING FOOTPRINT

Site Area	50,514 s.f. (1.160 ac.)
Maximum Hotel Rooms	180
Maximum Commercial Space	5,000 s.f.
Maximum Building Height	115 feet
Maximum Impervious Surface Ratio	85% of site area
Maximum Building Footprint	70% of site area
Maximum Building Gross Area*	200,000 s.f.
Minimum Required Parking	Hotel: 1 space per room Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats

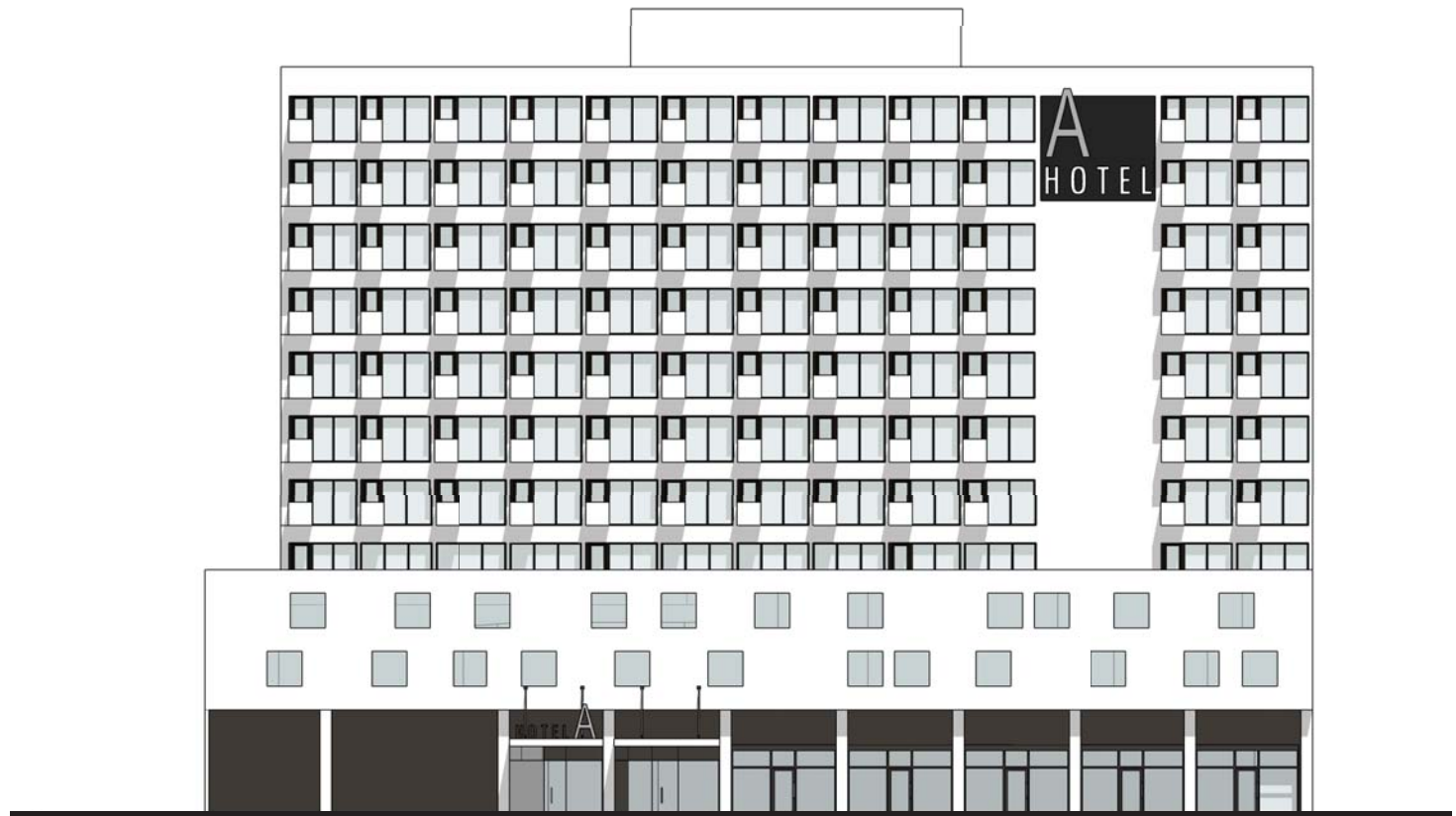
* Includes structured parking



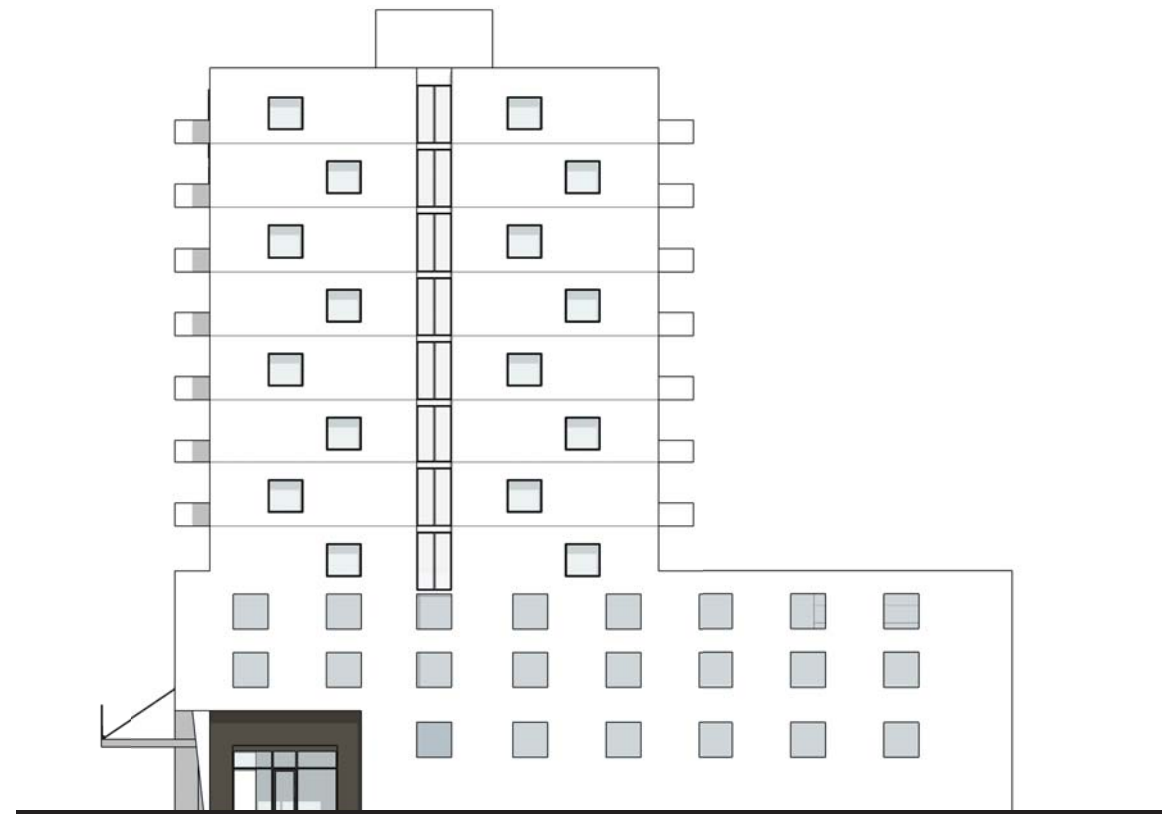
Building Section
SCALE: NTS



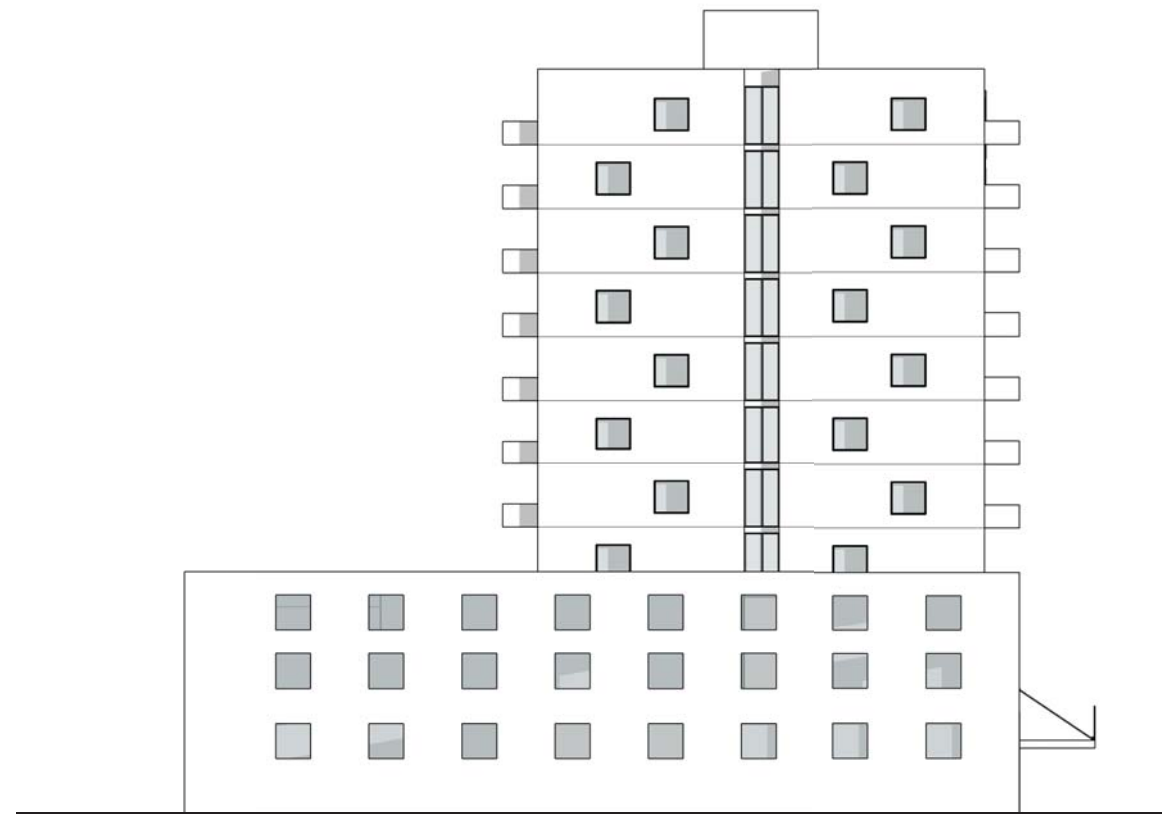
North Elevation



South Elevation



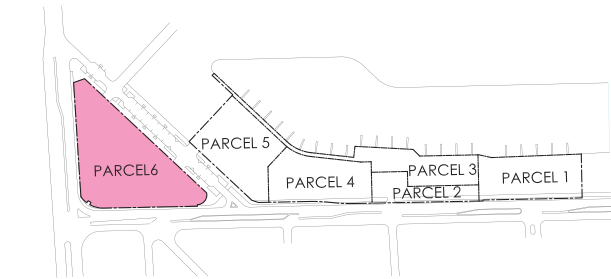
East Elevation



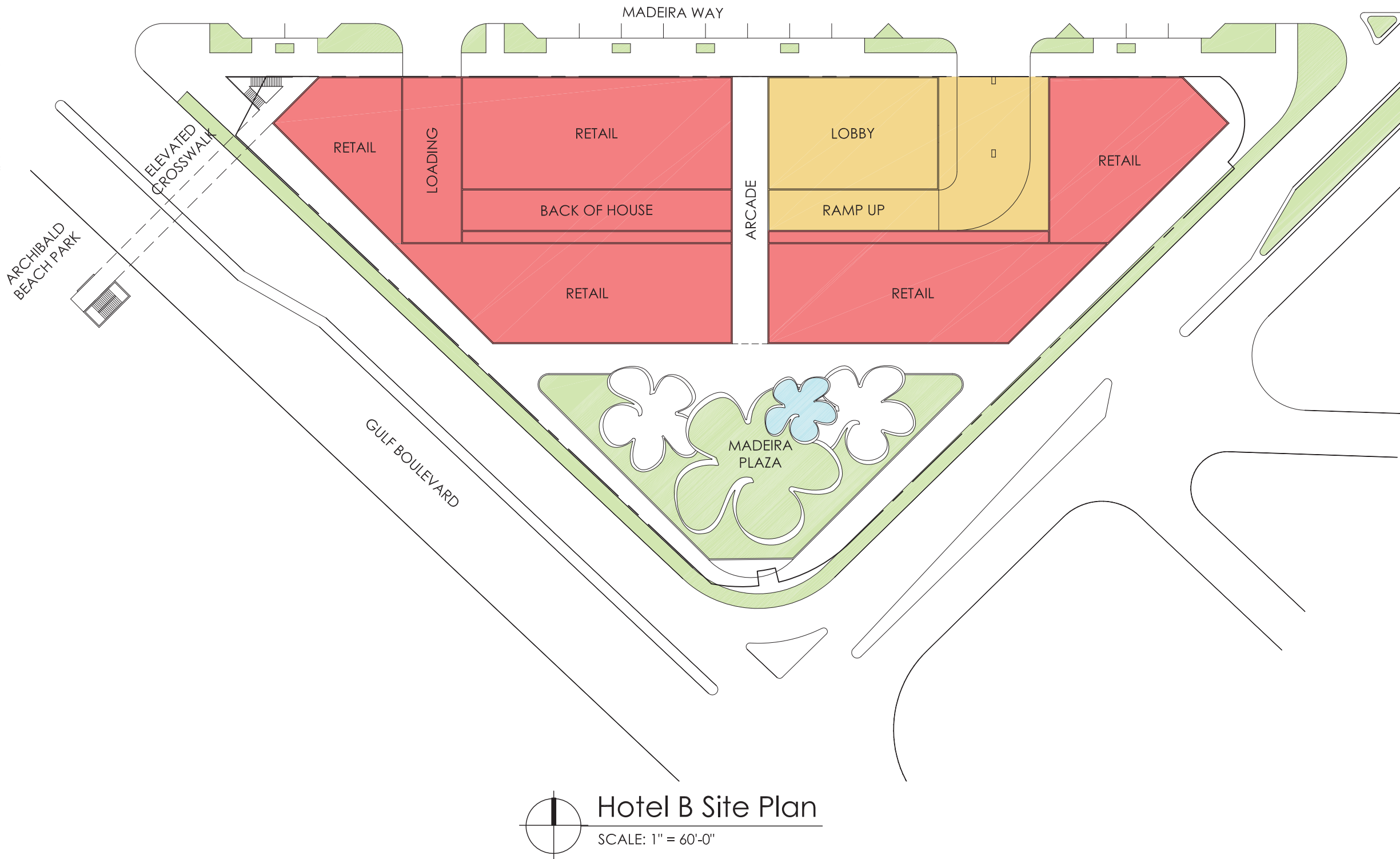
West Elevation

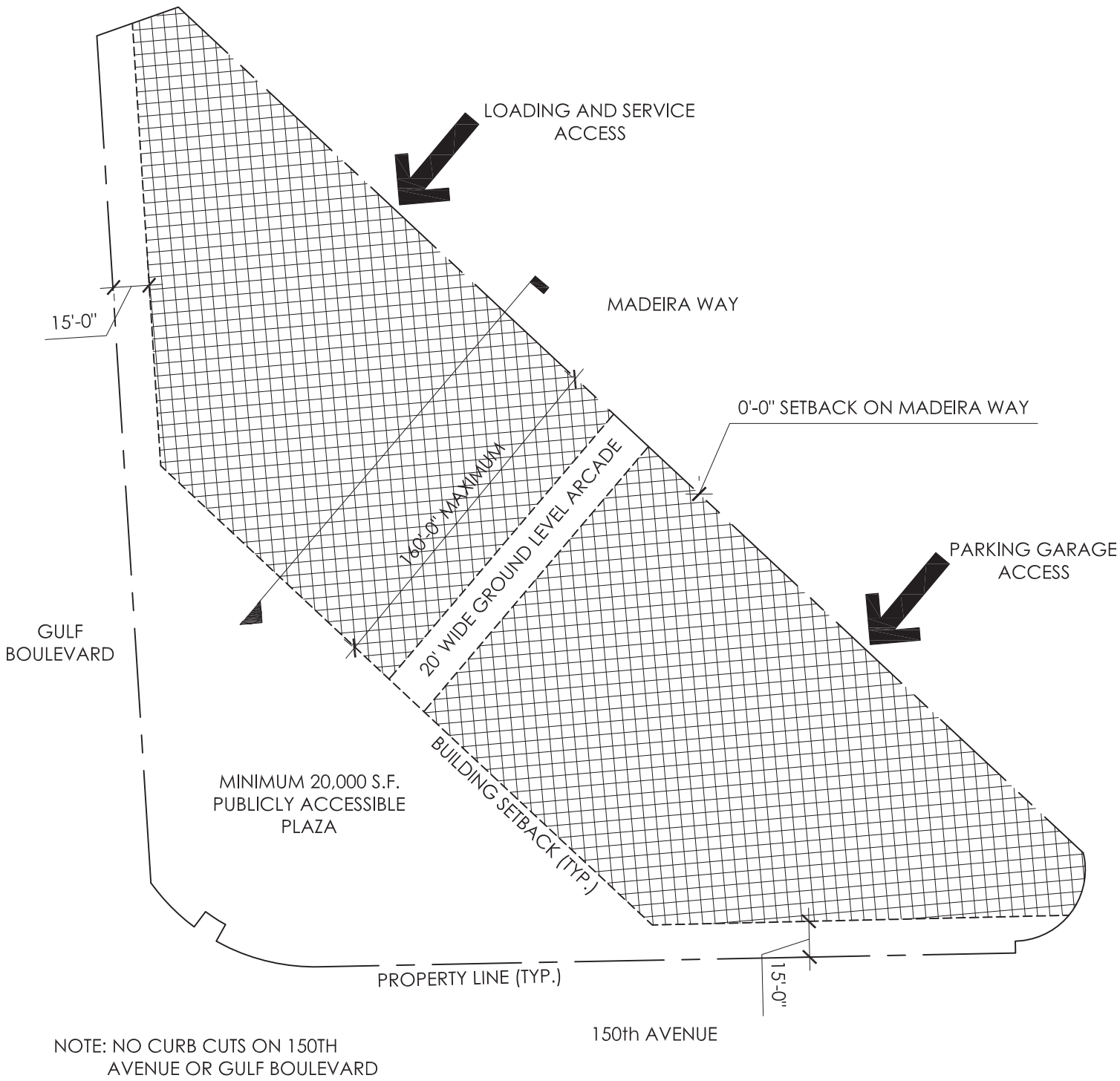
HOTEL B

This is a true mixed-use block designed to be a recognizable landmark at the heart of Madeira Beach. It combines 40,000 square feet of retail and restaurant space on the ground floor with a full-service hotel with up to 250 rooms above. All sides of the first floor are lined with active uses fronting onto Madeira Way to the north and a new public plaza to the south. These two spaces are connected by a mid-block pedestrian arcade through the building. The parking garage is located on the 2nd through 4th floors. The 5th floor is dedicated to the hotel's amenity spaces (fitness center, spa, meeting rooms, business center, etc.). These open onto a generous roof terrace with swimming pool, spa and bar. The hotel rooms are located on the 6th through 11th floors and are oriented to maximize water views.



LEGEND



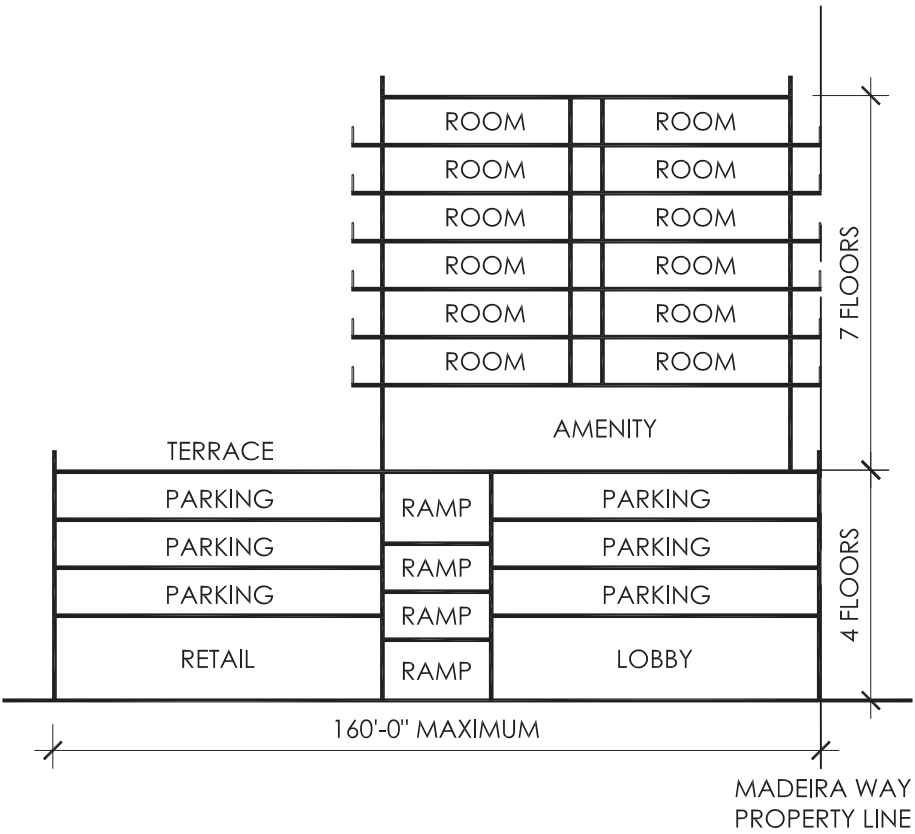


 Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

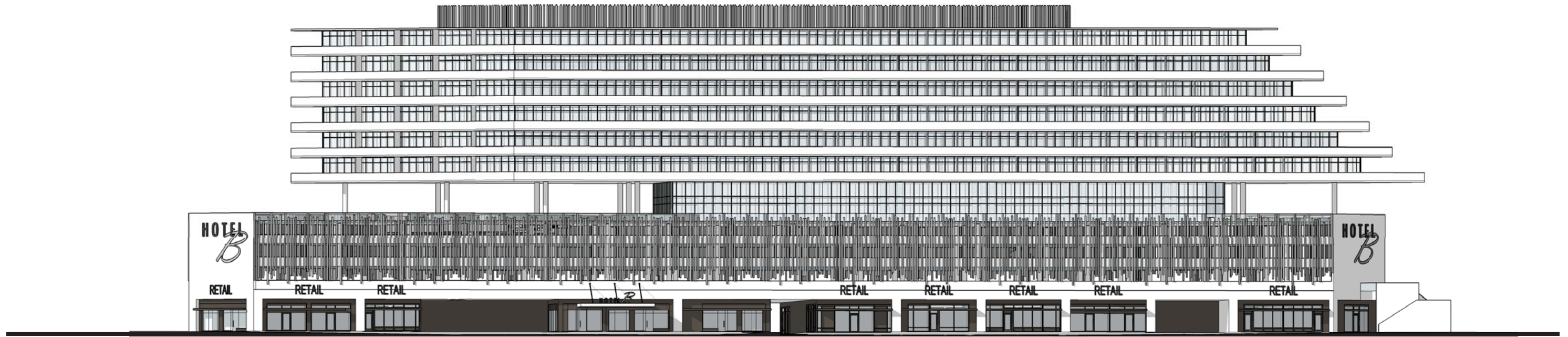
 MAXIMUM EXTENT OF BUILDING FOOTPRINT

Site Area	92,511 s.f. (2.124 ac.)
Maximum Hotel Rooms	250
Maximum Commercial Space	40,000 s.f.
Maximum Building Height	120 feet
Maximum Impervious Surface Ratio	85% of site area
Maximum Building Footprint	70% of site area
*Maximum Building Gross Area	370,000 s.f.
Minimum Required Parking	Hotel: 1 space per room Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats

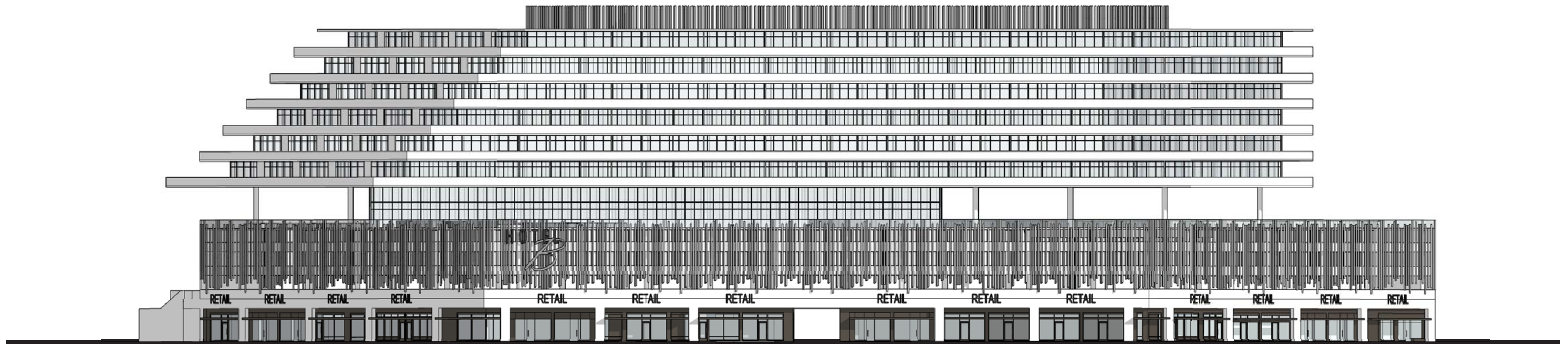
* Includes structured parking



Building Section
SCALE: NTS



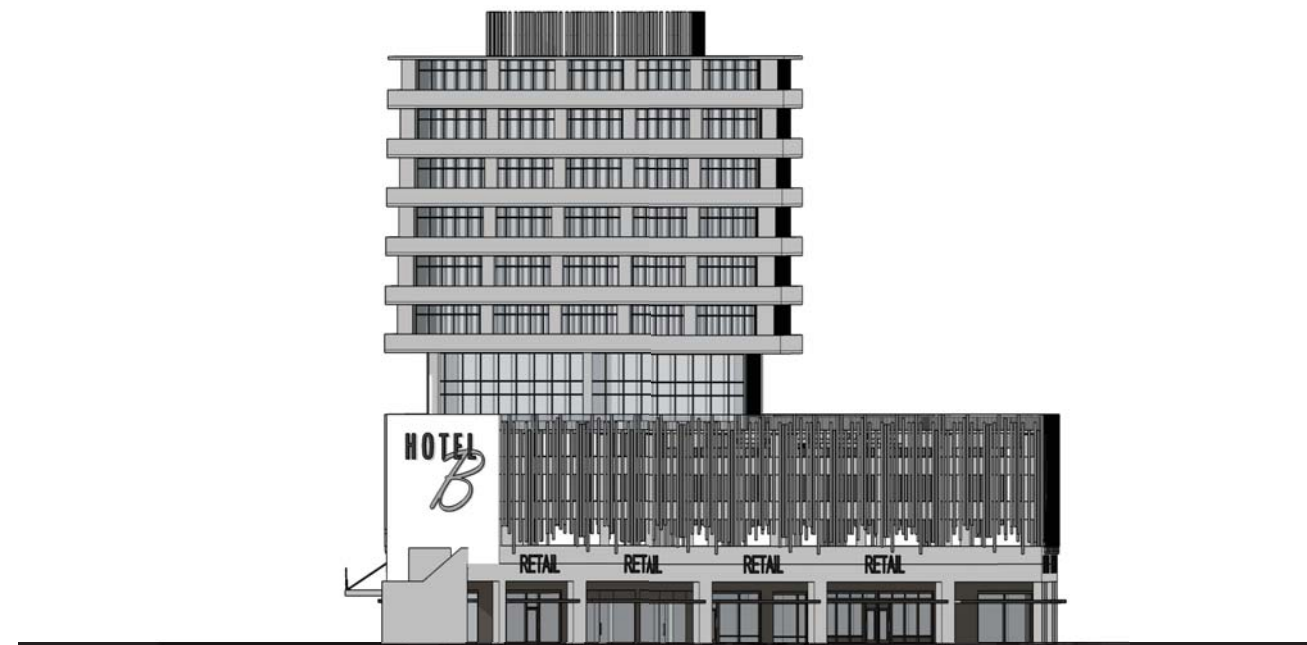
North Elevation



South Elevation



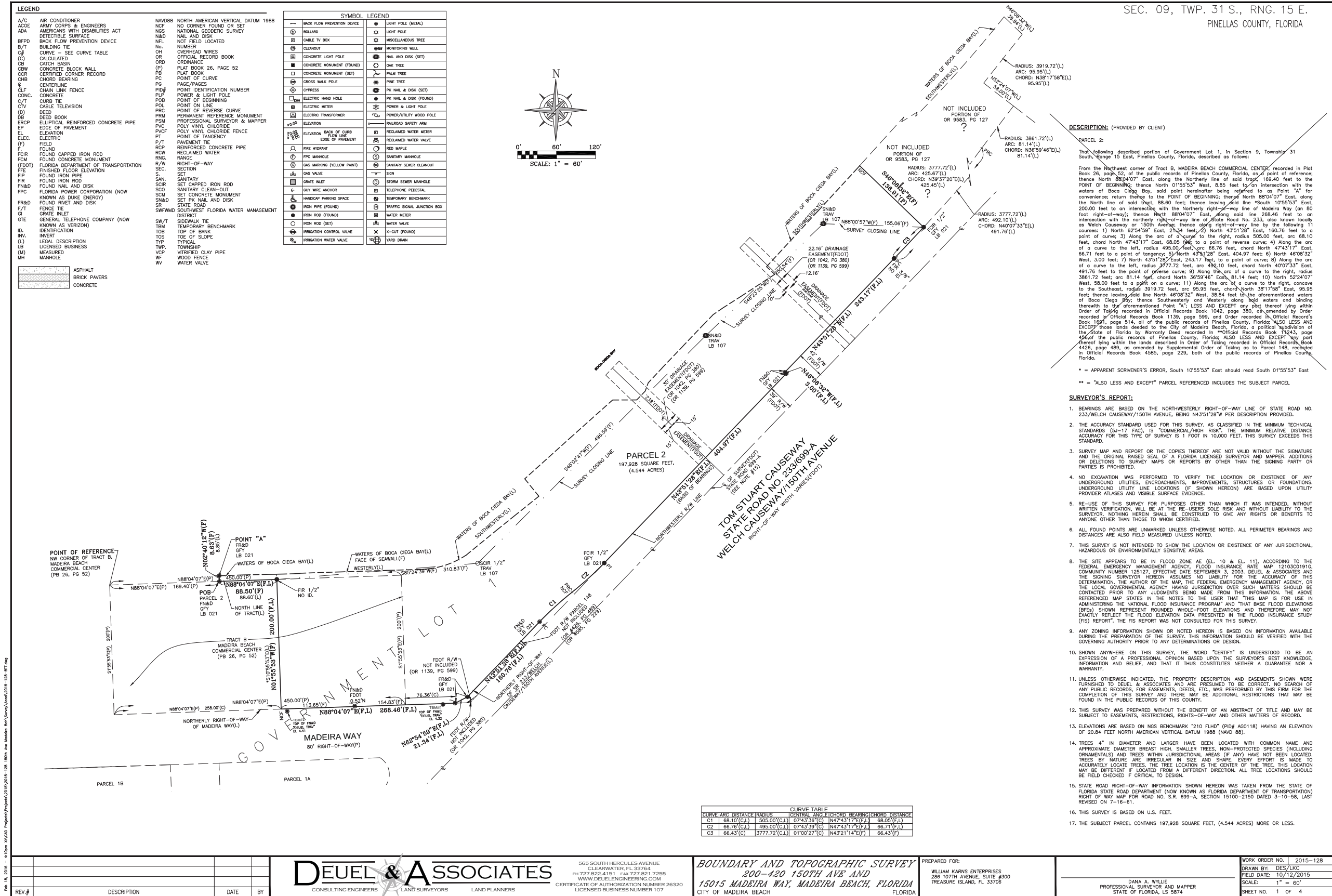
East Elevation



West Elevation

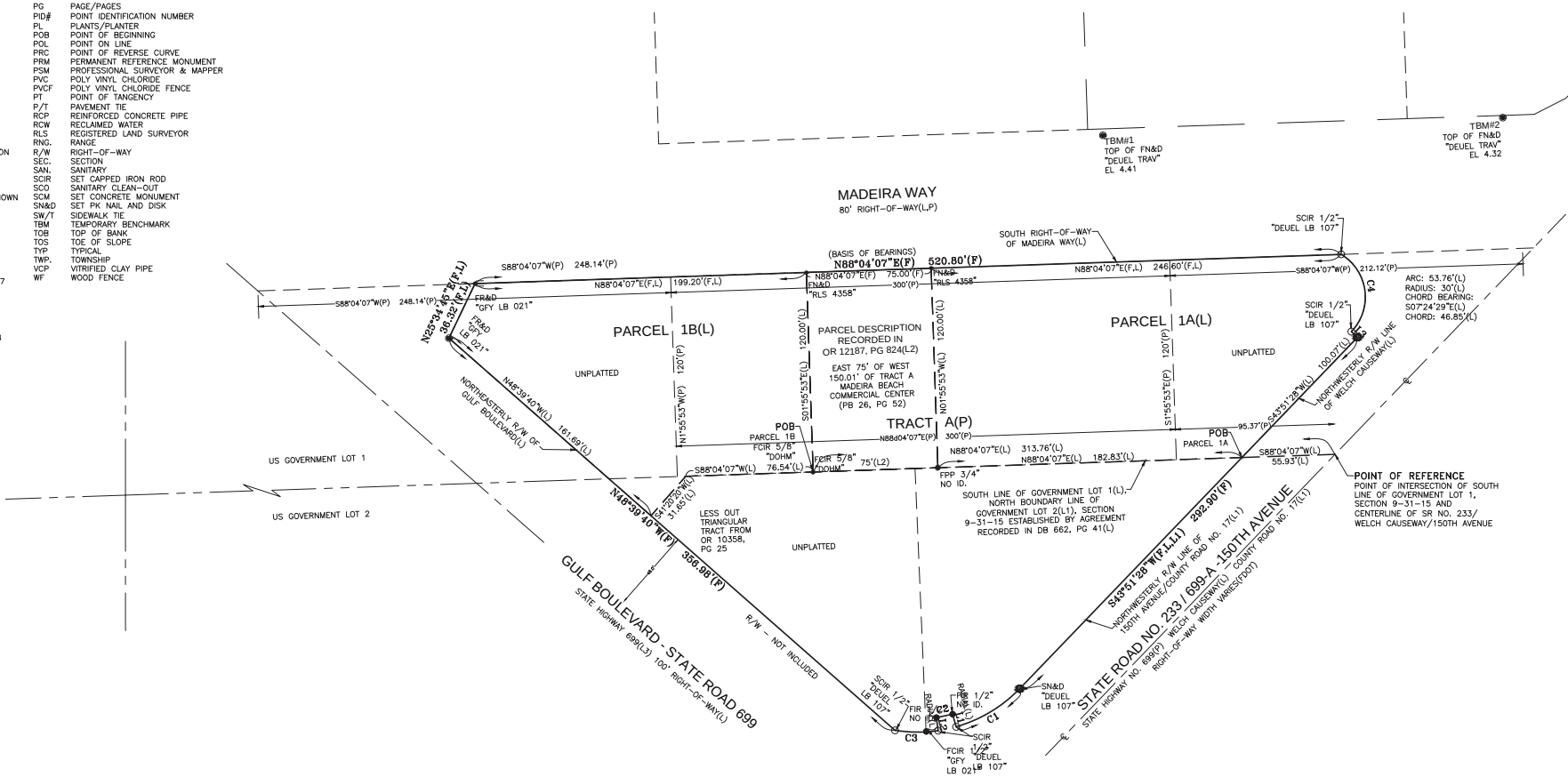
APPENDIX SECTION

Surveys
Civil Site Plan and Data
Traffic Analysis





ASPHALT
BRICK PAVERS
CONCRETE



23. BEARINGS ARE BASED ON THE NORTHWESTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 223, BELLEVUE CAUSEWAY/150TH AVENUE, BEING S45°15'28"W PER LOCAL DESCRIPTION RECORDED IN DEED BOOK 101, PAGE 10, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA.
24. THE SURVEY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (55-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE STANDARD FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
25. A CURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED.
26. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THE EXISTENCE OF ANY SUCH UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
27. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN FROM WHICH IT WAS INTENDED, WITHOUT WRITING VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. THE SURVEYOR DOES NOT INTEND TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
28. ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
29. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
30. THE SITE APPEARS TO BE IN FLOOD ZONE AE (E-111), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER MAP 12103C0191C, COMMUNITY NUMBER 125127, EFFECTIVE DATE SEPTEMBER 3, 2003. DEUEL & ASSOCIATES AND THE SURVEYOR HAVE REVIEWED THIS MAP FOR INFORMATION. THE ABOVE INFORMATION IS FOR DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN CONJUNCTION WITH THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) AND NOT TO BE USED TO DETERMINE FLOOD DAMAGE OR FLOOD ELEVATIONS. (BFE) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS)."
31. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
32. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
33. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE OBTAINED FROM THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA. IF ANY OF THE EASEMENTS OR ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
34. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
35. ELEVATIONS ARE BASED ON NGVD BENCHMARK "210 FLD" (PDI# A00118) HAVING AN ELEVATION OF 20.84 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
36. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING BUT NOT LIMITED TO PALMS AND PALM TREES) ARE NOT SHOWN. THERE HAVE NOT BEEN LOCATED TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY TREE LOCATED WAS MEASURED TO THE CLOSEST INCH. THE LOCATION IS CENTER OF THE TRUNK. LOCATIONS MAY BE DIFFERENT IF LOCATED FROM DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
37. STATE ROAD RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM THE STATE OF FLORIDA ROAD RIGHT-OF-WAY RECORDS. THE RIGHT-OF-WAY INFORMATION SHOWN HEREON IS THE RIGHT OF WAY MAP FOR ROAD NO. SR. 699-A, SECTION 15100-21500, FLORIDA DATE 3-10-86, LAST REVISED ON 7-16-61.
38. THIS SURVEY IS BASED ON USFS DATA.
39. THE SUBJECT PARCEL CONTAINS 92.5 ACRES, (2,124 ACRES) MORE OR LESS.

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 North, Range 15 East, Pinellas County, Florida (as established by the original plat of said lot) to the south line of said Government Lot 1, Section 9, Township 31 North, Range 15 East, Pinellas County, Florida (as established by said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 89°04'07" West, along said centerline of State Road No. 233, 100.00 feet, to the point of intersection with a Northwest right-of-way line of said Welch Causeway and the POINT OF BEGINNING; thence continue South 89°04'07" West, along the South line of said Government Lot 1, Section 9, Township 31 North, Range 15 East, Pinellas County, Florida (as established by said County) 101°55'53" West, 120.00 feet, to an intersection with the South right-of-way of Modern Way (an 80 foot right-of-way); thence North 89°04'07" East, along said right-of-way of Modern Way, 65.76 feet, to the point of intersection with the South right-of-way of a curve to the left, converging to the West, radius 30 feet, arc 53.76 feet, chord South 07°24'29" East, 46.85 feet to the end of said curve; thence South 89°04'07" West, along the South right-of-way of said curve, 100.00 feet, to the intersection with the right-of-way line of said Welch Causeway; thence South 43°51'28" West, along the Northwest right-of-way of said Welch Causeway, 100.00 feet, to the POINT OF BEGINNING.

From the point of intersection of the State Road No. 41, of Government Land Section 9,
Township 31 South Range 15 East, Pinellas County, Florida (as established by
the original plat of the land donated to the State of Florida by the City of St. Petersburg
County), with the centerline of State Road No. 233, said road also being locally known
as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07"
East along the centerline of said road 161.61 feet; thence North 88°04'07" West along the
POINT OF BEGINNING, thence continue South 88°04'07" West, along the South line of
said road 412'20" to West 31.65 feet to an intersection with the Northeastly
right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way,
located between the centerlines of the two roads) 161.61 feet; thence North 88°04'07"
West along the centerline of said road 161.61 feet; thence leaving said Northeastly right-of-way of Gulf Boulevard, North-
easterly at an angle of 88°04'07" to the centerline of said road 161.61 feet; thence North
Way (an 80 foot right-of-way) thence North 88°04'07" East, along said South right-of-way
of the right-of-way of Madeira Way, 199.20 feet, thence leaving said South right-of-way,

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N15°48'31"W(L1)	8.00'(L1)	
L2	S09°22'03"E	8.00'(L1)	
L3	S46°08'32"E(L)	5.00'(L)	

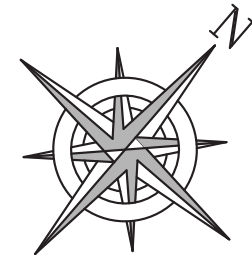
CURVE TABLE							
CURVE#	DISTANCE	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD DISTANCE
C1	45.00'	85.00'	30°19'59"	S59°01'29"W	44.48'		
C2	10.00'	77.00'	07°26'28"	S59°01'29"W	9.99'		
C3	26.04'	86.25'	7°43'37"	S59°01'29"W	9.99'		
C4	93.69'	30.00'	102°33'06"	S07°24'41"E	46.81'		

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
OFFICE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

PREPARED FOR:
WILLIAM KARNS ENTERPRISES
286 107TH AVENUE, SUITE #300
TREASURE ISLAND, FL 33706

WORK ORDER NO.	2015-128
DRAWN BY:	LKC
FIELD DATE:	2/09/2016
SCALE:	1" = 40'
SHEET NO.	1 OF 2





215

SITE DATA

HOTEL A

ROOMS: 180	<u>PARKING REQUIRED:</u> 1 SP/ROOM = 180
RETAIL SPACE: 3,000 SF	3 SP/2,000 SF = 4
RESTAURANT SPACE: ___ SEATS	1 SP/4 SEATS =
PARKING PROVIDED: 210 SPACES	TOTAL REQUIRED =

HOTEL B

ROOMS: 250	<u>PARKING REQUIRED:</u> 1 SP/ROOM = 250
RETAIL SPACE: 28,000 SF	3 SP/2,000 SF = 42
RESTAURANT SPACE: ___ SEATS	1 SP/4 SEATS =
PARKING PROVIDED: 400 SPACES	TOTAL REQUIRED =

CONDO A

UNITS: 45	<u>PARKING REQUIRED:</u> 2 SP/UNIT = 90
PARKING PROVIDED: 95 SPACES	TOTAL REQUIRED = 90

CONDO B

UNITS: 45	<u>PARKING REQUIRED:</u> 2 SP/UNIT = 90
PARKING PROVIDED: 95 SPACES	TOTAL REQUIRED = 90

MARINA

RETAIL SPACE: 4,000 SF	<u>PARKING REQUIRED:</u> 3 SP/2,000 SF = 6
RESTAURANT SPACE: ___ SEATS	1 SP/4 SEATS =
PARKING PROVIDED: 39 SPACES	
DOCK SLIPS: 43	
	TOTAL REQUIRED =

OVERALL PROJECT SUMMARY & SITE DATA:		EXISTING	PROPOSED
TOTAL BUILDING AREA	=	62,904 SF(21.7%)	130,729 SF(45.0%)
TOTAL ASPHALT/CONC.	=	173,003 SF(59.5%)	81,171 SF(27.9%)
TOTAL IMPERVIOUS AREA	=	235,907 SF(81.2%)	211,900 SF(72.9%)
TOTAL GREEN AREA	=	54,525 SF(18.8%)	78,532 SF(27.4%)
TOTAL PROJECT AREA	=	290,432 SF (6.67 AC)	

OVERALL SITE IMPERVIOUS SURFACE RATIO: 0.73



Watershed Science
& Engineering, LLC

MADEIRA BEACH TOWN CENTER
PRELIMINARY SITE PLAN

SHEET 4 OF 4

**FDOT PERMIT TRAFFIC ANALYSIS
FOR
MADEIRA BEACH TOWN CENTER
TOM STUART CAUSEWAY/MADEIRA WAY
MADEIRA BEACH, FL**

**PREPARED FOR:
MADEIRA BEACH DEVELOPMENT COMPANY, LLC**

**PREPARED BY:
GULF COAST CONSULTING, INC.
FEBRUARY 2016
PROJECT # 16-006**

TABLE OF CONTENTS

- 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

FEB 18 2016

FL P.E. No. 14663

I. INTRODUCTION

The applicant proposes to improve its property located on the north side of Tom Stuart Causeway (SR 666 / 150th Avenue) at Madeira Way and the west side of Madeira Way in the City of Madeira Beach (See Figure 1) The property is currently developed with various retail uses, a marina, and surface parking lots with multiple driveways to Tom Stuart Causeway as well as Madeira Way. The applicant intends to redevelop the property with a 180 room hotel, a 250 room hotel, each containing ancillary ground floor retail space, and 90 condominium units in multiple buildings, with associated parking. The potential improvements include consolidation of access points, removal of the traffic signal at Madeira Way, access connection with a turn lane at the median opening serving the site and Madeira Cove Condominiums, and modifying turn lanes within 150th Avenue. This traffic analysis was prepared to evaluate the traffic impacts at the driveways and to aid in driveway/ turn lane design. A pre-application meeting was held with FDOT in February 2016.

II. EXISTING CONDITIONS

The Tom Stuart Causeway (SR 666) is a four-lane divided arterial roadway with a posted speed of 40 MPH (45 MPH design speed) and is controlled by traffic signals at Madeira Way and Gulf Boulevard 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 multiple locations shown below on February 2, 2016. Weather conditions were excellent with a high temperature of 79 degrees and sunshine.

- Gulf Boulevard / Madeira Way (signal)
- Tom Stuart Causeway (SR 666/150th Ave.) / Gulf Boulevard (signal)
- Tom Stuart Causeway (SR 666/150th Ave)/ Madeira Way (signal)
- Tom Stuart Causeway (SR 666/150th Ave.)/ Directional Median opening serving retail plaza
- Tom Stuart Causeway (SR 666/ 150th Ave.) / Full Median opening serving Madeira Cove
- Tom Stuart Causeway (SR 666/150th Ave.) / Full Median opening serving Boca Vista

These counts were seasonally adjusted to peak season equivalents using FDOT seasonal adjustment factors. Intersection analysis was performed using the HCS software. The existing (2016) peak hour traffic volumes are shown in Figure 2, the intersection operations are shown below in Table 1 and the HCS printouts are included in Appendix A.

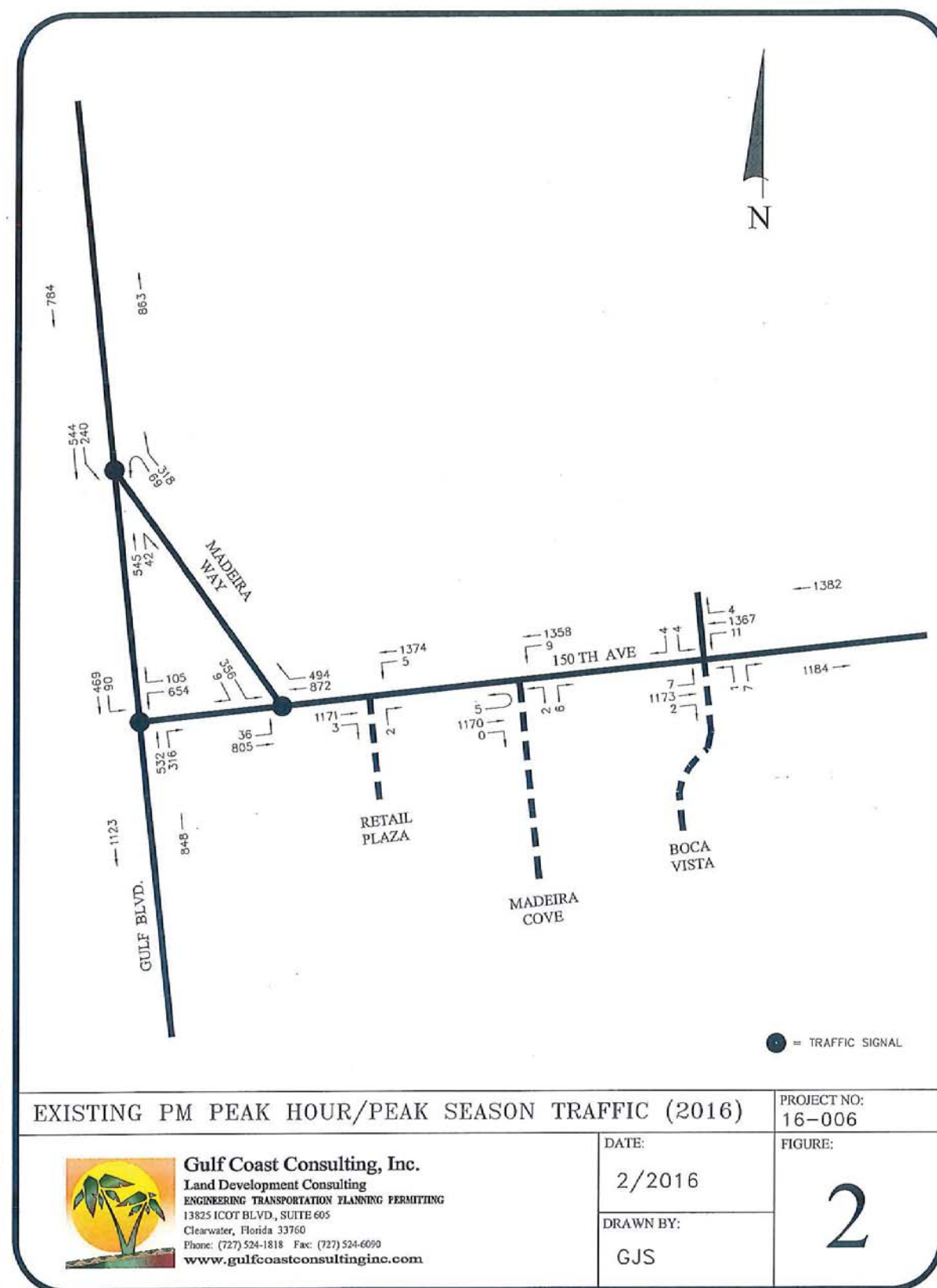
Table 1 – Existing Intersection Conditions (2016)

Intersection Location	Type	PM Peak Hour LOS	Ave. Delay (sec/veh)
Gulf Blvd / Madeira Way	Signal	A	9.2
150 th Ave / Gulf Blvd.	Signal	C	22.9
150 Ave / Madeira Way	Signal	B	11.8
150 th Ave / Directional Opening Retail	Unsignalized	B/B	12.5 / 13.3
150 th Avenue / Madeira Cove	Unsignalized	B/C	12.2 / 16.4
150 th Avenue / Boca Vista	Unsignalized	B/C	12.7 / 16.0

B/C = LOS of SR 666 left turn / LOS of side street approach



Y:\P\ELLAS\Medina Beach Town Center (16-006)\Drawings\16-006 T.C.dwg, 2/9/2016 8:25:03 AM



Tom Stuart Causeway (SR 666/150th Avenue) is a 4-lane divided arterial roadway and is controlled by traffic signals at Madeira Way and Gulf Boulevard. These traffic signals are closely spaced and do not meet FDOT signal spacing criteria. 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 2,566 vehicles during the PM peak hour which represents LOS C on a 4-lane divided roadway.

Gulf Boulevard (SR 699) is a 4-lane divided arterial roadway with a posted speed of 35 MPH and is controlled by traffic signals at Madeira Way and 150th Avenue. Gulf Boulevard is considered a Class II arterial due to the lower posted speed. Gulf Boulevard north of Madeira Way carries 1,647 vehicles during the PM peak hour which represents LOS D conditions. Gulf Boulevard south of 150th Avenue carries 1,971 vehicles during the PM peak hour which represents LOS D conditions.

III. FUTURE CONDITIONS WITH DEVELOPMENT

Traffic impacts from the recently proposed Holiday Isle Marina (Holton) project on the south side of Tom Stuart Causeway east of this property was included as background traffic to evaluate the cumulative effects of both redevelopments. The Holiday Isle project is expected to generate 3,548 daily trips with 289 trips occurring during the PM peak hour. Of these 202 are expected to travel to/from the mainland over the drawbridge, and 87 are expected to impact the study area for Madeira Beach Town Center. This traffic volume was added to the existing counts to consider the impact of Holiday Isle.

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

Table 2 – Trip Generation Estimates

Land Use	Amount	ITE LUC	Daily Trips	PM Peak (in/out)
High-Rise Condo "A"	45 units	232	188	17 (10/7)
High-Rise Condo "B"	45 units	232	188	17 (10/7)
Hotel	180 rooms	310	1471	108 (55/53)
Hotel	250 rooms	310	2042	150 (77/73)
Total			3,889	292 (152/142)

The additional traffic caused by the development is expected to be 3,889 daily trips of which 292 would occur during the PM peak hour (152 entering/142 exiting) This would classify as a Category "D" permit application with FDOT. Based on pre-application meetings with FDOT, substantial access management improvements are proposed. These include removing the traffic signal at Madeira Way, and constructing a turn lane at the Madeira Cove median opening which will also serve the project condominiums. In addition, converting Madeira Way into right-in/right out access at the Tom Stuart Causeway intersection, lengthening left turn lanes, and providing an eastbound left turn lane at the project access aligning with Madeira Cove is proposed. These changes will create U-turns and a redistribution of existing traffic. This will provide median opening separation to better conform to FDOT access management criteria.

Project traffic was distributed to the surrounding roadway system based on the following percentages.

- 10% north on Gulf Boulevard (SR 699)
- 20% south on Gulf Boulevard (SR 699)
- 70% east on SR 666 (Tom Stuart Causeway)

Project generated traffic is shown in Figure 3.

The intersections were reanalyzed considering the project traffic, median opening modifications, the removal of a traffic signal and revised access points. The expected future traffic volumes are shown in Figure 4, intersection conditions are shown in Table 3, and the HCS printouts are included in Appendix B.

Table 3 – Future Intersection Conditions

Intersection Location	Type	PM Peak Hour LOS	Ave. Delay (sec/veh)
Gulf Blvd / Madeira Way	Signal	B	11.1
150 th Ave / Gulf Blvd.	Signal	C	25.8
150 Ave / Madeira Way (RIRO)	Unsignalized	C* (SBRT)	16.1
150 th Ave / Directional Opening Retail	Unsignalized	B/B*	13.9/14.4
150 th Avenue / Madeira Cove	Unsignalized	C/E*	16.5/47.0
150 th Avenue / Boca Vista	Unsignalized	B/C*	14.1/16.7
Madeira Way / Hotel Driveways	Unsignalized	A/D*	8.6/30.6

B/C = LOS of SR 666 left turn / LOS of side street approach

The adjacent segment of SR 666 would continue to operate at LOS C with volume increasing to 2,863 vehicles during the PM peak hour. This represents an acceptable level of service.

The segment of Gulf Boulevard north of Madeira Way would carry 1,706 vehicles during the PM peak hour which represents LOS D conditions. Gulf Boulevard south of 150th Avenue would carry 2,084 vehicles during the PM peak hour which represents LOS D conditions.

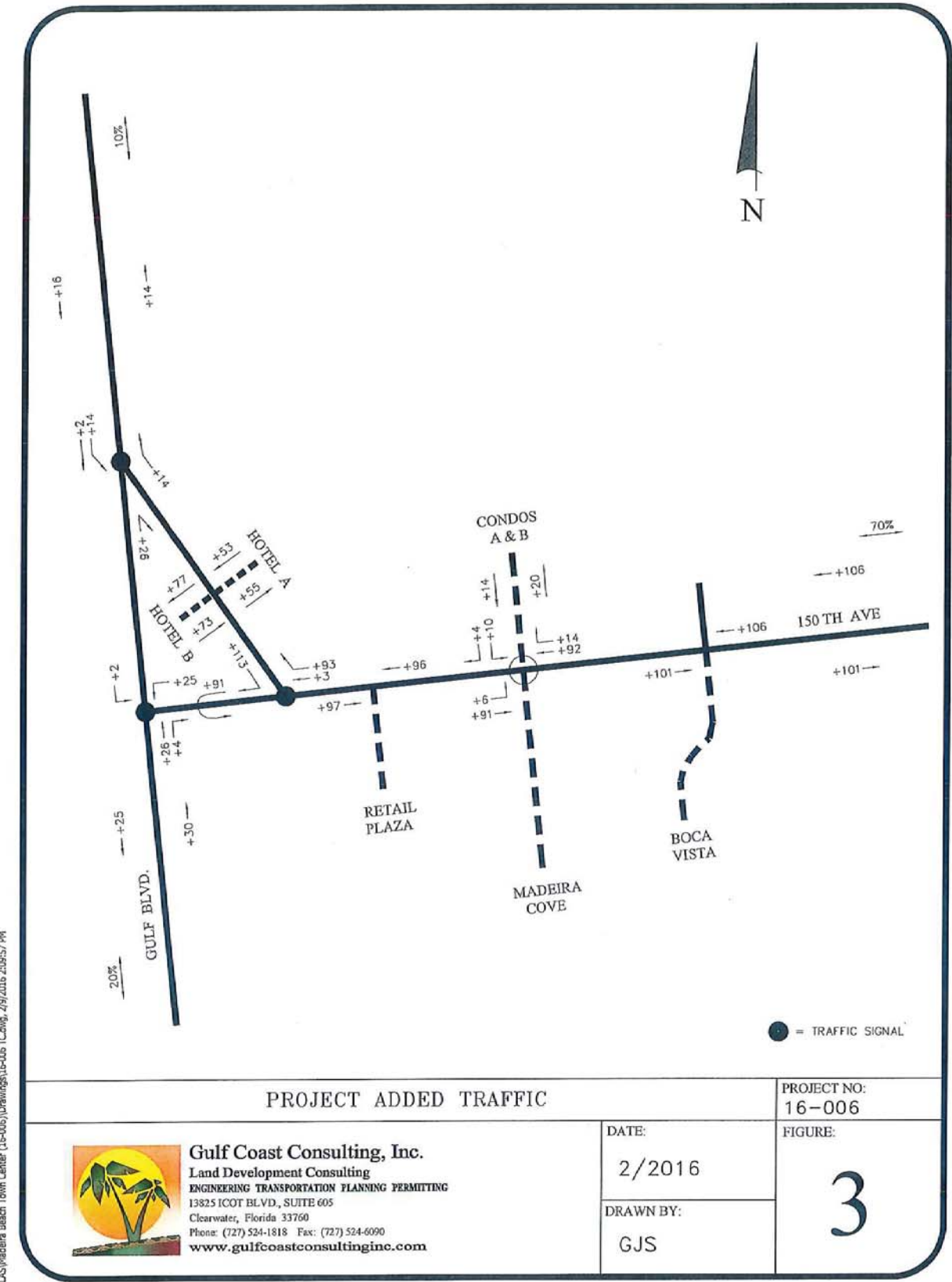
IV. CONCLUSIONS AND RECOMMENDATIONS

The proposed development of this property to contain condominiums, and hotels with ancillary ground floor retail space is expected to generate 3,889 daily trips and an additional 292 PM peak hour trips. With the impacts of the proposed development all affected intersections and roadway segments would continue to operate at acceptable levels of service.

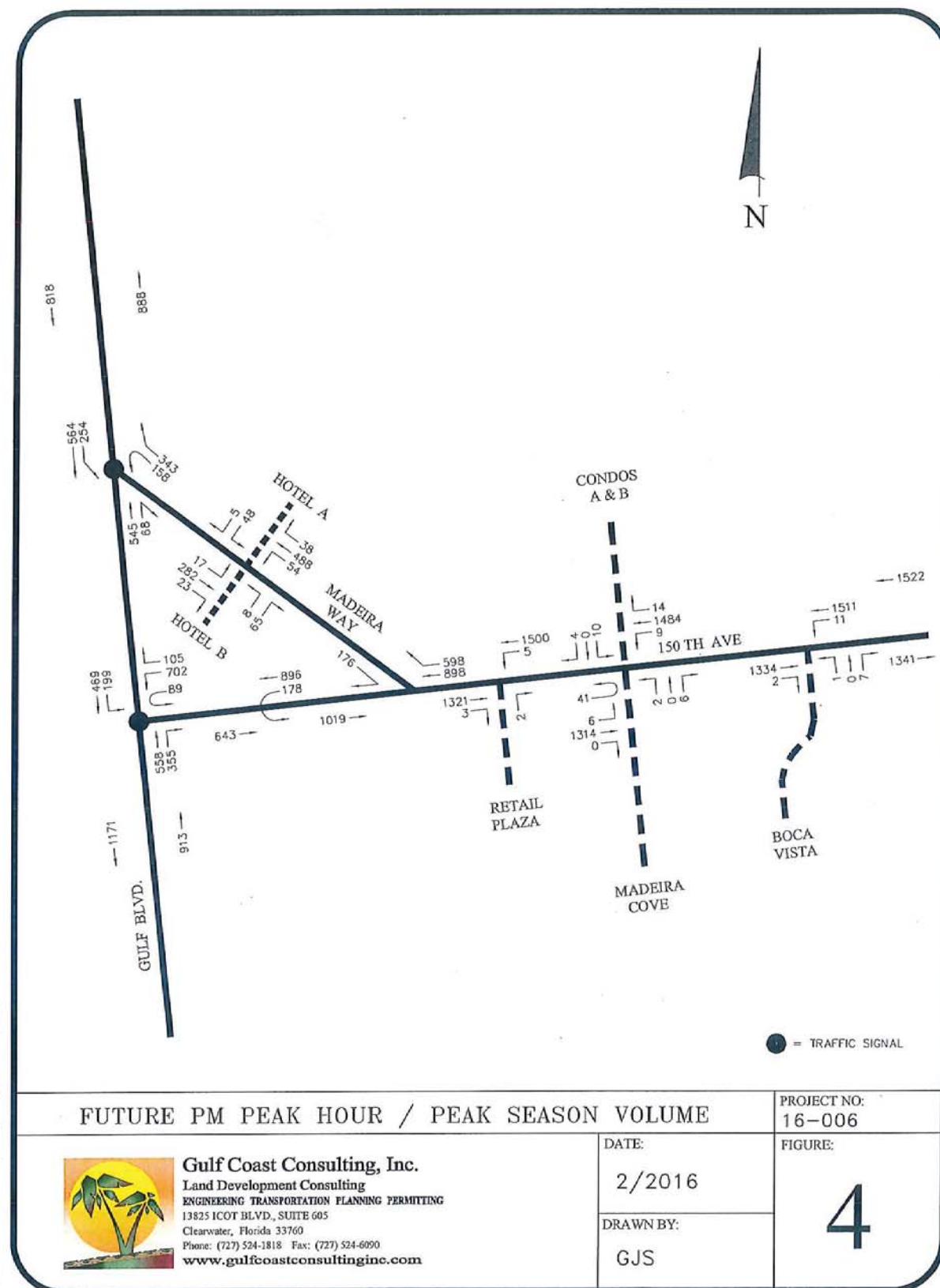
The following access management improvements are recommended:

Tom Stuart Causeway (150th Avenue) / Madeira Way – Remove traffic signal, install raised median in 150th Avenue, permit right turn only into/from Madeira Way.

Tom Stuart Causeway (150th Avenue)/ Median Opening at 1st Street E. – Extend the westbound left turn lane past Madeira Way to contain 150 feet of queue storage plus 185 feet of deceleration distance per FDOT Index # 301 for a 45 MPH design speed.



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Tom Stuart Causeway (150th Avenue) / Madeira Cove Median Opening – Construct an eastbound left turn lane into Madeira Beach Town Center access. Construct driveway with 2 exiting lanes to separate left and right turns. The eastbound left turn lane should include 50 feet of queue storage plus 185 feet of deceleration distance per FDOT Index # 301. Due to distance constraints a design exception for deceleration distance may be needed from FDOT. The westbound left turn lane should contain 50 feet queue storage plus 185 feet deceleration distance per FDOT Index #301. This requires lengthening the existing left turn lane and removal of landscaping area.

Tom Stuart Causeway / Boca Vista Median Opening – Extend the westbound left turn lane to include 50 feet of queue storage plus 185 feet of deceleration distance per FDOT Index #301. This requires lengthening the existing left turn lane and removal of landscaping area.

APPENDIX A

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

Week	Dates	SF	MOCE PSCF	0.95
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	Tue Counts
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

Method for determining peak hour: Total Entering Volume

QC JOB #: 13698601
DATE: Tue, Feb 02 2016



S44
 210
 318
 64
 42
 S45

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

Report generated on 2/5/2016 8:37 AM

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

Method for determining peak hour: Total Entering Volume

QC JOB #: 13698602
DATE: Tue, Feb 02 2016

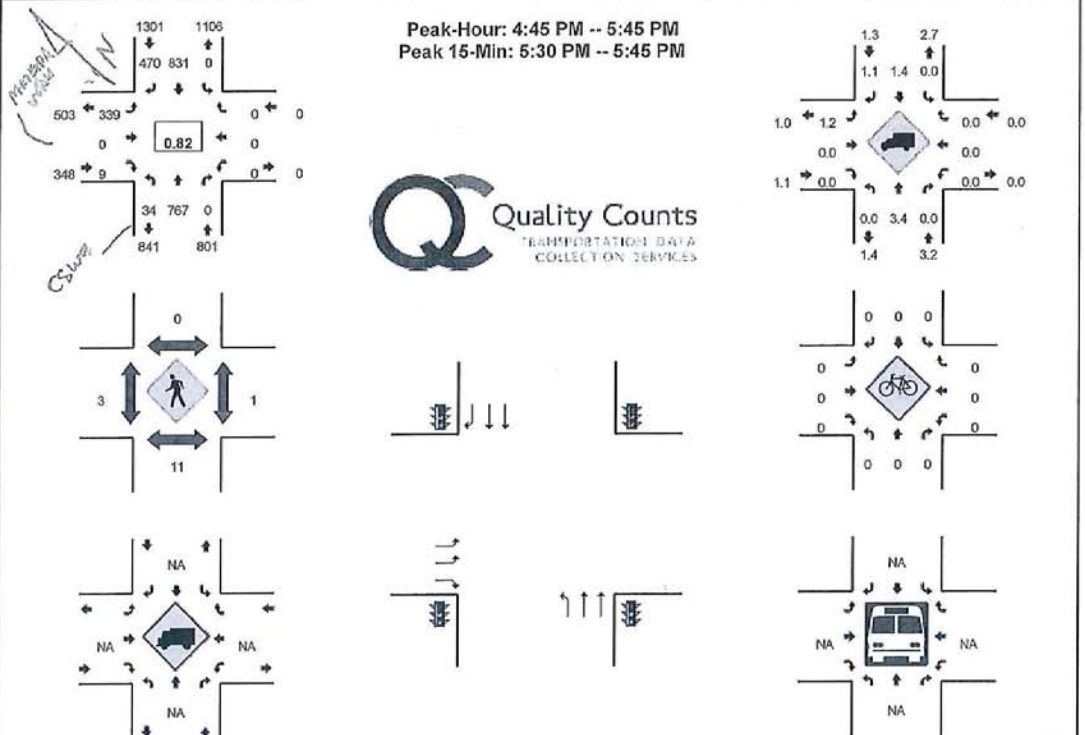


SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

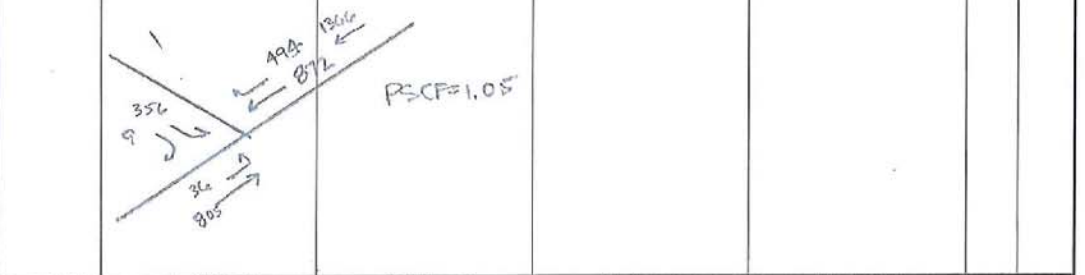
Report generated on 2/5/2016 8:37 AM

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 -- Madeira Way
CITY/STATE: Madeira Beach, FL
QC JOB #: 13698603
DATE: Tue, Feb 02 2016



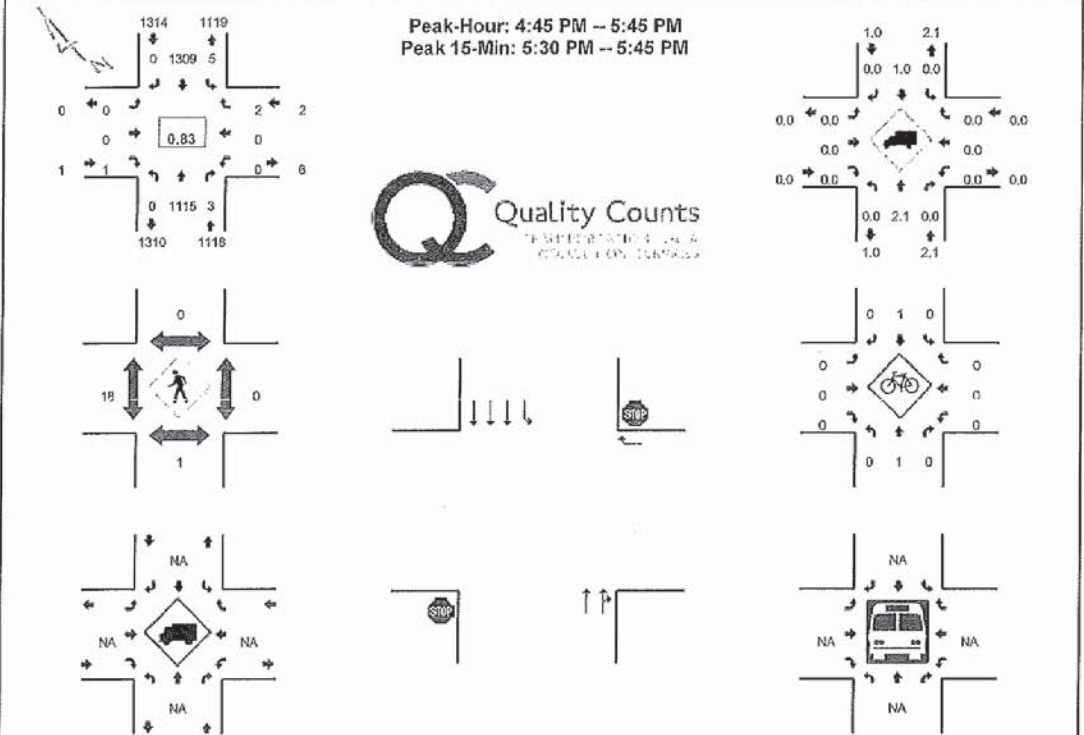
15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Madeira Way (Eastbound)				Madeira Way (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	16	195	0	0	0	0	149	80	0	0	107	0	5	0	0	0	552	
4:15 PM	7	233	0	0	0	0	180	92	0	0	76	0	6	0	0	0	594	
4:30 PM	11	191	0	0	0	0	236	136	0	0	93	0	2	0	0	0	669	
4:45 PM	14	187	0	0	0	0	200	122	0	0	80	0	1	0	0	0	604	2419
5:00 PM	7	196	0	0	0	0	147	102	0	0	92	0	3	0	0	0	547	2414
5:15 PM	4	183	0	0	0	0	176	96	0	0	89	0	3	0	0	0	551	2371
5:30 PM	8	201	0	1	0	0	308	150	0	0	78	0	2	0	0	0	748	2450
5:45 PM	19	174	0	0	0	0	202	115	0	0	81	0	7	0	0	0	598	2444



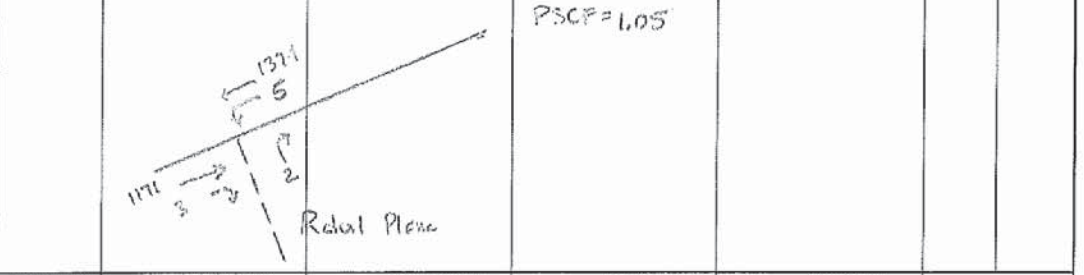
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	32	804	0	4	0	1232	600	0	0	312	0	8	0	0	0	0	2992
Heavy Trucks	0	24	0	0	0	16	4	0	0	8	0	0	0	0	0	0	52
Pedestrians	0	20	0	0	0	0	0	0	0	4	0	0	0	4	0	0	28
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad																	
Stopped Buses																	

Comments:
Report generated on 2/5/2016 8:37 AM
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 -- Median Opening to Retail Plaza
CITY/STATE: Madeira Beach, FL
QC JOB #: 13698604
DATE: Tue, Feb 02 2016



15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Median Opening to Retail Plaza (Eastbound)				Median Opening to Retail Plaza (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	291	1	1	1	244	0	2	0	0	0	0	0	0	1	0	541	
4:15 PM	0	321	3	0	1	270	0	0	0	0	1	0	0	0	0	0	596	
4:30 PM	0	284	0	0	3	367	0	0	0	0	0	0	0	0	1	0	655	
4:45 PM	0	263	2	0	1	326	0	1	0	0	0	0	0	0	0	0	593	2385
5:00 PM	0	296	0	0	0	252	0	0	0	0	0	0	0	0	0	0	548	2392
5:15 PM	0	274	0	0	2	279	0	0	0	0	1	0	0	0	1	0	557	2353
5:30 PM	0	282	1	0	0	452	0	1	0	0	0	0	0	0	1	0	737	2435
5:45 PM	0	258	0	0	2	329	0	0	0	0	0	0	0	0	0	0	589	2431



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	1128	4	0	0	1808	0	4	0	0	0	0	0	0	4	0	2948
Heavy Trucks	0	24	0	0	0	8	0	0	0	0	0	0	0	0	0	0	32
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad																	
Stopped Buses																	

Comments:
Report generated on 2/5/2016 6:30 PM
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Method for determining peak hour: Total Entering Volume

QC JOB #: 13698605
DATE: Tue, Feb 02 2016

[illegible]

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

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

Method for determining peak hour: Total Entering Volume

QC JOB #: 13698606
DATE: Tue, Feb 02 2016



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

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

HCS+™ DETAILED REPORT												
General Information						Site Information						
Analyst RP						Intersection GULF BLVD/MADEIRA WAY						
Agency or Co. GCC						Area Type All other areas						
Date Performed 2/8/2016						Jurisdiction FDOT						
Time Period PM PEAK HOUR						Analysis Year 2016 EXISTING						
						Project ID MADEIRA BEACH TOWN CTR						
Volume and Timing Input												
	MADEIRA WAY			GULF BLVD			GULF BLVD			GULF BLVD		
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, N _i				1		1		2	1	1	2	
Lane Group				L		R		T	R	L	T	
Volume, V (vph)				69		318		545	42	240	544	
% Heavy Vehicles, %HV				2		2		1	1	1	1	
Peak-Hour Factor, PHF				0.96		0.96		0.96	0.96	0.96	0.96	
Pretimed (P) or Actuated (A)				A		A		A	A	A	A	
Start-up Lost Time, I _t				2.0		2.0		2.0	2.0	2.0	2.0	
Extension of Effective Green, e				2.0		2.0		2.0	2.0	2.0	2.0	
Arrival Type, AT				3		3		4	4	3	4	
Unit Extension, UE				3.0		3.0		3.0	3.0	3.0	3.0	
Filtering/Metering, I				1.000		1.000		1.000	1.000	1.000	1.000	
Initial Unmet Demand, Q _b				0.0		0.0		0.0	0.0	0.0	0.0	
Ped / Bike / RTOR Volumes	0	0		76	0	204	76	0	0	0	0	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking Maneuvers, N _m												
Buses Stopping, N _b				0		0		0	0	0	0	
Min. Time for Pedestrians, G _p	3.2			3.8			3.8			3.2		
Phasing	WB Only	02	03	04	04	04	SB Only	NS Perm	07	08	08	
Timing	G = 25.0	G =	G =	G =	G =	G =	G = 13.0	G = 60.0	G =	G =	G =	
	Y = 4	Y =	Y =	Y =	Y =	Y =	Y = 4	Y = 4	Y =	Y =	Y =	
Duration of Analysis, T = 0.25						Cycle Length, C = 110.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, v				72		119		568	44	250	567	
Lane Group Capacity, c				402		360		1954	872	644	2507	
v/c Ratio, X				0.18		0.33		0.29	0.05	0.39	0.23	
Total Green Ratio, g/C				0.23		0.23		0.55	0.55	0.70	0.70	
Uniform Delay, d ₁				34.2		35.5		13.5	11.7	6.0	5.9	
Progression Factor, PF				1.000		1.000		0.690	0.690	1.000	0.256	
Delay Calibration, k				0.11		0.11		0.11	0.11	0.11	0.11	
Incremental Delay, d ₂				0.2		0.5		0.1	0.0	0.4	0.0	

Initial Queue Delay, d ₃				0.0		0.0		0.0	0.0	0.0	0.0	
Control Delay				34.4		36.1		9.4	8.1	6.4	1.5	
Lane Group LOS				C		D		A	A	A	A	
Approach Delay				35.4			9.3			3.0		
Approach LOS				D			A			A		
Intersection Delay	9.2			X _c = 0.39			Intersection LOS			A		

HCS+™ DETAILED REPORT														
General Information						Site Information								
Analyst RP						Intersection SR 666 / GULF BLVD								
Agency or Co. GCC						Area Type All other areas								
Date Performed 2/8/2016						Jurisdiction FDOT								
Time Period PM PEAK HOUR						Analysis Year 2016 EXISTING								
						Project ID MADEIRA BEACH TOWN CTR								
Volume and Timing Input						SR 666			GULF BLVD			GULF BLVD		
	EB			WB			NB			SB				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
Number of Lanes, N1				2		0		2	1	2	2			
Lane Group				L	LR			T	R	L	T			
Volume, V (vph)				654		105		532	316	90	469			
% Heavy Vehicles, %HV				1		1		3	3	1	1			
Peak-Hour Factor, PHF				0.89		0.89		0.89	0.89	0.89	0.89			
Pretimed (P) or Actuated (A)				A		A		A	A	A	A			
Start-up Lost Time, Lt				2.0	2.0			2.0	2.0	2.0	2.0			
Extension of Effective Green, e				2.0	2.0			2.0	2.0	2.0	2.0			
Arrival Type, AT				3	3			3	3	3	3			
Unit Extension, UE				3.0	3.0			3.0	3.0	3.0	3.0			
Filtering/Metering, I				1.000	1.000			1.000	1.000	1.000	1.000			
Initial Unmet Demand, Qb				0.0	0.0			0.0	0.0	0.0	0.0			
Ped / Bike / RTOR Volumes	0	0		25	0	0	25	0	0	0	0			
Lane Width				12.0	12.0			12.0	12.0	12.0	12.0			
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N		
Parking Maneuvers, Nm														
Buses Stopping, Nb				0	0			0	0	0	0			
Min. Time for Pedestrians, Gp	3.2			3.4			3.4			3.2				
Phasing	WB Only		02	03		04	SB Only		Thru & RT		07	08		
Timing	G = 33.0		G =		G =	G = 12.0		G = 53.0		G =		G =		
	Y = 4		Y =		Y =	Y = 4		Y = 4		Y =		Y =		
Duration of Analysis, T = 0.25								Cycle Length, C = 110.0						
Lane Group Capacity, Control Delay, and LOS Determination														
	EB			WB			NB			SB				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
Adjusted Flow Rate, v				515	338			598	355	101	527			
Lane Group Capacity, c				1041	518			1692	755	379	2247			
v/c Ratio, X				0.49	0.65			0.35	0.47	0.27	0.23			
Total Green Ratio, g/C				0.30	0.30			0.48	0.48	0.11	0.63			
Uniform Delay, d1				31.6	33.5			17.8	19.1	45.0	9.0			
Progression Factor, PF				1.000	1.000			1.000	1.000	1.000	1.000			
Delay Calibration, k				0.11	0.23			0.11	0.11	0.11	0.11			
Incremental Delay, d2				0.4	2.9			0.1	0.5	0.4	0.1			
				0.0	0.0			0.0	0.0	0.0	0.0			

SR 666 WB GULF BLVD WB GULF BLVD SB												
Initial Queue Delay, d3												
Control Delay				32.0			36.4			17.9		19.6
Lane Group LOS				C			D			B		B
Approach Delay				33.8			18.5			14.9		
Approach LOS				C			B			B		
Intersection Delay				22.9			Xc = 0.51			Intersection LOS		C

HCS+™ DETAILED REPORT												
General Information						Site Information						
Analyst RP						Intersection SR 666 / MADEIRA WAY						
Agency or Co. GCC						Area Type All other areas						
Date Performed 2/8/2016						Jurisdiction FDOT						
Time Period [PM PEAK HOUR]						Analysis Year 2016 EXISTING						
						Project ID MADEIRA BEACH TOWN CTR						
Volume and Timing Input												
SR 666			SR 666			MADEIRA WAY						
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, N _i	1	2			2	1				2		0
Lane Group	L	T			T	R				L	LR	
Volume, V (vph)	36	805			872	494				356		9
% Heavy Vehicles, %HV	3	3			1	1				1		1
Peak-Hour Factor, PHF	0.82	0.82			0.82	0.82				0.82		0.82
Pretimed (P) or Actuated (A)	A	A			A	A				A		A
Start-up Lost Time, l _i	2.0	2.0			2.0	2.0				2.0	2.0	
Extension of Effective Green, e	2.0	2.0			2.0	2.0				2.0	2.0	
Arrival Type, AT	3	4			4	4				3	3	
Unit Extension, UE	3.0	3.0			3.0	3.0				3.0	3.0	
Filtering/Metering, I	1.000	1.000			1.000	1.000				1.000	1.000	
Initial Unmet Demand, Q _b	0.0	0.0			0.0	0.0				0.0	0.0	
Ped / Bike / RTOR Volumes	0	0		14	0	0	0	0		14	0	0
Lane Width	12.0	12.0			12.0	12.0				12.0	12.0	
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking Maneuvers, N _m												
Buses Stopping, N _b	0	0			0	0				0	0	
Min. Time for Pedestrians, G _p	3.2			3.3			3.2			3.3		
Phasing	EB Only		Thru & RT	03	04	SB Only		06	07	08		
Timing	G = 12.0		G = 56.0	G =	G =	G = 30.0		G =	G =	G =		
	Y = 4		Y = 4	Y =	Y =	Y = 4		Y =	Y =	Y =		
Duration of Analysis, T = 0.25									Cycle Length, C = 110.0			
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, v	44	982			1063	602				434	11	
Lane Group Capacity, c	191	2299			1824	1308				947	436	
v/c Ratio, X	0.23	0.43			0.58	0.46				0.46	0.03	
Total Green Ratio, g/C	0.11	0.65			0.51	0.82				0.27	0.27	
Uniform Delay, d ₁	44.8	9.1			18.8	2.9				33.2	29.3	
Progression Factor, PF	1.000	0.424			0.752	0.316				1.000	1.000	
Delay Calibration, k	0.11	0.11			0.17	0.11				0.11	0.11	
Incremental Delay, d ₂	0.6	0.1			0.5	0.3				0.4	0.0	
	0.0	0.0			0.0	0.0				0.0	0.0	
SR 666						MADEIRA WAY						

Initial Queue Delay, d ₃												
Control Delay	45.4	4.0			14.7	1.2				33.6	29.3	
Lane Group LOS	D	A			B	A				C	C	
Approach Delay	5.8		9.8				33.5					
Approach LOS	A		A				C					
Intersection Delay	11.8		X _c = 0.50				Intersection LOS B					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RP			Intersection	SR 666 / RETAIL PLAZA ACCESS			
Agency/Co.	GCC			Jurisdiction	FDOT			
Date Performed	2/8/2016			Analysis Year	2016 EXISTING			
Analysis Time Period	PM PEAK							
Project Description MADEIRA BEACH TOWN CTR								
East/West Street: SR 666				North/South Street: RETAIL PLAZA 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)		1171	3	5	1374			
Peak-Hour Factor, PHF	1.00	0.83	0.83	0.83	0.83	1.00		
Hourly Flow Rate, HFR (veh/h)	0	1410	3	6	1655	0		
Percent Heavy Vehicles	0	--	--	1	--	--		
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)			2					
Peak-Hour Factor, PHF	1.00	1.00	0.83	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	0	0	2	0	0	0		
Percent Heavy Vehicles	0	0	1	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		L			R			
v (veh/h)		6			2			
C (m) (veh/h)		484			437			
v/c		0.01			0.00			
95% queue length		0.04			0.01			
Control Delay (s/veh)		12.5			13.3			
LOS		B			B			
Approach Delay (s/veh)	--	--	13.3					
Approach LOS	--	--	B					

TWO-WAY STOP CONTROL SUMMARY								
General Information			Site Information					
Analyst	RP		Intersection	SR 666 / MADEIRA COVE ACCESS				
Agency/Co.	GCC		Jurisdiction	FDOT				
Date Performed	2/5/2016		Analysis Year	2016 EXISTING				
Analysis Time Period	PM PEAK							
Project Description MADEIRA BEACH TOWN CTR								
East/West Street: SR 666			North/South Street: MADEIRA COVE 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)		1170	0	9	1358			
Peak-Hour Factor, PHF	1.00	0.86	0.86	0.86	0.86	1.00		
Hourly Flow Rate, HFR (veh/h)	0	1360	0	10	1579	0		
Percent Heavy Vehicles	0	--	--	1	--	--		
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)	2		6					
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	2	0	6	0	0	0		
Percent Heavy Vehicles	1	0	1	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)		10		8				
C (m) (veh/h)		507		323				
v/c		0.02		0.02				
95% queue length		0.06		0.08				
Control Delay (s/veh)		12.2		16.4				
LOS		B		C				
Approach Delay (s/veh)	--	--	16.4					
Approach LOS	--	--	C					

TWO-WAY STOP CONTROL SUMMARY									
General Information					Site Information				
Analyst	RP				Intersection	SR 666 / BOCA VISTA ACCESS			
Agency/Co.	GCC				Jurisdiction	FDOT			
Date Performed	2/5/2016				Analysis Year	2016 EXISTING			
Analysis Time Period	PM PEAK								
Project Description: MADEIRA BEACH TOWN CTR									
East/West Street: SR 666					North/South Street: BOCA VISTA 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)	7	1173	2	11	1367	4			
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.83			
Hourly Flow Rate, HFR (veh/h)	8	1413	2	13	1646	4			
Percent Heavy Vehicles	1	--	--	1	--	--			
Median Type	Raised curb								
RT Channelized			0			0			
Lanes	0	2	0	1	2	0			
Configuration	LT		TR	L	T	TR			
Upstream Signal		0			0				
Minor Street	Northbound			Southbound					
Movement	7	8	9	10	11	12			
	L	T	R	L	T	R			
Volume (veh/h)	1	0	7	4	0	4			
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.83			
Hourly Flow Rate, HFR (veh/h)	1	0	8	4	0	4			
Percent Heavy Vehicles	1	1	1	1	1	1			
Percent Grade (%)	0			0					
Flared Approach		N			N				
Storage		0			0				
RT Channelized			0			0			
Lanes	0	1	0	0	1	0			
Configuration		LTR			LTR				
Delay, Queue Length, and Level of Service									
BOCA VISTA									
Approach	Eastbound	Westbound	Northbound			Southbound			
Movement	1	4	7	8	9	10	11	12	
Lane Configuration	LT	L	LTR			LTR			
v (veh/h)	8	13	9			8			
C (m) (veh/h)	392	483	337			144			
v/c	0.02	0.03	0.03			0.06			
95% queue length	0.06	0.08	0.08			0.17			
Control Delay (s/veh)	14.4	12.7	16.0			31.5			
LOS	B	B	C			D			
Approach Delay (s/veh)	--	--	16.0			31.5			
Approach LOS	--	--	C			D			
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2/5/2016

TABLE 4

Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas¹

INTERRUPTED FLOW FACILITIES

UNINTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)					
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

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%

¹Values 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.

²Level 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.

³Buses 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.

BICYCLE MODE²

(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 MODE²

(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

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

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES

APPENDIX B

High-Rise Residential Condominium/Townhouse (232)

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

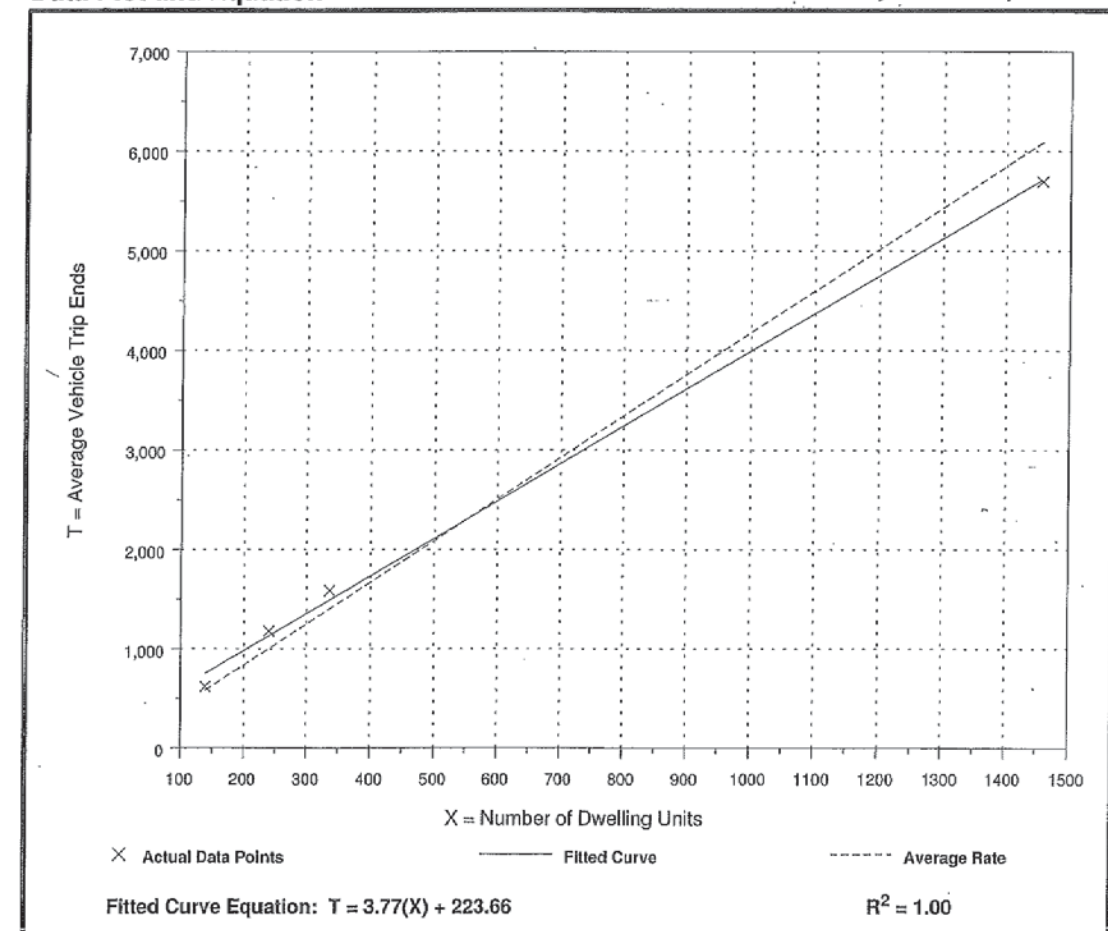
Number of Studies: 4
Avg. Number of Dwelling Units: 543
Directional Distribution: 50% entering, 50% exiting

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



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.

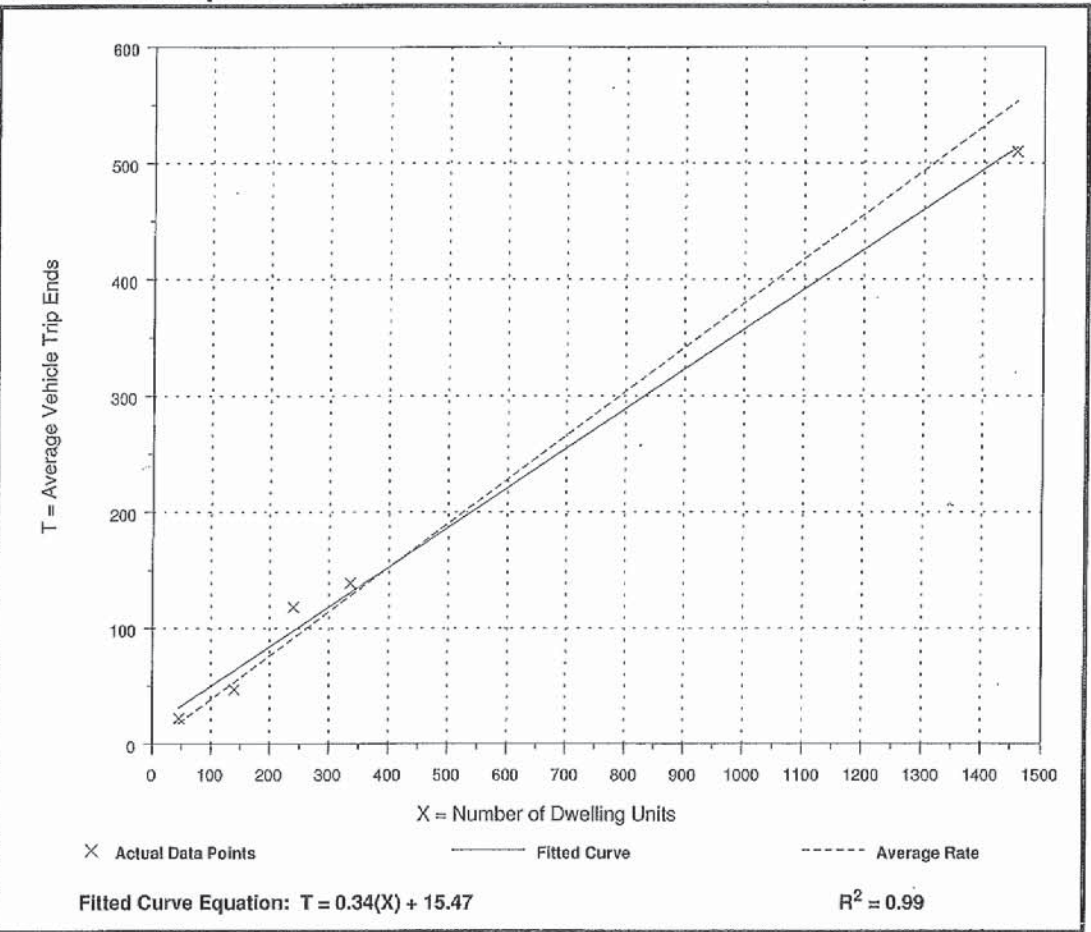
Number of Studies: 5
Avg. Number of Dwelling Units: 444
Directional Distribution: 62% entering, 38% exiting

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



Hotel
(310)

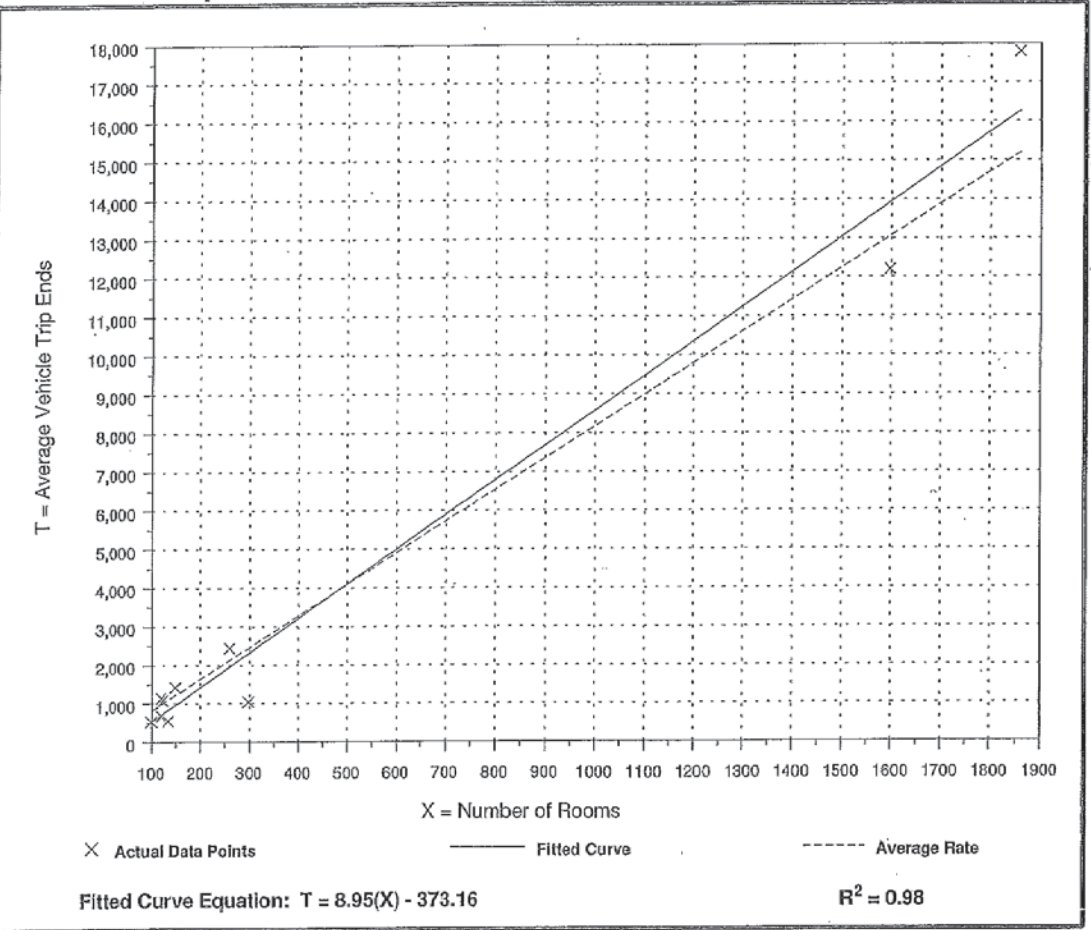
Average Vehicle Trip Ends vs: Rooms
On a: Weekday

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



Hotel (310)

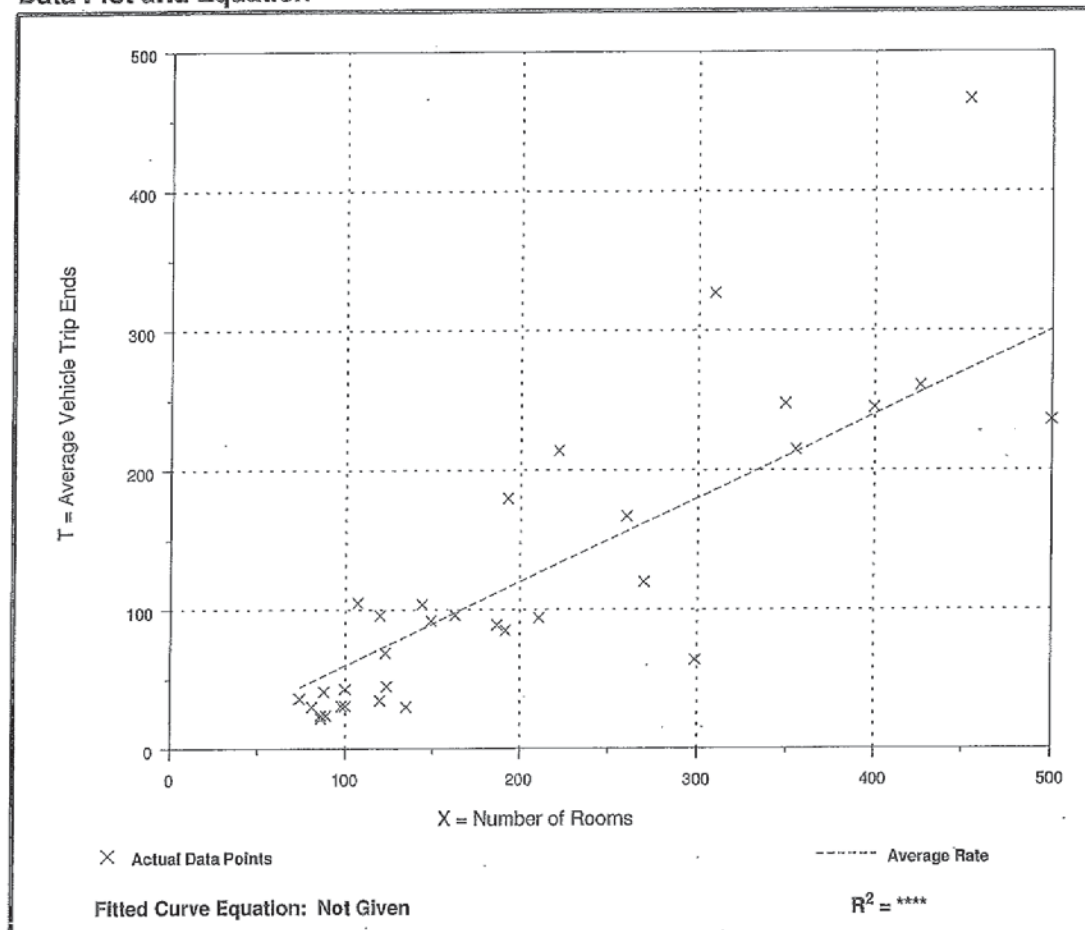
Average Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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



HCS+™ DETAILED REPORT

General Information							Site Information						
Analyst RP Agency or Co. GCC Date Performed 2/9/2016 Time Period PM PEAK HOUR							Intersection GULF BLVD/MADEIRA WAY Area Type All other areas Jurisdiction FDOT Analysis Year FUTURE WITH PROJECTS Project ID MADEIRA BEACH TOWN CTR						
Volume and Timing Input							MADEIRA WAY			Gulf Blvd.		Gulf Blvd.	
	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Number of Lanes, N _i				1		1		2	1	1	2		
Lane Group				L		R		T	R	L	T		
Volume, V (vph)				158		343		545	68	254	564		
% Heavy Vehicles, %HV				2		2		1	1	1	1		
Peak-Hour Factor, PHF				0.96		0.96		0.96	0.96	0.96	0.96		
Pretimed (P) or Actuated (A)				A		A		A	A	A	A		
Start-up Lost Time, I _i				2.0		2.0		2.0	2.0	2.0	2.0		
Extension of Effective Green, e				2.0		2.0		2.0	2.0	2.0	2.0		
Arrival Type, AT				3		3		4	4	3	4		
Unit Extension, UE				3.0		3.0		3.0	3.0	3.0	3.0		
Filtering/Metering, I				1.000		1.000		1.000	1.000	1.000	1.000		
Initial Unmet Demand, Q _b				0.0		0.0		0.0	0.0	0.0	0.0		
Ped / Bike / RTOR Volumes	0	0		76	0	204	76	0	0	0	0		
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0		
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N	
Parking Maneuvers, N _m													
Buses Stopping, N _b				0		0		0	0	0	0		
Min. Time for Pedestrians, G _p	3.2			3.8			3.8			3.2			
Phasing	WB Only		02	03		04	SB Only		NS Perm	07	08		
Timing	G = 25.0		G =	G =		G =	G = 13.0		G = 60.0	G =	G =		
	Y = 4		Y =	Y =		Y =	Y = 4		Y = 4	Y =	Y =		
Duration of Analysis, T = 0.25								Cycle Length, C = 110.0					
Lane Group Capacity, Control Delay, and LOS Determination													
	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Adjusted Flow Rate, v				165		145		568	71	265	588		
Lane Group Capacity, c				402		360		1954	872	644	2507		
v/c Ratio, X				0.41		0.40		0.29	0.08	0.41	0.23		
Total Green Ratio, g/C				0.23		0.23		0.55	0.55	0.70	0.70		
Uniform Delay, d ₁				36.2		36.2		13.5	11.9	6.1	5.9		
Progression Factor, PF				1.000		1.000		0.690	0.690	1.000	0.256		
Delay Calibration, k				0.11		0.11		0.11	0.11	0.11	0.11		
Incremental Delay, d ₂				0.7		0.7		0.1	0.0	0.4	0.0		

Initial Queue Delay, d ₃			0.0		0.0		0.0	0.0	0.0	0.0	
Control Delay			36.9		36.9		9.4	8.2	6.5	1.6	
Lane Group LOS			D		D		A	A	A	A	
Approach Delay			36.9		9.3		3.1				
Approach LOS			D		A		A				
Intersection Delay		11.1	X _c = 0.42		Intersection LOS		B				

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HCS+™ DETAILED REPORT												
General Information							Site Information					
Analyst RP							Intersection SR 666 / GULF BLVD					
Agency or Co. GCC							Area Type All other areas					
Date Performed 2/9/2016							Jurisdiction FDOT					
Time Period PM PEAK HOUR							Analysis Year FUTURE WITH PROJECTS					
							Project ID MADEIRA BEACH TOWN CTR					
Volume and Timing Input				SR 666			GULF BLVD			GULF BLVD.		
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, N ₁				2		0		2	1	2	2	
Lane Group				L	LR			T	R	L	T	
Volume, V (vph)				791		105		558	355	199	469	
% Heavy Vehicles, %HV				1		1		3	3	1	1	
Peak-Hour Factor, PHF				0.89		0.89		0.89	0.89	0.89	0.89	
Pretimed (P) or Actuated (A)				A		A		A	A	A	A	
Start-up Lost Time, l ₁				2.0	2.0			2.0	2.0	2.0	2.0	
Extension of Effective Green, e				2.0	2.0			2.0	2.0	2.0	2.0	
Arrival Type, AT				3	3			3	3	3	3	
Unit Extension, UE				3.0	3.0			3.0	3.0	3.0	3.0	
Filtering/Metering, I				1.000	1.000			1.000	1.000	1.000	1.000	
Initial Unmet Demand, Q _b				0.0	0.0			0.0	0.0	0.0	0.0	
Ped / Bike / RTOR Volumes	0	0		25	0	0	25	0	0	0	0	
Lane Width				12.0	12.0			12.0	12.0	12.0	12.0	
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking Maneuvers, N _m												
Buses Stopping, N _b				0	0			0	0	0	0	
Min. Time for Pedestrians, G _p	3.2			3.4			3.4			3.2		
Phasing	WB Only		02		03		04		SB Only		Thru & RT	
Timing	G = 33.0		G =		G =		G = 12.0		G = 53.0		G =	
	Y = 4		Y =		Y =		Y = 4		Y = 4		Y =	
Duration of Analysis, T = 0.25								Cycle Length, C = 110.0				
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, v				622	385			627	399	224	527	
Lane Group Capacity, c				1041	521			1692	755	379	2247	
v/c Ratio, X				0.60	0.74			0.37	0.53	0.59	0.23	
Total Green Ratio, g/C				0.30	0.30			0.48	0.48	0.11	0.63	
Uniform Delay, d ₁				32.8	34.6			18.0	19.8	46.7	9.0	
Progression Factor, PF				1.000	1.000			1.000	1.000	1.000	1.000	
Delay Calibration, k				0.19	0.30			0.11	0.13	0.18	0.11	
Incremental Delay, d ₂				1.0	5.5			0.1	0.7	2.5	0.1	

Initial Queue Delay, d ₃			0.0	0.0			0.0	0.0	0.0	0.0	
Control Delay			33.8	40.2			18.1	20.5	49.1	9.0	
Lane Group LOS			C	D			B	C	D	A	
Approach Delay			36.2				19.0			21.0	
Approach LOS			D				B			C	
Intersection Delay	25.8		X _c = 0.61				Intersection LOS			C	

TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information			
Analyst	RP			Intersection	SR 666 / MADEIRA WAY		
Agency/Co.	GCC			Jurisdiction	FDOT		
Date Performed	2/9/2016			Analysis Year	FUTURE WITH PROJECTS		
Analysis Time Period	PM PEAK						
Project Description: MADEIRA BEACH TOWN CTR							
East/West Street: SR 666				North/South Street: MADEIRA WAY (RIRO)			
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)		1019			898	598	
Peak-Hour Factor, PHF	1.00	0.82	1.00	1.00	0.82	0.82	
Hourly Flow Rate, HFR (veh/h)	0	1242	0	0	1095	729	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	0	2	0	0	2	1	
Configuration		T			T	R	
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)						176	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.82	
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	214	
Percent Heavy Vehicles	0	0	0	0	0	1	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	1	
Configuration						R	
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11
Lane Configuration							R
v (veh/h)							214
C (m) (veh/h)							537
v/c							0.40
95% queue length							1.90
Control Delay (s/veh)							16.1
LOS							C
Approach Delay (s/veh)	--	--				16.1	
Approach LOS	--	--				C	

TWO-WAY STOP CONTROL SUMMARY									
General Information					Site Information				
Analyst		RP			Intersection		SR 666 / RETAIL PLAZA ACCESS		
Agency/Co.		GCC			Jurisdiction		FDOT		
Date Performed		2/9/2016			Analysis Year		FUTURE WITH PROJECTS		
Analysis Time Period		PM PEAK							
Project Description MADEIRA BEACH TOWN CTR									
East/West Street: SR 666					North/South Street: RETAIL PLAZA 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)		1321	3	5	1500				
Peak-Hour Factor, PHF	1.00	0.83	0.83	0.83	0.83	1.00			
Hourly Flow Rate, HFR (veh/h)	0	1591	3	6	1807	0			
Percent Heavy Vehicles	0	--	--	1	--	--			
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)			2						
Peak-Hour Factor, PHF	1.00	1.00	0.83	1.00	1.00	1.00			
Hourly Flow Rate, HFR (veh/h)	0	0	2	0	0	0			
Percent Heavy Vehicles	0	0	1	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		L			R				
v (veh/h)		6			2				
C (m) (veh/h)		412			387				
v/c		0.01			0.01				
95% queue length		0.04			0.02				
Control Delay (s/veh)		13.9			14.4				
LOS		B			B				
Approach Delay (s/veh)	--		14.4						
Approach LOS	--	--	B						

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TWO-WAY STOP CONTROL SUMMARY									
General Information					Site Information				
Analyst	RP				Intersection	SR 666 / MADEIRA COVE ACCESS			
Agency/Co.	GCC				Jurisdiction	FDOT			
Date Performed	2/17/2016				Analysis Year	FUTURE WITH PROJECTS			
Analysis Time Period	PM PEAK								
Project Description MADEIRA BEACH TOWN CTR									
East/West Street: SR 666					North/South Street: MADEIRA COVE 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)	47	1358	0	9	1484	14			
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86			
Hourly Flow Rate, HFR (veh/h)	54	1579	0	10	1725	16			
Percent Heavy Vehicles	0	--	--	1	--	--			
Median Type	Raised curb								
RT Channelized			0			0			
Lanes	1	2	0	1	2	0			
Configuration	L	T	TR	L	T	TR			
Upstream Signal		0			0				
Minor Street	Northbound			Southbound					
Movement	7	8	9	10	11	12			
	L	T	R	L	T	R			
Volume (veh/h)	2	0	6	10	0	4			
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86			
Hourly Flow Rate, HFR (veh/h)	2	0	6	11	0	4			
Percent Heavy Vehicles	1	0	1	0	0	0			
Percent Grade (%)	0			0					
Flared Approach		N			N				
Storage		0			0				
RT Channelized			0			0			
Lanes	0	1	0	0	1	1			
Configuration		LTR		LT		R			
Delay, Queue Length, and Level of Service									
Approach	Eastbound	Westbound	Northbound			Southbound			
Movement	1	4	7	8	9	10	11	12	
Lane Configuration	L	L	LTR			LT		R	
v (veh/h)	54	10	8			11		4	
C (m) (veh/h)	366	418	190			78		354	
v/c	0.15	0.02	0.04			0.14		0.01	
95% queue length	0.51	0.07	0.13			0.47		0.03	
Control Delay (s/veh)	16.5	13.8	24.8			58.6		15.3	
LOS	C	B	C			F		C	
Approach Delay (s/veh)	--	--	24.8			47.0			
Approach LOS	--	--	C			E			

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TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information		
Analyst	RP			Intersection	SR 666 / BOCA VISTA ACCESS	
Agency/Co.	GCC			Jurisdiction	FDOT	
Date Performed	2/9/2016			Analysis Year	FUTURE WITH PROJECTS	
Analysis Time Period	PM PEAK					
Project Description: MADEIRA BEACH TOWN CTR						
East/West Street: SR 666				North/South Street: BOCA VISTA 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)		1334	2	11	1511	
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.87
Hourly Flow Rate, HFR (veh/h)	0	1607	2	13	1820	0
Percent Heavy Vehicles	1	--	--	1	--	--
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)	1		7			
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.83
Hourly Flow Rate, HFR (veh/h)	1	0	8	0	0	0
Percent Heavy Vehicles	1	1	1	1	1	1
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		1			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
Lane Configuration		L		LR		
v (veh/h)		13		9		
C (m) (veh/h)		407		316		
v/c		0.03		0.03		
95% queue length		0.10		0.09		
Control Delay (s/veh)		14.1		16.7		
LOS		B		C		
Approach Delay (s/veh)	--	--	16.7			
Approach LOS	--	--	C			

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RP			Intersection	MADEIRA WAY/HOTEL DRIVEWAYS			
Agency/Co.	GCC			Jurisdiction	MADEIRA BCH			
Date Performed	2/9/2016			Analysis Year	FUTURE WITH PROJECTS			
Analysis Time Period	PM PEAK HOUR							
Project Description MADEIRA BEACH TOWN CTR								
East/West Street: MADEIRA WAY				North/South Street: HOTEL DRIVEWAYS				
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)	17	282	23	54	488	38		
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly Flow Rate, HFR (veh/h)	17	296	24	56	513	40		
Percent Heavy Vehicles	1	--	--	1	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	8	0	65	48	0	5		
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly Flow Rate, HFR (veh/h)	8	0	68	50	0	5		
Percent Heavy Vehicles	1	1	1	1	1	1		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR	LTR			LTR		
v (veh/h)	17	56	76			55		
C (m) (veh/h)	1022	1246	581			195		
v/c	0.02	0.04	0.13			0.28		
95% queue length	0.05	0.14	0.45			1.11		
Control Delay (s/veh)	8.6	8.0	12.1			30.6		
LOS	A	A	B			D		
Approach Delay (s/veh)	--	--	12.1			30.6		
Approach LOS	--	--	B			D		

END OF DOCUMENT



PLANNING COMMISSION/LOCAL PLANNING AGENCY

Development Agreement – Staff Report

April 28, 2016

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

SUBJECT: Madeira Beach Town Center – Development Agreement

I. BACKGROUND

An application to rezone 6.696 acres, located on the northwest side of 150th Avenue (Tom Stuart Causeway) from Gulf Boulevard to the City's Causeway Park, from C-3 (Retail 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 purpose of the development agreement is to establish the development rights and conditions for the project, and establish the submitted concept plan as a basis for reviewing future development proposals on the site. Conditions contained in the agreement will help ensure that the development will not adversely affect the City of Madeira Beach or the public.

II. SUMMARY DESCRIPTION

The proposed development agreement under consideration is between the City and the owners of the property on which the project is proposed. The agreement establishes the rights and responsibilities of the parties to the agreement. Some of the important features in this agreement include the following:

- It is valid for a period of up to 15 years from its effective date, or until all phases of construction are complete.
- It is tied to a specific concept plan for the site which is attached as an exhibit to the agreement.
- It includes the requirement for future site plan approval of each phase of the project consistent with Chapter 110, Article II of the Land Development Code.
- It details the specific off-site improvements that will need to be completed prior to the issuance of Certificates of Occupancy for the project.
- It specifies that permitting and design costs for the required off-site improvements will be paid by the developer.
- It specifies that the City will dedicate the transportation impact fees collected from this project for the design and construction of these improvements. Any costs that are not covered by the City's contribution will be paid by the developer.
- It allows for reductions in height, density, or intensity by up to 40 percent. Any increases height, density, or intensity, or any reductions greater than 40 percent require approval by the Board of Commissioners.



III. RECOMMENDATION

The draft development agreement has been reviewed by staff for compliance with Article IV, Chapter 86 of the Code of Ordinances.

Staff recommends that the Planning Commission **recommend approval** of the attached Development Agreement for the Madeira Beach Town Center in support of and as a condition of approval of the Planned Development rezoning.

IV. ATTACHMENTS

1. Proposed Development Agreement.....	1
a. Exhibit A.....	16
b. Exhibit B.....	23
c. Exhibit C.....	40
d. Exhibit D.....	43
e. Exhibit E.....	45
f. Exhibit F.....	47

DEVELOPMENT AGREEMENT

THIS AGREEMENT (the "**Agreement**") made and entered into this __ day of _____, 2016, by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida (the "**City**"), and **MADEIRA BEACH DEVELOPMENT CO., LLC**, a Florida limited liability company (the "**Developer**") (together the "**Parties**").

RECITALS

A. The Developer is the contract purchaser and developer of those certain tracts 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 as if fully set forth herein.

B. The Developer desires to develop the Property consistent with the concept plan attached hereto as **Exhibit "B"** ("**Concept Plan**") and made a part hereof as if fully set forth herein.

C. The Property, approximately 6.6 acres located within the Madeira Beach Town Center Special Area Plan – Causeway and Commercial Core Districts, has a land use designation of Planned Redevelopment – Mixed Use ("**PR-MU**") and a zoning district designation of C-3 Retail Commercial ("**C-3**").

D. The Florida Local Government Development Agreement Act, Florida Statutes §§163.3220 – 163.3243, (the "**Act**"), authorizes local governments to enter into development agreements with developers to encourage a stronger commitment to comprehensive and capital facilities planning, to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development and to provide certainty to developers in the approval of development and assurances that they may proceed in accordance with existing laws and policies, subject to the conditions of such development agreements.

E. Such development agreements strengthen the public planning process, encourage sound capital improvements planning and financing, assist in assuring there are adequate capital facilities for the development, encourage private participation and comprehensive planning and reduce the cost of development.

F. The Developer is requesting the City to amend the zoning designation for the Property from C-3 to Planned Development ("**PD**") to facilitate development of the Concept Plan.

G. The Concept Plan shows a mixed-use development consisting of hotel, condominium, commercial/retail and marina uses (the "**Project**").

H. The Developer completed a concurrency evaluation for the Project and determined that public facilities and services are sufficient to serve the Project. Accordingly, upon approval and full execution of the Agreement, the Developer shall permit the water, wastewater and reclaimed water through Pinellas County; permit the stormwater water management system through the Southwest Florida Water Management District ("**SWFWMD**"); permit the solid waste, recreation and open space capacity through the City of Madeira Beach; fund the transportation improvements on 150th Avenue as required by and the Florida Department of Transportation ("**FDOT**"); and, fund the improvements on Madeira Way pursuant to the City's concurrency requirements.

I. The detailed transportation analysis provided by the Developer to the City demonstrates the Project will not lower the transportation levels of service.

J. Certain site access improvements that are not required to satisfy concurrency requirements but which are required to provide adequate access to the Project (“Off-Site Roadway Improvements”), generally described in **Exhibit “C”** attached hereto and made a part hereof as if fully set forth herein, shall be designed, funded and constructed by Developer pursuant to the terms and conditions of this Agreement and approval by the City.

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

L. The City has determined that the Concept Plan is consistent with the City’s comprehensive plan, the Madeira Beach Town Center Special Area Plan, and land development regulations as provided for herein.

M. The City and Developer acknowledge and agree that Developer intends to redevelop and construct improvements on the Property in phases and that any portion of the Property separately permitted for development and construction (which may include multiple structures) shall be considered a “**Phase**” or “**Phase of Development**” herein. Moreover, the Parties understand the Developer’s intent to cause each Phase of Development within the Property to be established as a separate parcel that is able to be conveyed to and owned and developed by a successor entity (“**Designated Developer**”) as a separate legal lot. Land restrictions that relate to the Agreement, including but not limited to cross parking easements, ingress/egress easements, and public access easements must be recorded in the public records. The required easements are:

- (1) Public use vehicular access easement from 150th Avenue to Condominium A, Condominium B, the marina and the dock master building;
- (2) Public use pedestrian access easement for 10’ wide sidewalk in front of Condominium A, Condominium B, the marina and the dock master building;
- (3) Public use pedestrian access easements (2) to access dock from 150th Avenue sidewalk;
- (4) Public use pedestrian access easement through arcade;
- (5) Public use easement over entire public plaza;
- (6) Public use access easement for elevated pedestrian crosswalk on north end of parcel upon which Hotel B shall be constructed.
- (7) Public use access easement for use of a ferry at marina.

N. The development rights attached hereto as **Exhibit “D”** and made a part hereof as if fully set forth herein are hereby approved pursuant to this Agreement on the Property and as more particularly shown on the Concept Plan (“Development Rights”). The Developer shall be allowed to substitute retail space for restaurant space and restaurant space for retail space as long as the combined uses do not exceed the total permitted area of 50,000 square feet and such uses comply with the City’s

minimum parking requirements. In addition, short term rentals are permitted within either of the proposed condominium buildings.

O. In consideration of (i) the City's finding that public facilities and services are sufficient to serve the Project and (ii) the Developer's commitment and obligation to complete the Off-Site Roadway Improvements, the Developer shall be entitled to apply for and obtain building permits and receive certificates of occupancy for development of the Project, including any and all Phases of Development, for the Development Rights more particularly described in Exhibit D.

P. The Development Rights set forth in this Agreement approval are subject to the following conditions:

- (1) Approval of the related development agreement pertaining to the site development of the Property as described and depicted in the Concept Plan.
- (2) Where necessary to accommodate proposed development, the Developer shall be responsible for the removal and/or relocation of any and all existing public utilities located on the Property or within a Phase of Development, 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.
- (3) All construction associated with the Project shall be subject to the 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 in existence at the time of building permit approval.
- (4) All on-site construction activities related to erosion control shall be applied as required by the National Pollution Discharge Elimination System, SWFWMD and the Madeira Beach Code of Ordinances.
- (5) Proof of SWFWMD Environmental Resource permit approval or exemption of the drainage requirements is required prior to a Certificate of Occupancy being issued for the first Phase of Development.
- (6) 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 a Certificate of Occupancy being issued for the Phase of Development benefitted by such permit approval.
- (7) Proof of FDOT Drainage Connection permits required prior to a Certificate of Occupancy being issued for the Phase of Development benefitted by such permit approval.
- (8) Final approval of the City's consulting engineer of the civil and utility site plan and construction plans prior to building permits being issued for the respective Phase of Development.

- (9) Final approval of the City's Public Works Department of the plans for solid waste collection prior to building permits being issued for the respective Phase of Development.
- (10) Final approval of the Fire Chief of the site plan as it relates to fire code issues prior to building permits being issued for the respective Phase of Development.
- (11) Final approval of the Community Services Department and the City's consulting civil engineer for the site's compliance with the site plan requirements of Article II of Chapter 110 of the Land Development Code for the respective Phase of Development prior to issuance of a Certificate of Occupancy.
- (12) Receipt by the City, after diligent effort by the City, of the necessary permits for the construction of the Off-Site Roadway Improvements.
- (13) Final approval of the parking count which shall be dependent upon the mix of uses but no less than that which is required by the Code's minimum standards, including parking associated with the existing and proposed boat slips.
- (14) Final approval of a phasing plan by the Community Development Department. Notwithstanding, the Developer has sole discretion to modify the approved phasing plan including, but not limited to, the order of development. Such modification of the phasing plan shall not be considered an amendment to this Agreement.
- (15) 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 parking allocated to the Marina complies with the Code's minimum standards.
- (16) The Developer shall be responsible for the construction of the Off-Site Roadway Improvements, prior to a Certificate of Occupancy being issued as more specifically set forth in **Exhibit "E"** for the Phase of Development benefitted by such Off-Site Roadway Improvements.
- (17) The Developer may subdivide the Property, as it deems appropriate, consistent with the following:
 - (a) The proposed Project is contemplated to include multiple components including, without limitation, hotel, residential, condominium, retail, restaurant, marina, parking, and associated and ancillary uses. The Property currently consists of twenty-one (21) 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 re-platting 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 remains in effect, the Property may only be developed in accordance with this Development Agreement.

(b) 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, or to separate portions 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

1.0 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.

2.0 Authority. This Agreement is authorized by Section 163.3220, et seq. F.S. (2011) and Sections 86-141 through 86-149 of the Code of Ordinances of the City of Madeira Beach.

3.0 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.

3.1 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.

3.2 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.

3.3 In the event that this Agreement is not executed by the Developer on or before 5:00p.m. on the 30th day of _____, 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.

4.0 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 are complete and issuance of a valid Certificate of Occupancy for the final Phase of Development; or (ii) fifteen (15) 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 and final Certificate of Occupancy by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

4.1 Notwithstanding anything in the Code to the contrary, the Parties agree that the Developer shall have three (3) years from the Effective Date of the Agreement to file an application for building permit for any Phase of Development, subject to receipt of written confirmation that the City has the proper state and federal permits for the construction of the Off-Site Roadway Improvements. The City shall apply for such Off-Site Roadway Improvement permits related to the first phase of development within 90 days of receipt of notice from Developer to initiate the application process.

5.0 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.

6.0 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 (2012). 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.

7.0 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.

8.0 No Partnership or Joint Venture. The City and Developer 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.

9.0 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 use of the Property after development is the reason that the City Commission exercised its legislative authority and entered into this Agreement. Except as may be authorized by the Parties hereto, any substantial 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 substantial 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:

9.1 The Property shall be developed and landscaped in accordance with the Concept Plan, however, the landscaping details shall be determined during the permitting process for each phase of Development. With the exception of the landscaping located within the public access area described as "Madeira Plaza" in Exhibit "B", the landscaping within the Property shall be maintained by the Developer. The City shall maintain the landscaping within the public access area described as "Madeira Plaza" in Exhibit "B". 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 for the respective Phase of Development and, with the

exception of the landscaping located within the public access area described as “Madeira Plaza”, will be maintained in good and healthy conditions at all times by the Developer.

9.2 With the exception of minor modifications allowed pursuant to Section 110-396 of the Code, there shall not be any substantial 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.

9.3 Ingress and egress to the Property shall be as shown on the Concept Plan.

9.4 Uses, building heights, setbacks and location will be as shown on the Concept Plan. The architectural style reflected in the Concept Plan is conceptual in nature and may be modified by the Developer pursuant to the design standards in Section 110-393 of the Code.

9.5 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 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, reductions 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 and may be included in the final site plan process without an amendment hereto so long as the minimum parking requirement is maintained. If the Developer reduces the number of hotel rooms that would otherwise be located on one floor, such reduction shall not require a reduction in the total number of floors within the structure as long as the floor being replaced provides public parking spaces within the garage.

9.6 Marina. 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 as defined in the City of Madeira Beach Code of Ordinances. The permitted uses and parking allocation for the Marina are as noted in Exhibit D. The Marina will not provide gas or fuel for owners of boats or other recreational facilities using the Marina. The Marina is subject of a Submerged Land Lease between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and W. Barry Loft, as Trustee of the 919 Land Trust Created U/A dated December 31, 1996, as Lessee (“Lease”). The Lease, dated March 1, 2011, and for a 10 year term, permits 43 wet slips with at least 90% of same required to be available for rent to the general public. The Developer reserves the right, subject to permits being approved by the State of Florida, to change the size and/or location of the submerged land subject to the Lease, and the use restrictions of the wet slips, as long as at least one-half of the current number of wet slips remains available for rent to the public.

9.7 Phasing Plan. The Parties acknowledge and agree that Developer intends to redevelop and construct improvements on the Property in phases. The Property may be developed in five (5) separate phases in accordance with Exhibit “E”. Developer shall file an application for building permit for the first phase of development within three (3) years of the Effective Date and shall thereafter file an application for building permit for each subsequent phase of development within three (3) years of

the immediately preceding phase of development. The Developer has sole and absolute discretion to determine the order of such phased development. The Parties understand the Developer's intent to cause each Phase of Development within the Property to be established as a separate parcel that is able to be conveyed to and owned and developed by a Designated Developer as a separate legal lot. Each phase of development shall be subject to final site plan approval and shall comply with the City's minimum parking requirements for the uses included within each such phase of development. The Developer, or Designated Developer, shall construct that portion of the Off-Site Roadway Improvements which benefit the respective Phase of Development in accordance with Exhibit "E". Unless the first Phase of Development includes either of the proposed hotels, the Developer shall not be obligated to complete all of the Off-Site Roadway Improvements prior to or in conjunction with the first Phase of Development. Nothing in this Agreement shall obligate Developer to complete construction of a phase of development prior to filing an application for building permit for the next phase of development. Developer may file applications for building permit for more than one (1) phase of development at any time.

9.8 Off-Site Roadway Improvements. Certain site access improvements that are not required to satisfy transportation concurrency requirements but which are required to provide adequate access to the Project, as generally described in Exhibit "C" shall be designed, funded and constructed by Developer pursuant to the terms and conditions of this Agreement. The City shall be responsible for permitting the roadway improvements located upon, within or across 150th Avenue and located upon, within or across Madeira Way. The City shall also be responsible for obtaining the permit from FDOT for the elevated pedestrian crosswalk located above and across Gulf Boulevard. Upon completion, the Developer shall convey the elevated pedestrian crosswalk to the City. Upon conveyance to the City, the Developer shall cause to be recorded an easement in favor of the public for that portion of the elevated pedestrian crosswalk located upon or within Developer's property. Any and all improvements required by the FDOT not otherwise described in Exhibit "C" shall not constitute an amendment to the Agreement subject to review and approval by the City Commission.

9.9 Public Access. The Concept Plan proposes areas within the Project that shall be accessible by the public as generally depicted in Exhibit "F" attached hereto and made a part hereof as if fully set forth herein. The Developer shall fund, design, permit and maintain such public access areas. Prior to completion of the phase of development upon which such public access areas are located, the Developer shall cause to be recorded an access easement in favor of the public.

9.10 Design Standard. The pedestrian sidewalk, landscaping and hardscape features shall be consistent with the Concept Plan the details of which shall be determined during the permitting process for each phase of development.

10.0 Public Infrastructure. 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 Concept 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.

10.1 Public infrastructure facilities necessary to service and that benefit a Phase of Development, in accordance with Exhibit E, shall be complete, and approved for acceptance by the City and/or the governmental agency having authority, prior to the issuance of a certificate of occupancy for the respective Phase of Development. Alternatively, the Developer, or Designated

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 for the respective Phase of Development in accordance with Exhibit E and public access and facilities to serve the proposed structures are available in accordance with City regulations.

11.0 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.

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

12.1 City of Madeira Beach building permits.

12.2 Southwest Florida Water Management District surface water management permit.

12.3 Pinellas County Utility Permit.

12.4 Florida Department of Transportation.

12.5 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 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.

13.0 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:

Hotel A (180 hotel units) =	\$ 288,720.00
Hotel B (250 hotel units) =	\$ 401,000.00
90 multifamily condo residential units =	\$ 112,320.00
43 slip marina =	\$ 8,316.00
Marina Restaurant	\$ 2,181.00
Hotel A Restaurant	\$ 4,362.00
Hotel A Retail	\$ 6,237.00
Hotel B Restaurant	\$ 26,172.00
Hotel B Retail	\$ 58,212.00
 Rough estimate of charges =	 \$ 907,520.00

In consideration for the mutual benefits provided by the design and construction of the Off-Site Roadway Improvements, specifically the improvements to 150th Avenue, Gulf Boulevard and Madeira Way as shown on the Concept Plan, and the elevated pedestrian crosswalk over Gulf Boulevard as shown subject to FDOT approval and final engineering, 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.

14.0 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.

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

16.0 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.

17.0 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.

18.0 Legislative Act. This Agreement is agreed to be a 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.

19.0 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 matters previously discussed or agreed upon between the parties are merged herein.

20.0 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 attorney's fees at mediation, trial and through any appellate proceedings.

20.1 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.

21.0 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.

22.0 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.

23.0 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.

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

25.0 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 attorney's fees at mediation, trial and through any appellate proceedings.

26.0 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:
Madeira Beach Development Co., LLC
286 107th Avenue, Suite 300
Treasure Island, FL 33706
Attn: William F. Karns, Manager

To the City:
Shane Crawford, City manager
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 34698

With copies to:
C. Scott Brainard, Esq.
Corporate Counsel
William Karns Enterprises, Inc.
286 107th Avenue, Suite 300
Treasure Island, FL 33706

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

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

27.0 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.

28.0 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 _____, 2016.

[SIGNATURE BLOCKS ON FOLLOWING PAGES]

In the Presence of:

MADEIRA BEACH DEVELOPMENT CO.,
LLC, a Florida limited liability company

Print Name_____

Print Name_____

By:_____
William F. Karns, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by William F. Karns, as Manager of Madeira Beach Development Co., LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)

Notary Public

Print Name:_____

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 _____, 2016 by Travis Palladeno, as Mayor of the City of Madeira Beach, Florida, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)

Notary Public

Print Name:_____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Shane Crawford as City Manager of the City of Madeira Beach, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

(NOTARY SEAL)

Notary Public

Print Name:_____

EXHIBIT A

LIST OF PROPERTY PARCEL ID NUMBERS

09-31-15-54180-000-0020
09-31-15-00000-130-1600
09-31-15-00000-130-1500
09-31-15-00000-130-1700
09-31-15-00000-130-1800
09-31-15-00000-130-1900
09-31-15-00000-140-1000
09-31-15-00000-140-0900
09-31-15-00000-140-0700
09-31-15-00000-140-0600
09-31-15-00000-140-0500
09-31-15-00000-140-0400

09-31-15-00000-130-0900
09-31-15-00000-130-1000
09-31-15-00000-130-1100
09-31-15-54180-000-0013
09-31-15-54180-000-0010
09-31-15-00000-130-1200
09-31-15-00000-420-0200
09-31-15-00000-420-0100
09-31-15-54180-000-0012

919 LAND TRUST

Legal Description of the Land

PARCEL 1A:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 55.93 feet to an intersection with a Northwesterly right-of-way line of said Welch Causeway and the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 182.83 feet; thence leaving said South line, North 01°55'53" West, 120.00 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 246.60 feet to a point on a curve; thence along the arc of a curve to the right, concave to the West, radius 30 feet, arc 53.76 feet, chord South 07°24'29" East, 46.85 feet to the end of said curve; thence South 46°08'32" East, 5.00 feet to an intersection with the aforementioned Northwesterly right-of-way line of said Welch Causeway; thence South 43°51'28" West, along the Northwesterly right-of-way line of said Welch Causeway, 100.07 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 1B:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 313.76 feet to the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 76.54 feet; thence leaving said South line, South 41°20'20" West, 31.65 feet to an intersection with the Northeasterly right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way); thence North 48°39'40" West, along said Northeasterly right-of-way of Gulf Boulevard, 161.69 feet; thence leaving said Northeasterly right-of-way of Gulf Boulevard, North 25°34'45" East, 36.32 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 199.20 feet; thence leaving said South right-of-way, South 01°55'53" East, 120.00 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 2:

That following described portion of Government Lot 1, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northwest corner of Tract B, MADEIRA BEACH COMMERCIAL CENTER, recorded in Plat Book 26, page 52, of the public records of Pinellas County, Florida, as a point of reference; thence North 88°04'07" East, along the Northerly line of said tract, 169.40 feet to the POINT OF BEGINNING; thence North 01°55'53" West, 8.85 feet to an intersection with the waters of Boca Ciega Bay, said point hereinafter being referred to as Point "A" for convenience; return thence to the POINT OF BEGINNING; thence North 88°04'07" East, along the North line of said tract, 88.60 feet; thence leaving said line South 10°55'53" East, 200.00 feet to an intersection with the Northerly right-of-way line of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said line 268.46 feet to an intersection with the northerly right-of-way line of State Road No. 233, also known locally as Welch Causeway or 150th Avenue; thence along right-of-way line by the following 11 courses: 1) North 62°54'59" East, 21.34 feet; 2) North 43°51'28" East, 160.76 feet to a point of curve; 3) Along the arc of a curve to the right, radius 505.00 feet, arc 68.10 feet, chord North 47°43'17" East, 68.05 feet to a point of reverse curve; 4) Along the arc of a curve to the left, radius 495.00 feet, arc 66.76 feet, chord North 47°43'17" East, 66.71 feet to a point of tangency; 5) North 43°51'28" East, 404.97 feet; 6) North 46°08'32" West, 3.00 feet; 7) North 43°51'28" East, 243.17 feet, to a point of curve; 8) Along the arc of a curve to the left, radius 3777.72 feet, arc 492.10 feet, chord North 40°07'33" East, 491.76 feet to the point of reverse curve; 9) Along the arc of a curve to the right, radius 3861.72 feet; arc 81.14 feet, chord North 36°59'46" East, 81.14 feet; 10) North 52°24'07" West, 58.00 feet to a point on a curve; 11) Along the arc of a curve to the right, concave to the Southeast, radius 3919.72 feet, arc 95.95 feet, chord North 38°17'58" East, 95.95 feet; thence leaving said line North 46°08'32" West, 38.84 feet to the aforementioned waters of Boca Ciega Bay; thence Southwesterly and Westerly along said waters and binding therewith to the aforementioned Point "A"; LESS AND EXCEPT any part thereof lying within Order of Taking recorded in Official Records Book 1042, page 380, as amended by Order recorded in Official Records Book 1139, page 599, and Order recorded in Official Records Book 1691, page 514, all of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT those lands deeded to the City of Madeira Beach, Florida, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 11243, page 456, of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT any part thereof lying within the lands described in Order of Taking recorded in Official Records Book 4426, page 489, as amended by Supplemental Order of Taking as to Parcel 148, recorded in Official Records Book 4585, page 229, both of the public records of Pinellas County, Florida.

BROADERICK PARCEL

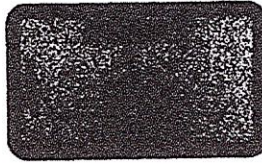
PARCEL ID NUMBER: 09-31-15-54180-000-0012

LEGAL DESCRIPTION

The East 75 feet of the West 150.01 feet of Tract A, Madeira Beach Commercial Center, according to the plat thereof, as recorded in Plat Book 26, Page 52, of the Public Records of Pinellas County, Florida.

CAJUN BUILDINGS, LLC PROPERTY LEGAL DESCRIPTION

PARCEL ID NO.: 09-31-15-00000-420-0100



A parcel of land being a part of Government Lot 2, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the intersection of the North boundary of Government Lot 2 with the Northwestern right-of-way line of 150th Avenue (County Road No. 17). Thence with said right-of-way line, S 43° 51' 28" West, 192.80 feet to the point of curvature of a curve; thence with said curve, concave to the right, an arc distance of 45.00 feet (said curve having a central angle of 30° 19' 59", a radius of 85.00 feet and a tangent of 23.04 feet). Thence along a radial line, N 15° 48' 31" West, 8.00 feet. Thence with a curve concave to the right, an arc distance of 10.00 feet (said curve having a central angle of 7° 26' 28", a radius of 77.00 feet, a tangent of 5.01 feet and a chord of S 77° 54' 42" West 9.99 feet). Thence along a radial line S 08° 22' 03" East, 8.00 feet. Thence with a ~~curve, concave to the right, an arc distance~~ of 7.37 feet (said curve having a central angle of 04° 57' 53", a radius of 85.00 feet, a tangent of 3.68 feet, and a chord of S 84° 56' 03" West, 7.36 feet). Thence N 02° 23' 42" West, 158.49 feet to the north boundary of Government Lot 2. Thence with said boundary, N 88° 04' 07" East 196.56 feet to the Point of Beginning.

Grantor expressly saves and excepts from this conveyance, and reserves unto itself and its successors and assigns, all oil, gas and other minerals on or under the lands herein conveyed; but Grantor, its successors and assigns, shall have no right to use any part of the surface of said land for the purpose of exploring for, mining, drilling for, producing, storing or removing the oil, gas or other minerals located in, on or under said land, and any oil and gas drilling operations shall be conducted by means of wells or

shafts, the surface locations of which are on other lands but which may be drilled into and bottomed in the property.

MADEIRA COMMONS, INC. PARCEL

PARCEL ID NUMBER: 09-31-15-00000-420-0200

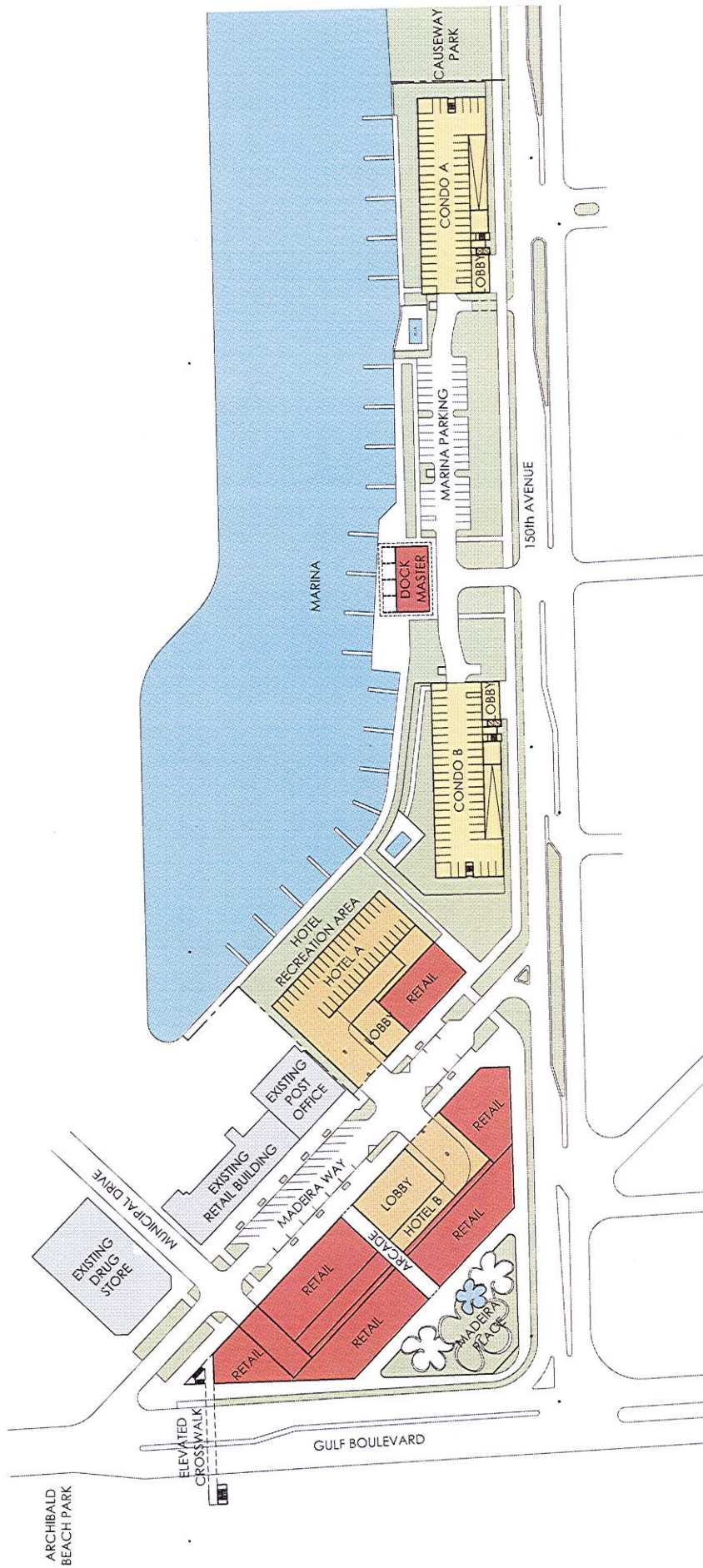
LEGAL DESCRIPTION

A tract of land in that part of Government Lot 2, Section 9, Township 31 South, Range 15 East, lying Northwesterly of State Road No. 233 extended toward Welch's Causeway and Northeasterly of State Road 699 (formerly County Road 17) described as follows:

From the Northwest corner of the Southeast 1/4 of Section 9, Township 31 South, Range 15 East, run North 88°04'07" East, 444.39 feet along the North line of Government Lot 2 of said Section 9, to the Northeast right-of-way line of Gulf Boulevard (State Highway 699) for a Point of Beginning; run thence North 88°04'07" East, 268.77 feet; thence South 2°24'06" East, 173.51 feet; thence by a curve to the right, radius of 94 feet, arc 48.84 feet, chord North 70°30'05" West, 47.70 feet; thence North 48°39'40" West, 227.70 feet to the Point of Beginning; LESS AND EXCEPT a triangular tract of land described as follows:

From the Northwest corner of the ^{Southeast} ~~South~~ 1/4 of said Section 9, run North 88°04'07" East, along the North line of said Government Lot 2 to the Northeasterly right-of-way line of said Gulf Boulevard (State Road 699) for a Point of Beginning; run thence North 88°04'07" East, 70.98 feet; thence South 41°20'20" West, 48.65 feet; thence North 48°39'40" West, 51.68 feet to the Point of Beginning; LESS rights-of-way for 150th Avenue and Gulf Boulevard.

EXHIBIT B



Overall Site Plan

SCALE: 1" = 120'-0"



OVERALL SITE PLAN

ARCHIBALD
BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

MADEIRA WAY

PARCEL 6

PARCEL 5

PARCEL 4

MARINA

PARCEL 3

PARCEL 2

PARCEL 1

CASUEWAY
PARK

150th AVENUE



LEGEND



Overall Parcel Plan

SCALE: 1" = 120'-0"



OVERALL PARCEL PLAN

Madeira Beach Town Center

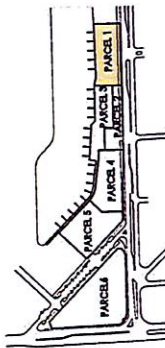
MADEIRA BEACH, FLORIDA

19

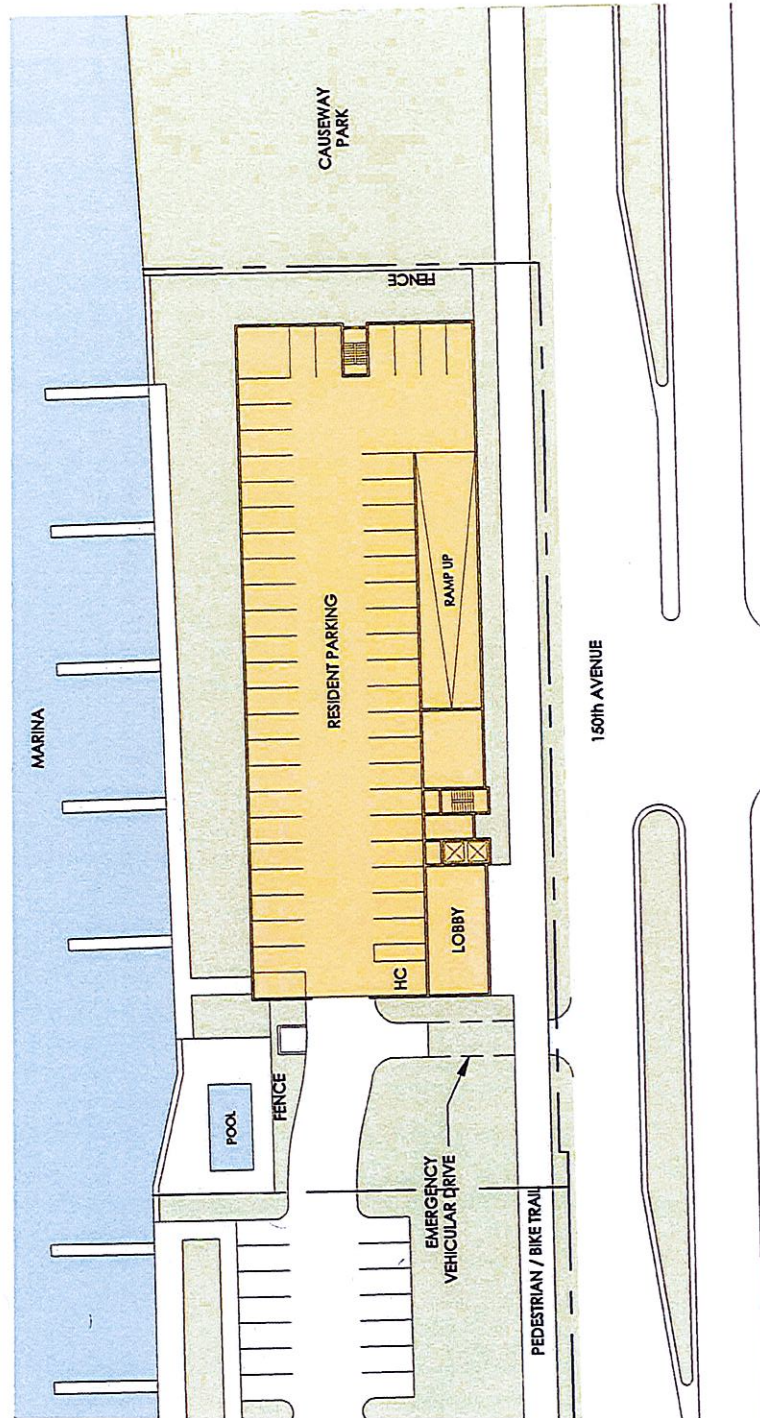
CONDO A

45 UNITS
8 FLOORS
95 PARKING SPACES

This building will have up to 45 dwelling units averaging approximately 1,900 square feet each. The building's first floor lobby faces 150th Avenue to provide a visible front door. Parking is located on the lower two floors with two spaces per unit plus a few extra for visitors. Above are six floors of units. The building is designed to take full advantage of the water views in all directions. A rear amenity area includes a swimming pool and five slips for 10 boats.



LEGEND



Condo A Site Plan

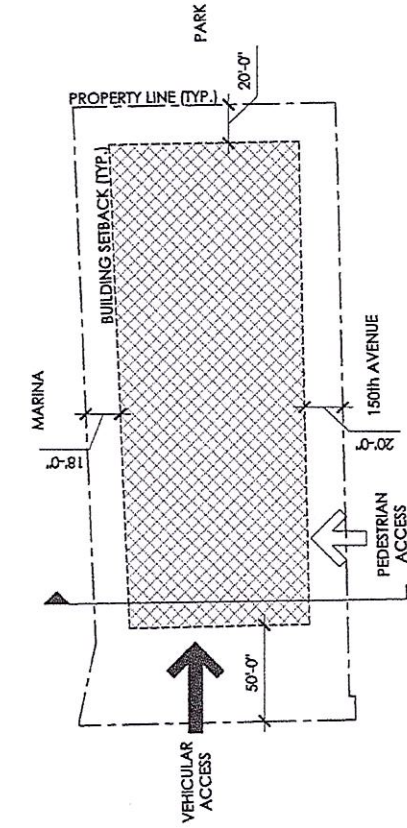
SCALE: 1" = 40'-0"

CONDO A SITE PLAN

PARCEL 1

Site Area	43,416 s.f. (0.997 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

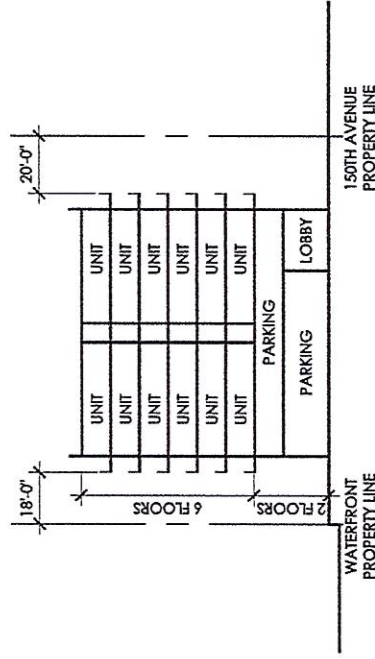
* Includes structured parking



Building Setbacks and Access Diagram

SCALE: 1" = 40'-0"

MAXIMUM EXTENT OF BUILDING FOOTPRINT



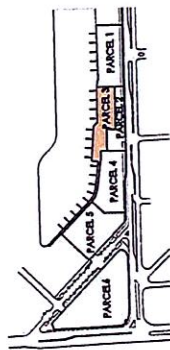
Building Section

SCALE: NTS

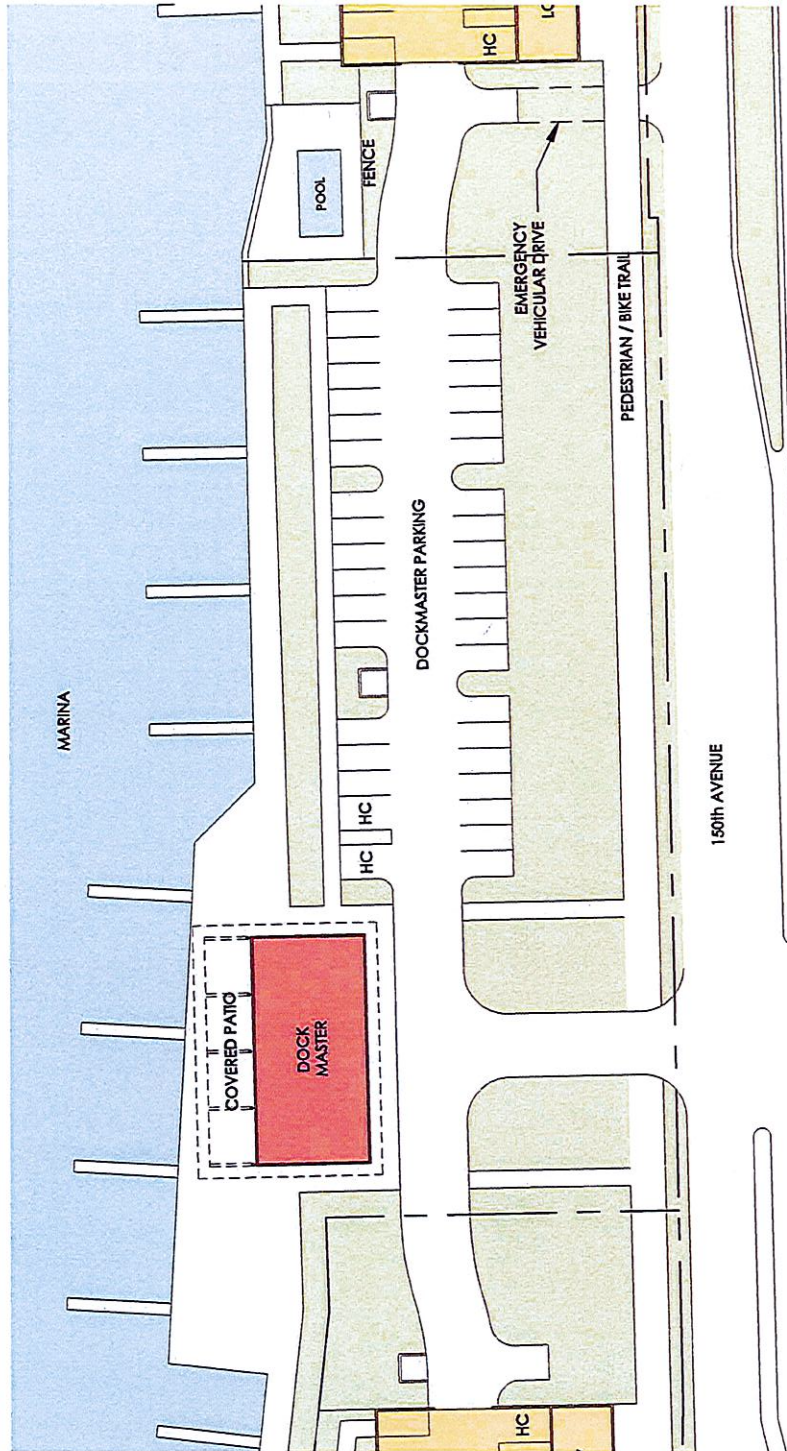
MARINA

5,000 S.F.
2 FLOORS
39 PARKING SPACES

The existing 43 slip marina will be rebuilt with new seawall and docks. Serving the marina will be a one or two story Dockmaster building located on axis with the new entry drive off of 150th Avenue. The Dockmaster structure may include a small café or snack stand. Adjacent to the building is a 39-space landscaped parking lot. Except for the fenced off areas around the condominium buildings the waterfront along the marina will be publicly accessible for pedestrians.



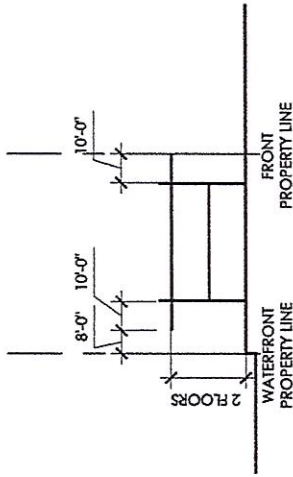
LEGEND



 **Marina Site Plan**
SCALE: 1" = 40'-0"

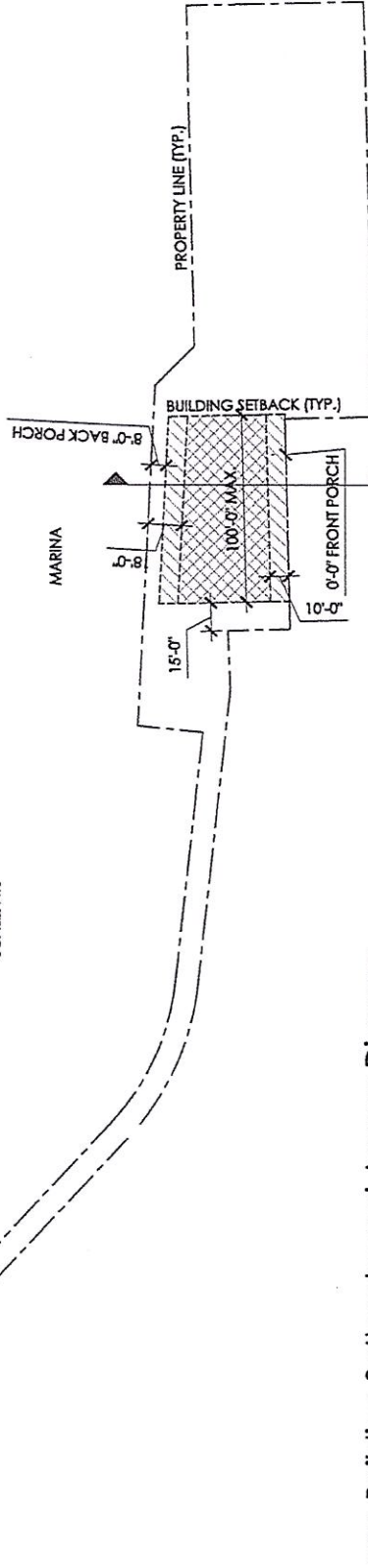
PARCEL 3

Site Area	38,298 s.f. (0.879 ac.)
Maximum Commercial Space	5,000 s.f.
Maximum Boat Slips	43
Maximum Building Height	30 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area	5,000 s.f.
Minimum Required Parking	Marina: 1 space per 2 boat slips Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats



Building Setbacks and Access Diagram

SCALE: 1" = 60'-0"



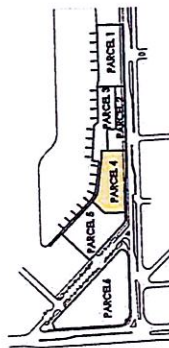
MAXIMUM EXTENT OF BUILDING FOOTPRINT

MAXIMUM EXTENT OF PORCH

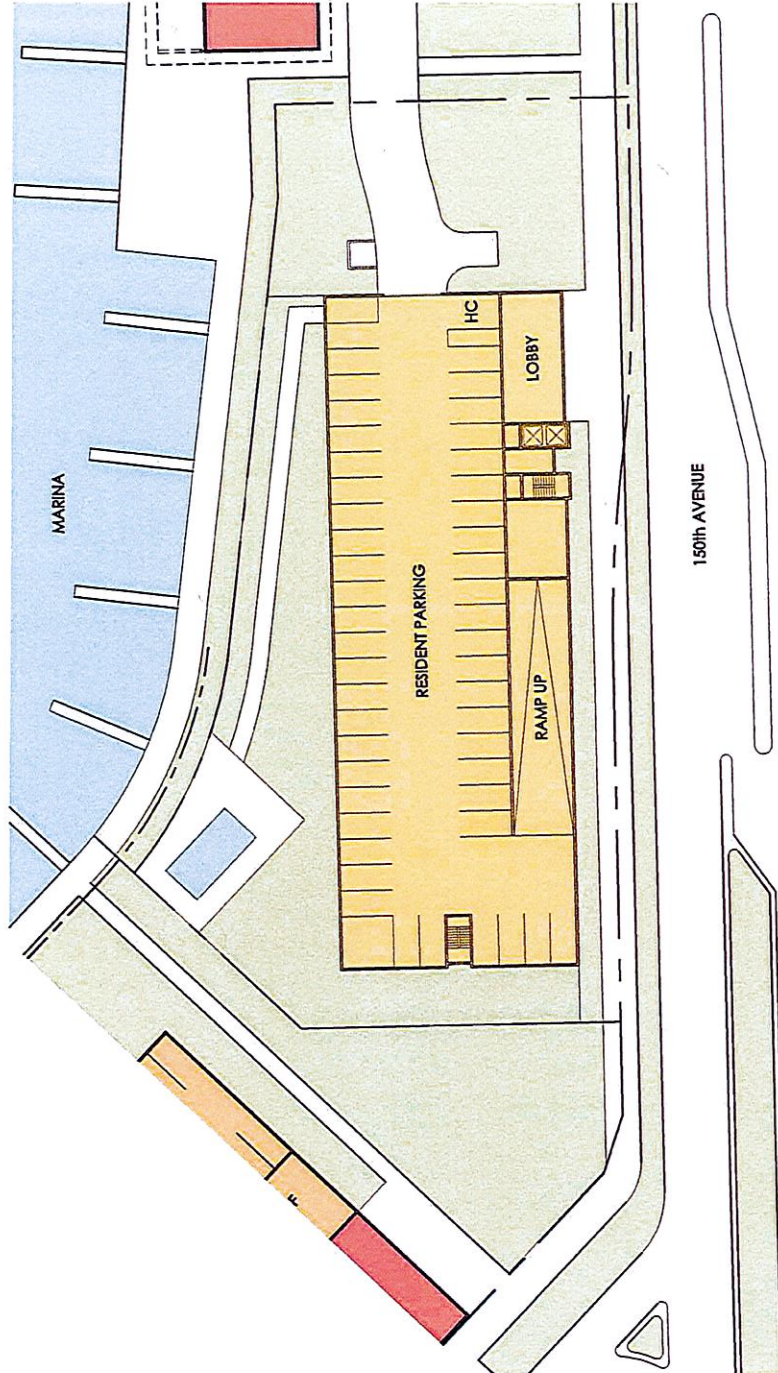
CONDO B

45 UNITS
8 FLOORS
95 PARKING SPACES

This building will have up to 45 dwelling units averaging approximately 1,900 square feet each. The building's first floor lobby faces 150th Avenue to provide a visible front door. Parking is located on the lower two floors with two spaces per unit plus a few extra for visitors. Above are six floors of units. The building is designed to take full advantage of the water views in all directions. A rear amenity area includes a swimming pool.



LEGEND



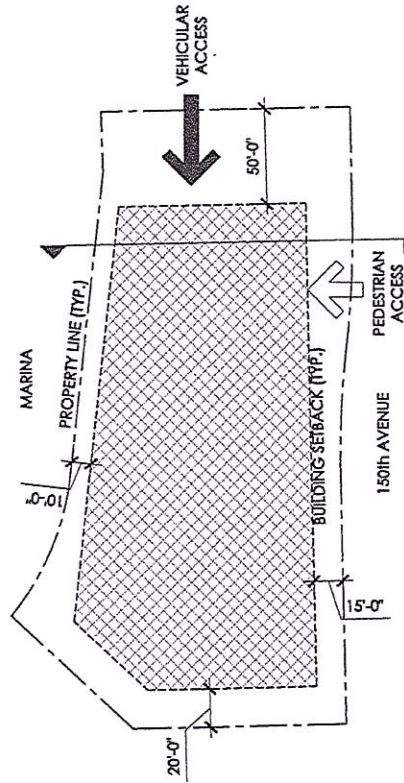
Condo B Site Plan

SCALE: 1" = 40'-0"

CONDO B SITE PLAN

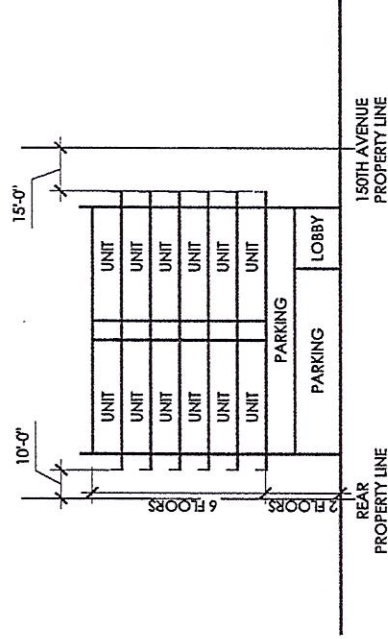
PARCEL 4

Site Area	45,017 s.f. (1.033 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit
* Includes structured parking	



Building Setbacks and Access Diagram
SCALE: 1" = 60'-0"

 MAXIMUM EXTENT OF BUILDING FOOTPRINT

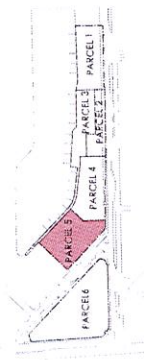


Building Section
SCALE: NTS

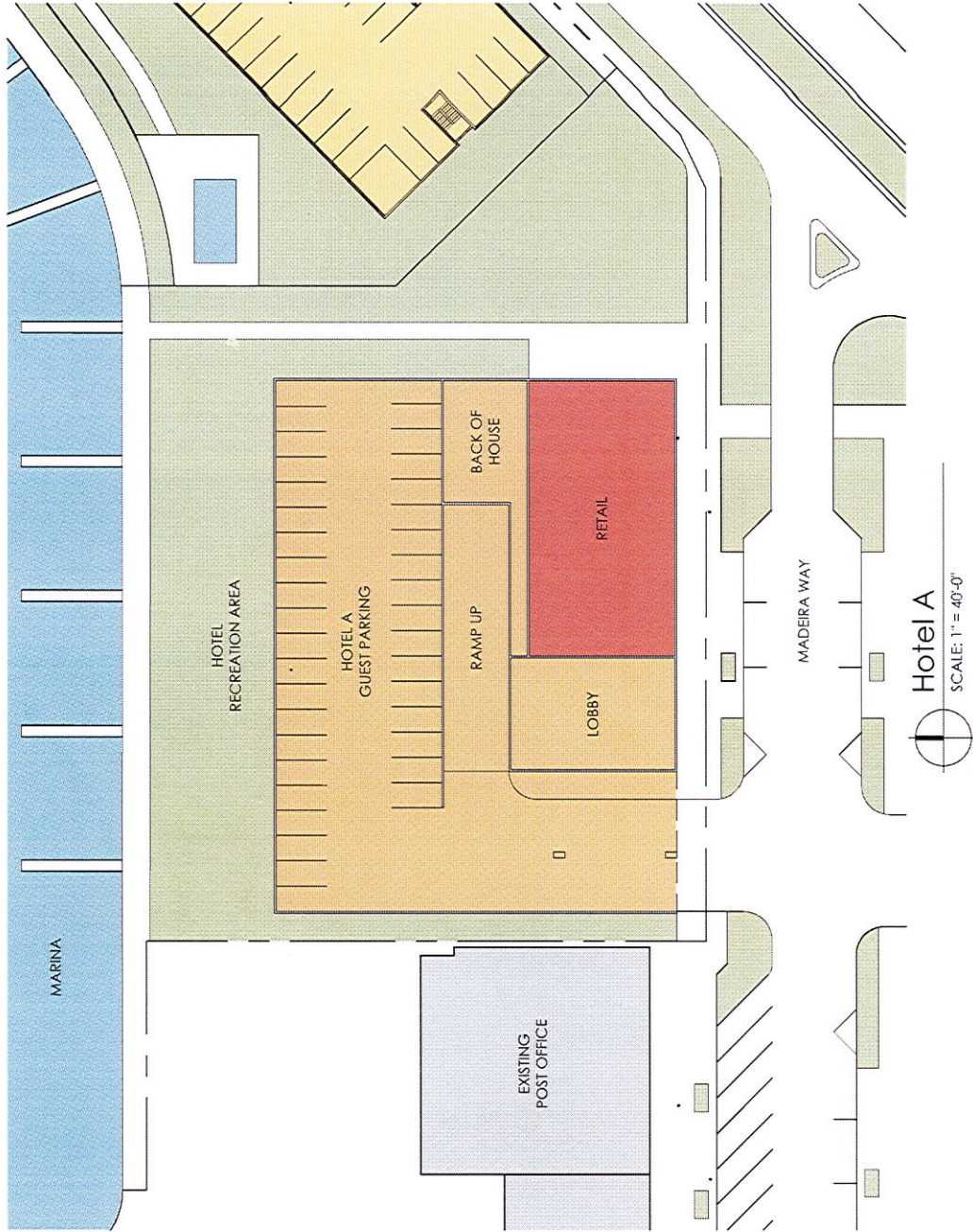
HOTEL A

180 ROOMS
5,000 S.F. RETAIL
11 FLOORS
210 PARKING SPACES

This is programmed to be a suites hotel with up to 180 rooms. The first floor of the building contains the lobby, up to 5,000 square feet of retail and restaurant space, parking and support and service spaces. Above are two additional floors of parking. The 4th floor will have hotel amenities opening onto a roof terrace as well as some hotel rooms. The remainder of the hotel rooms will be on floors 5 through 11. The design of the building reinforces the pedestrian nature of Madeira Way by its close relationship to the sidewalk and ground level active uses.



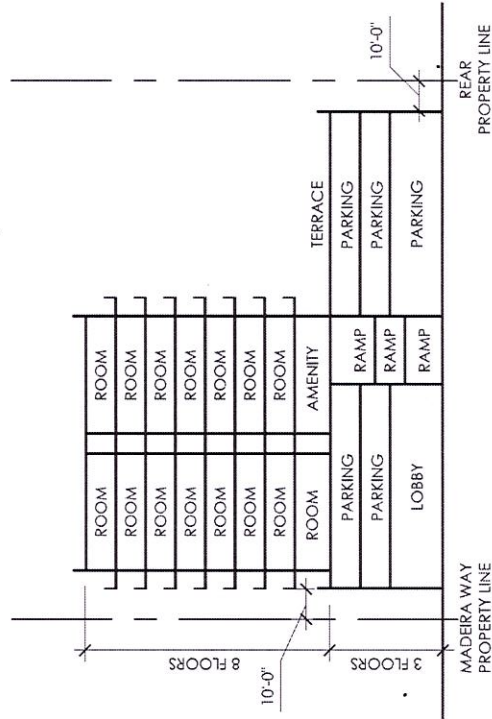
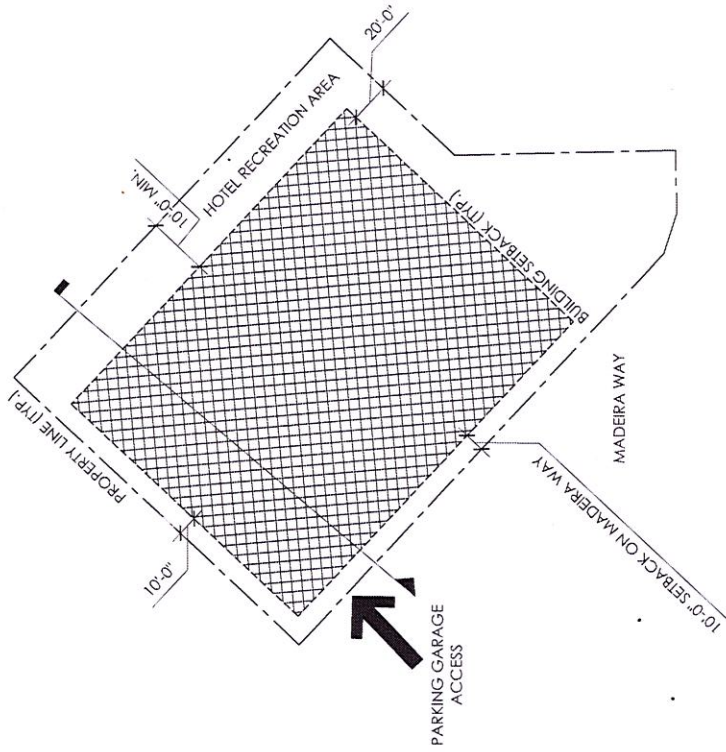
LEGEND



PARCEL 5

Site Area	50,514 s.f. (1.160 ac.)
Maximum Hotel Rooms	180
Maximum Commercial Space	5,000 s.f.
Maximum Building Height	115 feet
Maximum Impervious Surface Ratio	85% of site area
Maximum Building Footprint	70% of site area
Maximum Building Gross Area*	200,000 s.f.
Minimum Required Parking	Hotel: 1 space per room Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats

* Includes structured parking



Building Section

SCALE: NTS

Building Setbacks and Access Diagram

SCALE: 1" = 60'-0"



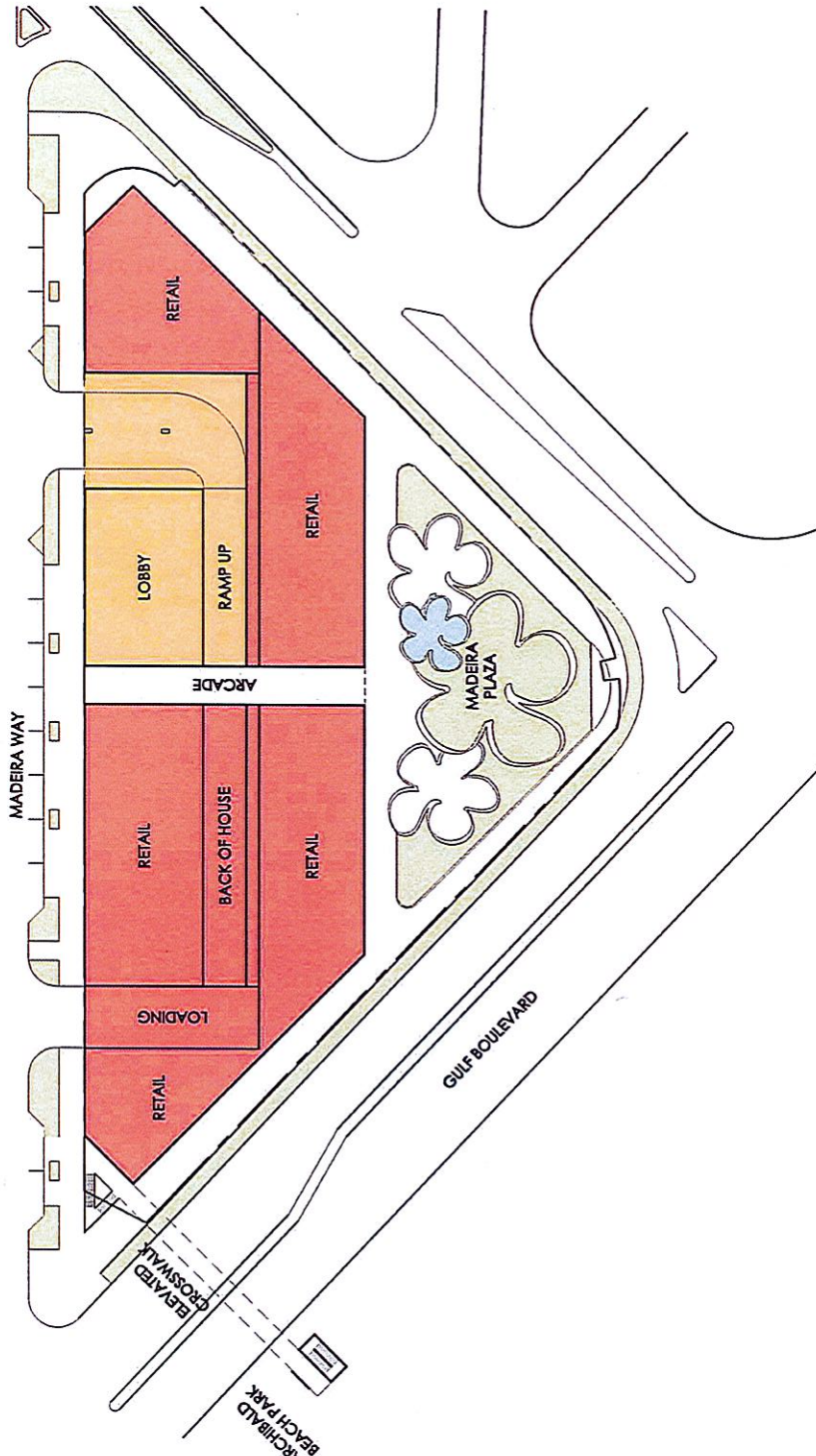
MAXIMUM EXTENT OF BUILDING FOOTPRINT

HOTEL B

This is a true mixed-use block designed to be a recognizable landmark at the heart of Madeira Beach. It combines 40,000 square feet of retail and restaurant space on the ground floor with a full-service hotel with up to 250 rooms above. All sides of the first floor are lined with active uses fronting onto Madeira Way to the north and a new public plaza to the south. These two spaces are connected by a mid-block pedestrian arcade through the building. The parking garage is located on the 2nd through 4th floors. The 5th floor is dedicated to the hotel's amenity spaces (fitness center, spa, meeting rooms, business center, etc.). These open onto a generous roof terrace with swimming pool, spa and bar. The hotel rooms are located on the 6th through 11th floors and are oriented to maximize water views.



LEGEND



Hotel B Site Plan

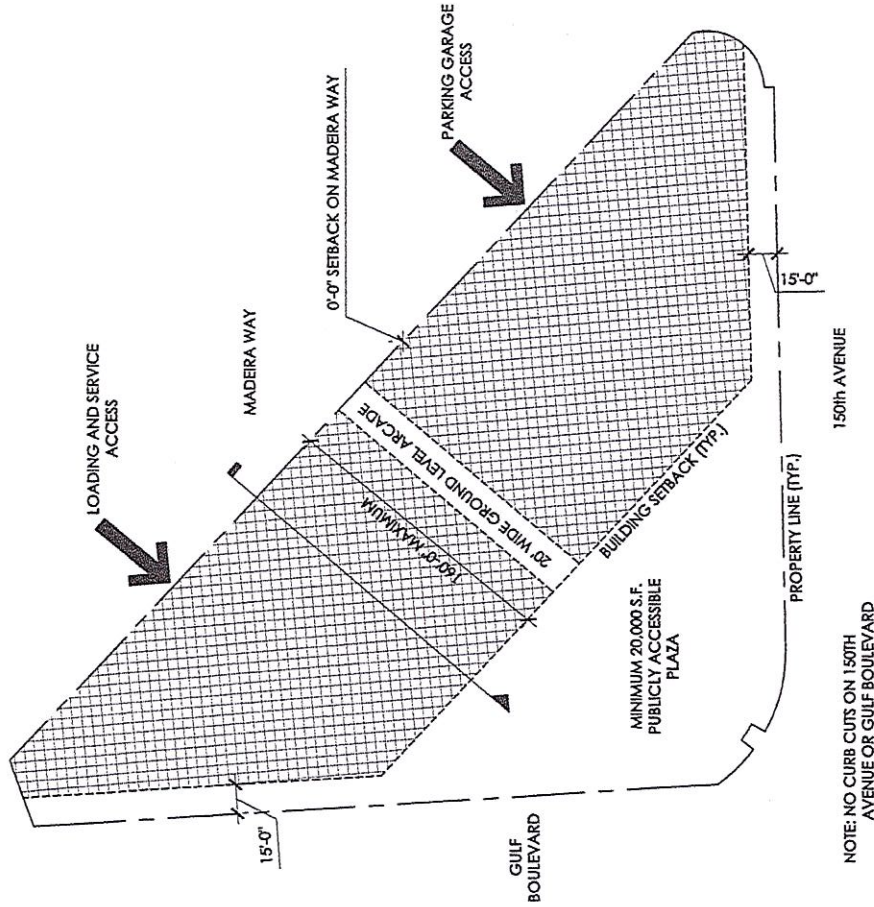
SCALE: 1" = 60'-0"

HOTEL B SITE PLAN

PARCEL 6

Site Area	92,511 s.f. (2.124 ac.)
Maximum Hotel Rooms	250
Maximum Commercial Space	40,000 s.f.
Maximum Building Height	120 feet
Maximum Impervious Surface Ratio	85% of site area
Maximum Building Footprint	70% of site area
*Maximum Building Gross Area	370,000 s.f.
Minimum Required Parking	Hotel: 1 space per room Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats

* Includes structured parking

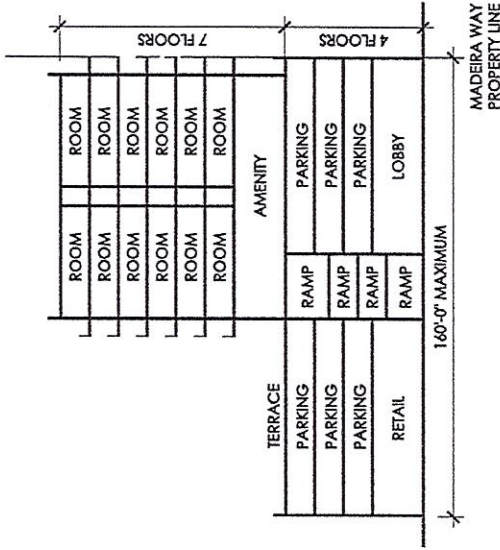


Building Setbacks and Access Diagram

SCALE: 1" = 60'-0"

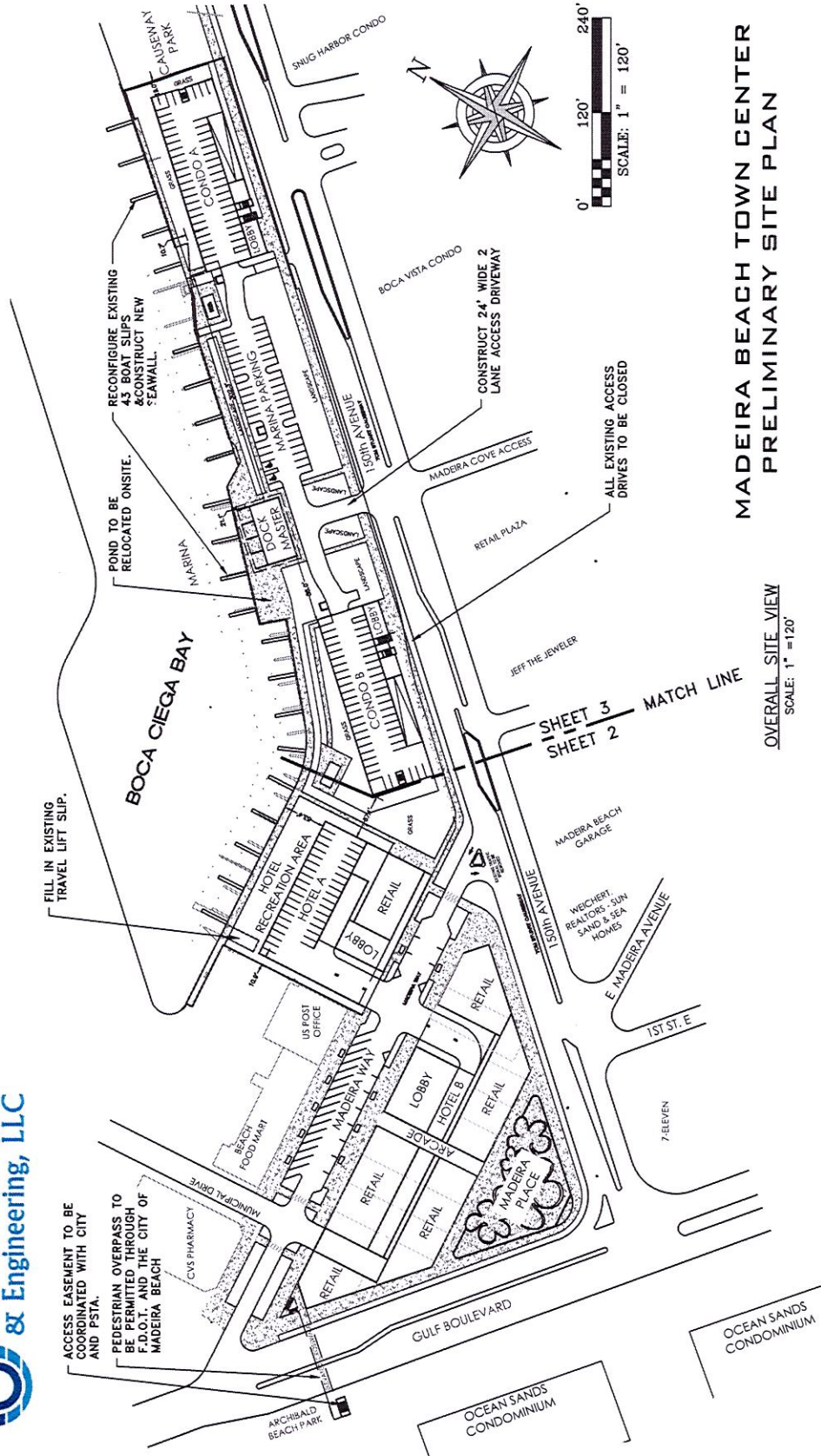


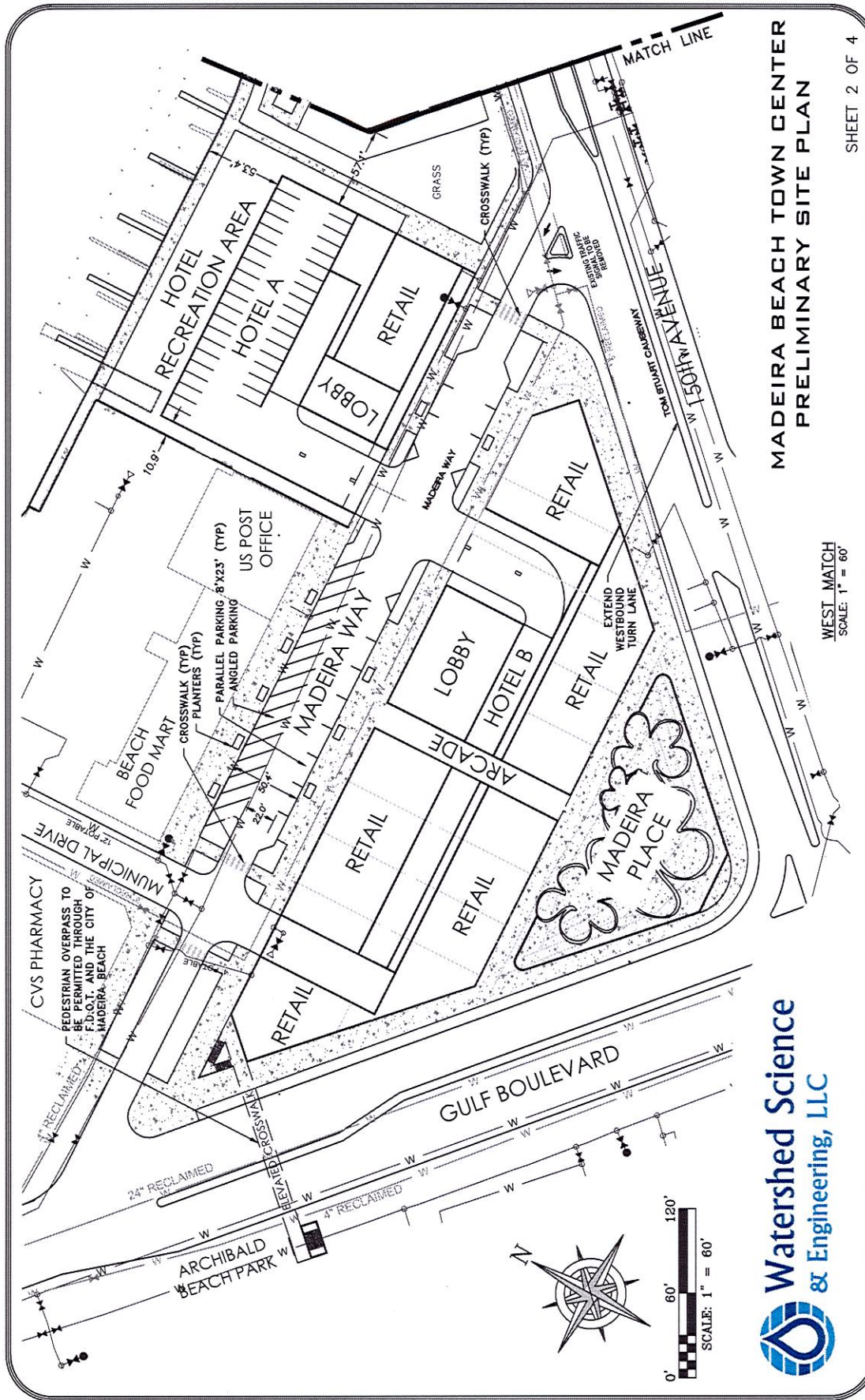
PARCEL 6 DESIGN GUIDELINES



Building Section

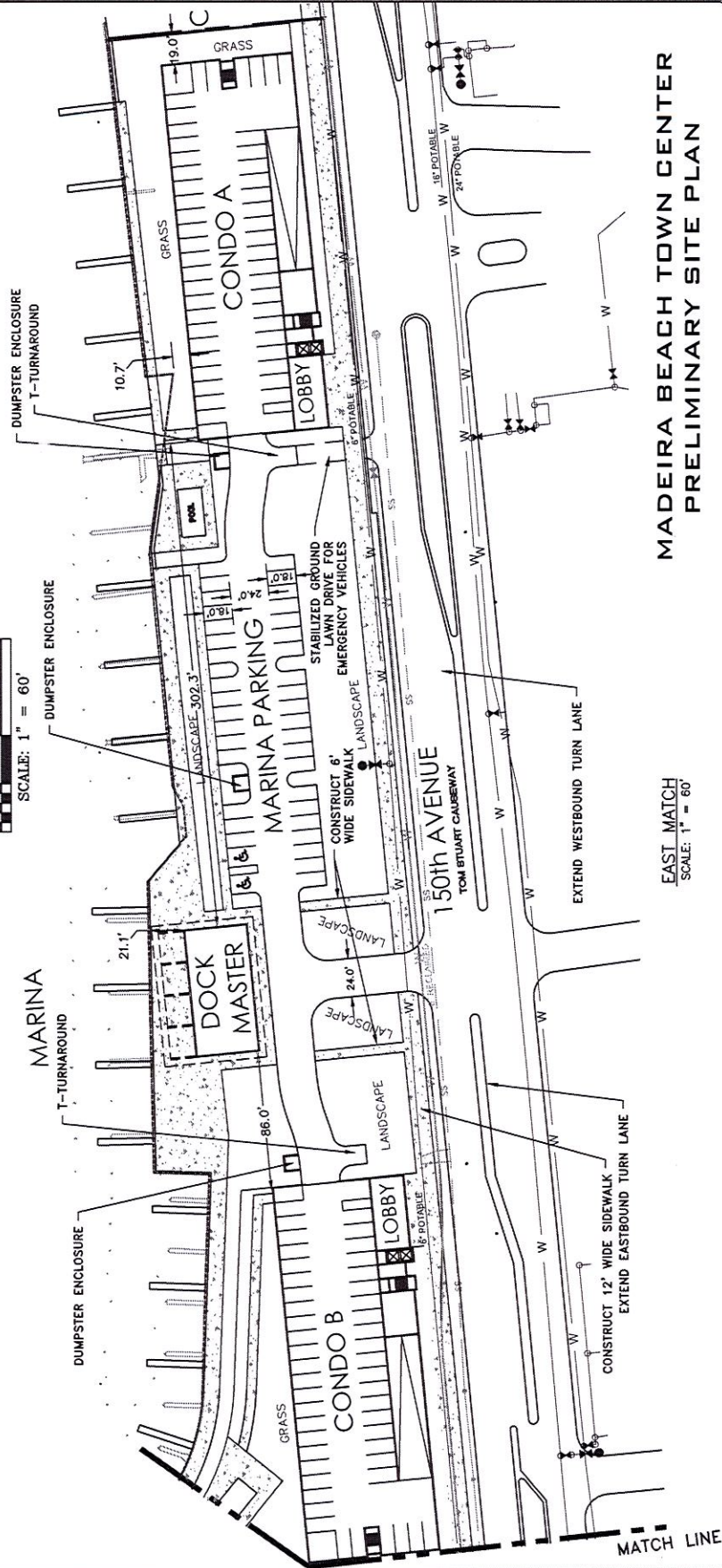
SCALE: NTS







0' 60' 120'
SCALE: 1" = 60'



**MADEIRA BEACH TOWN CENTER
PRELIMINARY SITE PLAN**

EAST MATCH
SCALE: 1" = 60'

SHEET 3 OF 4

SITE DATA

HOTEL A

PARKING REQUIRED:
 1 SP/ROOM = 180
 3 SP/2,000 SF = 4
 RETAIL SPACE: 3,000 SF
 RESTAURANT SPACE: — SEATS
 PARKING PROVIDED: 210 SPACES
 TOTAL REQUIRED =

HOTEL B

PARKING REQUIRED:
 1 SP/ROOM = 250
 3 SP/2,000 SF = 42
 RETAIL SPACE: 28,000 SF
 RESTAURANT SPACE: — SEATS
 PARKING PROVIDED: 400 SPACES
 TOTAL REQUIRED =

CONDO A

PARKING REQUIRED:
 2 SP/UNIT = 90
 UNITS: 45
 PARKING PROVIDED: 95 SPACES
 TOTAL REQUIRED = 90

CONDO B

PARKING REQUIRED:
 2 SP/UNIT = 90
 UNITS: 45
 PARKING PROVIDED: 95 SPACES
 TOTAL REQUIRED = 90

MARINA

PARKING REQUIRED:
 3 SP/2,000 SF = 6
 RETAIL SPACE: 4,000 SF
 RESTAURANT SPACE: — SEATS
 PARKING PROVIDED: 39 SPACES
 DOCK SLIPS: 43
 TOTAL REQUIRED =

OVERALL PROJECT SUMMARY & SITE DATA: EXISTING PROPOSED
 TOTAL BUILDING AREA = 62,904 SF(21.7%) 130,729 SF(45.0%)
 TOTAL ASPHALT/CONC. = 173,003 SF(59.5%) 81,171 SF(27.9%)
 TOTAL IMPERVIOUS AREA = 235,907 SF(81.2%) 211,900 SF(72.9%)
 TOTAL GREEN AREA = 54,525 SF(18.8%) 78,532 SF(27.4%)
 TOTAL PROJECT AREA = 290,432 SF (6.67 AC)

OVERALL SITE IMPERVIOUS SURFACE RATIO: 0.73



Watershed Science
& Engineering, LLC

MADEIRA BEACH TOWN CENTER
PRELIMINARY SITE PLAN

SHEET 4 OF 4

EXHIBIT C

OFF-SITE ROADWAY IMPROVEMENTS

Tom Stuart Causeway (150th Avenue)/Madeira Way – Adjust traffic signal to provide for pedestrian movement and install raised median in 150th Avenue, permit right turn only into/from Madeira Way.

Tom Stuart Causeway (150th Avenue)/Median Opening at 1st Street E. – Extend the westbound left turn lane past Madeira Way to contain 150 feet of queue storage plus 185 feet of deceleration distance per FDOT Index #301 for a 45 MPH design speed.

Tom Stuart Causeway (150th Avenue) / Madeira Cove Median Opening – Construct an eastbound left turn lane into Madeira Beach Town Center access. Construct driveway with 2 exiting lanes to separate left and right turns. The eastbound left turn lane should include 50 feet of queue storage plus 185 feet of deceleration distance per FDOT Index #301. Due to distance constraints a design exception for deceleration distance may be needed from FDOT. The westbound left turn lane should contain 50 feet queue storage plus 185 feet deceleration distance per FDOT Index #301. This requires lengthening the existing left turn lane and removal of landscaping area.

Tom Stuart Causeway / Boca Vista Median Opening – Extend the westbound left turn lane to include 50 feet of queue storage plus 185 feet of deceleration distance per FDOT Index #301. This requires lengthening the existing left turn lane and removal of landscaping area.



**CONCEPTUAL PLAN
ACCESS CLASS 7
SUBJECT TO FDOT APPROVAL**

CONCEPT PLAN ONLY
BASED ON FINAL DESIGN BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.



City of Miami
Department of Transportation
2018-2019
Project No. 18-001
Access Class 7

EXHIBIT D

PROJECT DATA

Land Use	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Totals
Land Area	Condo A 43,416 s.f.	Common Area 21,929 s.f.	Marina 38,298 s.f.	Condo B 45,017 s.f.	Hotel A 50,514 s.f.	Hotel B 92,511 s.f.	291,685 s.f.
Acreage	0.997 ac.	0.503 ac.	0.879 ac.	1.033 ac.	1.160 ac.	2.124 ac.	6,696 ac.
Hotel - Density Allowed							125 rooms/ac.
Hotel - Rooms Allowed							837 rooms
Hotel - Density Proposed							64.2 rooms/ac.
Hotel - Rooms Proposed					180 rooms	250 rooms	430 rooms
Condos - Density Allowed							15 units/ac.
Condos - Units Allowed							100 units
Condos - Density Proposed							13.4 units/ac.
Condos - Units Proposed	45 units			45 units			90 units
Retail Space			4,000 s.f.		3,000 s.f.	28,000 s.f.	35,000 s.f.
Restaurant Space			1,000 s.f.		2,000 s.f.	12,000 s.f.	15,000 s.f.
Gross Building Area - Allowed							1,166,740 s.f.
Gross Building Area - Proposed	150,000 s.f.		5,000 s.f.	150,000 s.f.	200,000 s.f.	370,000 s.f.	875,000 s.f.
F.A.R. - Allowed							4.00
F.A.R. - Proposed							3.00
Boat Slips - Allowed							43 slips
Boat Slips - Proposed			43 slips				43 slips
Parking - Minimum Required	90 spaces		36 spaces	90 spaces	201 spaces	392 spaces	809 spaces
Parking - Proposed	95 spaces		39 spaces	95 spaces	210 spaces	400 spaces	839 spaces

Parking Ratios - Residential: 2 spaces per unit / Hotel: 1 space per room / Retail: 2 spaces per 3,000 s.f. / Restaurant: 1 space per 4 seats (120 s.f.) / Marina: 1 space per 2 slips

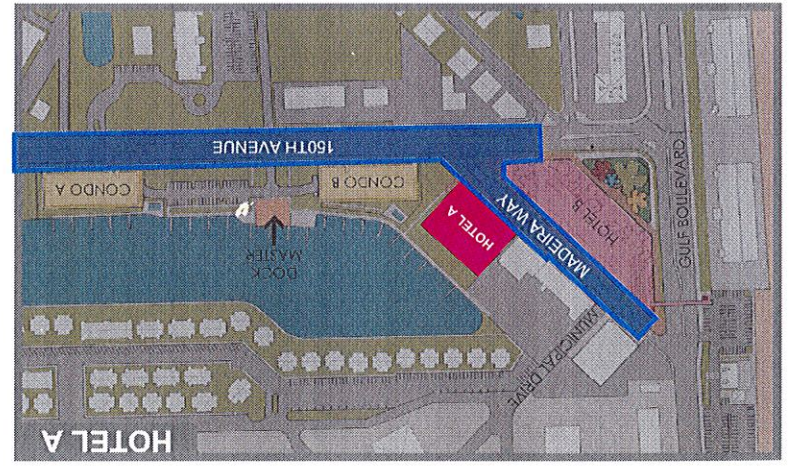
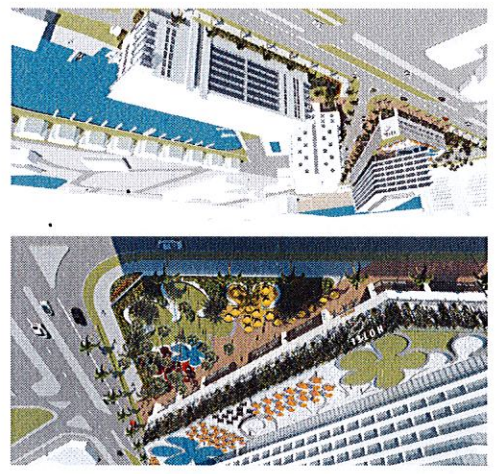
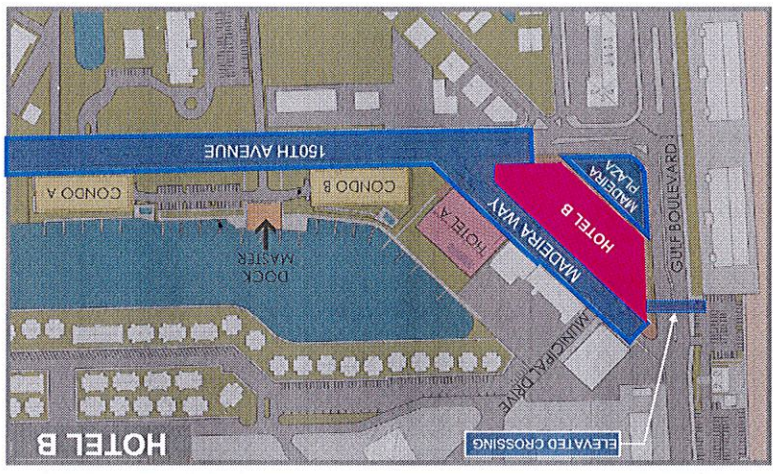
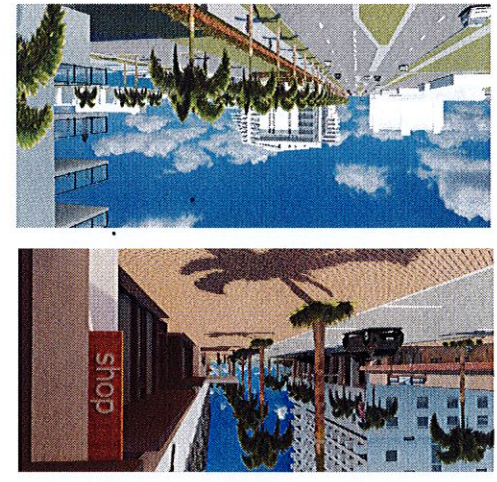
EXHIBIT E

EXHIBIT "E"

Madeira Beach Town Center
MADERA BEACH, FLORIDA

Overall Phase Plan
SCALE: NTS

PHASE
REQUIRED IMPROVEMENTS



HOTEL A
-Madera Way
-150th Avenue
HOTEL B
-Madera Way
-150th Avenue
-Madera Plaza
-Elevated Crossing (Gulf Blvd.)
CONDOS/MARINA
-150th Avenue



REQUIRED IMPROVEMENTS

EXHIBIT F

ARCHIBALD
BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

HOTEL B

HOTEL A

CONDO B

MARINA

DOCK
MASTER

CONDO A

CAUSEWAY
PARK

150th AVENUE

NOTE: HATCHED AREAS INDICATE PUBLIC ACCESS AREAS



Public Access Site Plan

SCALE: 1" = 120'-0"



mesh
ARCHITECTURE

33 6th St S #400
St. Petersburg, FL 33701
T 727.399.6980
F 727.822.3747
www.mesh.ws
AA# 26002337

MADEIRA BEACH TOWN CENTER
Madeira Beach Development Company
March 24, 2016



PLANNING COMMISSION/LOCAL PLANNING AGENCY

Development Agreement – Staff Report

April 28, 2016

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

SUBJECT: Amendment to Development Agreement between the City of Madeira Beach and Pines Madeira, LLC

I. BACKGROUND

On December 10, 2013, the Board of Commissioners entered into a Development Agreement with Madeira Pines, LLC for redevelopment of the CVS Pharmacy located at Gulf Boulevard and Madeira Way. This agreement permitted variations from Madeira Beach Land Development Regulation standards regarding vehicular stacking at a proposed drive-in window, number of loading berths, and setbacks. The agreement also incorporated a site data table and final site plan for this development. Subsequent to approval of the Development Agreement, portions of the site, including the CVS Pharmacy, were redeveloped in accordance with the approved final site plan.

The applicants have requested approval for the addition of a drive-up ATM on this site which would include the removal of two parking spaces. On February 22, 2016, a Special Exception for this addition was approved by the Special Magistrate.

In order to be approved for the construction the proposed drive-up ATM, the site data table and final site plan that were included as a part of the original Development Agreement need to be amended. These revisions are included in the attached Amendment to Development Agreement.

II. RECOMMENDATION

The Amendment to 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 Amendment to Development Agreement.

III. ATTACHMENTS

1. Amendment to Development Agreement with Madeira Pines, LLC.....1
2. Legal Advertisement posted April 14, 2016..... 4
3. Special Magistrate Hearing on February 22, 2016..... 5
 - a. Special Magistrate – Special Exception Use Request Staff Report..... 5
 - b. Planning Commission Minutes from February 8, 2016..... 8



c. Special Magistrate Order.....	11
d. Public Notice and Mail-Outs.....	15
4. Remote Drive-Up ATM Installation – Construction Documents.....	33

AMENDMENT TO DEVELOPMENT AGREEMENT WITH PINES MADEIRA, LLC

THIS FIRST AMENDMENT ("First Amendment") made and entered into this ____ day of _____, 2016 by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida, hereinafter referred to as "City" and **PINES MADEIRA, LLC**, a Florida limited liability company authorized to transact business in the State of Florida, hereinafter referred to as "Developer".

RECITALS

WHEREAS, City and Developer entered into a Development Agreement dated December 10, 2013 (the "Agreement"); and

WHEREAS, Developer filed an application for approval of a Special Exception in order to install an ATM to be operated by Wells Fargo Bank; and

WHEREAS, the Planning Commission of the City of Madeira Beach considered the application for Special Exception and recommended approval of the same at its meeting on February 8, 2016; and

WHEREAS, the Special Magistrate considered the recommendation of the Planning Commission, heard testimony and received evidence and issued an order approving the Special Exception on April 7, 2016; and

WHEREAS, the Agreement needs to be amended to include the ATM on the Site Plan and the Site Data Table.

NOW THEREFORE, in consideration of the premises contained herein and the sum of Ten Dollars (\$10.00) the receipt and sufficiency of which are hereby acknowledged, City and Developer agree as follows:

1. The recitals above are true and correct and incorporated into this First Amendment as if fully set forth herein.
2. The Site Data Table set forth in Paragraph 9 of the Agreement as well as the Site Data Table Note Number 4 are hereby amended to reflect reduction of two (2) parking spaces. Therefore seventy-six (76) parking spaces are proposed and subject to the private agreement for restricted/shared use.
3. The Final Site Plan attached to the Agreement is hereby amended to include the installation/construction of the Wells Fargo ATM as more fully described and shown in Exhibit "A" to this First Amendment.
4. The terms, covenants and conditions set forth in the Agreement that have not been specifically amended herein will continue in existence and are hereby ratified, approved and confirmed and will remain binding upon the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the day and year set forth above.

CITY OF MADEIRA BEACH, a municipal
corporation of the State of Florida

WITNESSES:

By: _____
Travis Palladeno, Mayor

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016,
by Travis Palladeno, Mayor of the CITY OF MADEIRA BEACH who _____ is personally known to me or
_____ has produced a _____ driver's license or _____ as identification.

Notary Public
My Commission Expires:

Shane Crawford, City Manager

Aimee Servedio, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S, City Attorney

PINES MADEIRA, LLC

WITNESSES:

By: _____
Gustavo Pines, Its Manager

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016,
by Gustavo Pines, as Manager of PINES MADEIRA, LLC who ____ is personally known to me or ____ has
produced a _____ driver's license or _____ as identification.

Notary Public
My Commission Expires:

CITY OF MADEIRA BEACH, FLORIDA

LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS

NOTICE OF ZONING CHANGE AND CONSIDERATION OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., L.L.P.

NOTICE IS HEREBY GIVEN that the **LOCAL PLANNING AGENCY (THE PLANNING COMMISSION)** of the City of Madeira Beach will hold a **PUBLIC HEARING** of the Local Planning Agency to consider the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.** and **Ordinance 2016-01**, in Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Thursday, April 28, 2016 at 7:00 p.m.**

NOTICE IS HEREBY GIVEN, the **Board of Commissioners of the City of Madeira Beach** will conduct the first reading and proposes to adopt **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday May 10, 2016 at 6:00 p.m.**

Upon the passage of Ordinance 2016-01, NOTICE IS HEREBY GIVEN, the **Board of Commissioners of the City of Madeira Beach** will consider approval of the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.** and will conduct the second and final reading and proposes to adopt **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, June 14th, 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 **Madeira Beach Development Co., L.L.C.**, for the property located at 15026 Madeira Way, 0 Gulf Blvd, 0 150th Avenue, 15023 Gulf Blvd, 15031 Gulf Blvd, 0 Madeira Way, 15000 Madeira Way, 15006 Madeira Way, 15015 Madeira Way, 15040 Madeira Way, 15042 Madeira Way, 0 150th Avenue, 200 150th Avenue, 206 150th Avenue, 210 150th Avenue, 212 150th Avenue, 352 150th Avenue, 388 150th Avenue, 390 150th Avenue, 410 150th Avenue and 420 150th Avenue, Madeira Beach, Florida 33708.

ORDINANCE 2016-01

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 15026 MADEIRA WAY, 0 GULF BLVD, 0 150th AVENUE, 15023 GULF BLVD, 15031 GULF BLVD, 0 MADEIRA WAY, 15000 MADEIRA WAY, 15006 MADEIRA WAY, 15015 MADEIRA WAY, 15040 MADEIRA WAY, 15042 MADEIRA WAY, 0 150th AVENUE, 200 150th AVENUE, 206 150th AVENUE, 210 150th AVENUE, 212 150th AVENUE, 352 150th AVENUE, 388 150th AVENUE, 390 150th AVENUE, 410 150th AVENUE, 420 150th AVENUE, FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

DESCRIPTION:

Parcel 09-31-15-54180-000-0012 MADEIRA BEACH COMMERCIAL CENTER W 75FT OF E 224.99FT OF TRACT 'A'

09-31-15-00000-420-0200 PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 121 FT (S) FOR POB TH CONT NE 137FT TH S02E 150FT (S) TO RD R/W TH NWLY ALG CURVE TO RT 220FT (S) TH NE1LY 31.6FT TO POB

09-31-15-00000-420-0100 PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 260 FT (S) FOR POB TH CONT NE 196.56FT TO RD R/W TH SWLY 242FT (S) TH N02DW 150FT (S) TO POB

09-31-15-00000-130-1000 (LORO INC LEASE) DESC AS BEG AT S LINE OF GOVT LOT 1 & SW COR OF TR A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 1.54FT TH S41DW 31.6FT TO N R/W OF GULF BLVD TH N52DW 71FT(S) TH N22DE 52FT(S) TH S48DE 81.67FT TH S 20.3FT TO POB

09-31-15-00000-130-0900 (TRIANGLE LAND CO LEASE) DESC AS FROM NW COR OF TR A OF MADEIRA BEACH COMMERCIAL CENTER RUN S88DW 40FT FOR POB TH CONT S88DW 84.1FT TH SWLY 36.32FT TO N R/W OF GULF BLVD TH S48DE 90.6FT) TH N22DE 100FT (S) TO POB

09-31-15-00000-130-1600 (VIKING MARINE INC LEASE) BEG NE COR OF TRACT B, MADEIRA BEACH COMMERCIAL CENTER TH W 280.6FT TH N 8.85FT TH ELY & NE1LY 531 FT(S) TH S44DW 140FT TH S46DE 17FT(S) TH S44DW 60 FT TH N46DW 28FT TH W 69.62FT TH N 25FT TO POB
DESC AS BEG AT INTERSEC OF S LN OF GOVT LOT 1 & N LN OF 150TH AVE TH W 49FT(S) TH N 120FT TO S R/W OF MADEIRA WAY TH E 112.6FT TH SELY ALG CUR TO RT 53.69FT TH S46DE 5FT TH SWLY 100.07FT TO POB

09-31-15-54180-000-0010 MADEIRA BEACH COMMERCIAL CENTER (WM B HARVARD LEASE 1451/614) W 135FT OF E 149.99FT OF TRACT A
09-31-15-54180-000-0020 MADEIRA BEACH COMMERCIAL CENTER (A & B MARINE INC LEASE) E 192FT OF TRACT B

09-31-15-54180-000-0013 MADEIRA BEACH COMMERCIAL CENTER (SERVICE HARDWARE CO LEASE) W 75.01FT OF TRACT A

09-31-15-130-1100 (MITCHELL LEASE) DESC AS BEG NW COR OF TRACT A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 40FT TH S21DW 47.87FT TH S48DE 81.61FT TH N 99.70FT TO POB

09-31-15-00000-140-0400 PART OF SE 1/4 OF SEC DESC FR SE COR TR B MADEIRA BCH COMMERCIAL CTR RUN E 76.46 FT TH N63DE 21.34FT TH ALG WLY LN OF 150TH AVE NE1LY 914FT(S) FOR POB TH N46DW 132FT(S) TH N40DE 94FT(S) TH S46DE 136.86FT TH S40DW 94FT(S) TO POB

09-31-15-00000-130-1500 (STANDARD OIL LEASE) DESC AS BEG SE COR OF TR B MADEIRA BEACH COMMERCIAL CENTER TH E N88DE 76.4FT TH N63DE 21.34FT TH N44DE 94.5FT TH N46DW 138FT(S) TH S88DW 69.62FT TH S 175 FT TO POB

09-31-15-00000-130-1700 (RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 381.34FT FOR POB TH N44DE 60FT TH N46DW 110FT TH S44DW 60FT TH S46DE 1FT TO POB

09-31-15-00000-130-1800 (RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 441.34FT FOR POB TH N44DE 40FT TH N46DW 127FT (S) TH S44DW 40FT TH S46DE 127FT(S) TO POB

09-31-15-00000-130-1900 (O'DONALD HOLLAND LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 481.34FT FOR POB TH NE1LY ALG R/W 100FT TH N46DW 135FT(S) TH S44DW 100FT TH S46DE 127FT(S) TO POB

09-31-15-00000-140-1000 (M. A. ADAMS LEASE) DESC FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 581.34FT FOR POB TH N44DE 250FT TH N46DW 140FT TH SWLY 275FT ALG SEAWALL TH S46DE 152FT(S) TO POB

09-31-15-00000-140-0900 FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55FT(S) TH N44DE 831.34FT FOR POB TH N44DE 44FT(S) TH N46DW 140FT TH S44DW 44FT(S) TH S46DE 140 FT TO POB



09-31-15-00000-140-0700 (ALVIN C. TAYLOR LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.96FT TH N44DE 875.24FT FOR POB TH N44DE 96.1FT TH N46DW 140 FT(S) TH S44DW 96FT TH S46DE 140FT(S) TO POB

09-31-15-00000-140-0600 (DR KIRK LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N88DW 55.93FT TH N44DE 971.34FT FOR POB TH N46DW 140FT(S) TH NE1LY 110.74FT TH S46DE 121FT(S) TH S44DW 100FT(S) TH S46DE 3FT TH S44DW 10FT(S) TO POB

09-31-15-00000-140-0500 (PENINSULAR CABLE LEASE) FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 1082.01FT TH N46DW 58FT FOR POB TH N46DW 132 FT(S) TH N44DE 115FT(S) TH S46DE 132FT(S) TH S44DW 115FT(S) TO POB

FLOOD STATEMENT:

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 11), 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

Cheryl McGrady, Executive Assistant to the City Manager
City of Madeira Beach



SPECIAL MAGISTRATE – SPECIAL EXCEPTION REQUEST

**February 22, 2016
Application 2016.01**

I. GENERAL INFORMATION

Request: The applicant is requesting the addition of a drive-up ATM to be located in a parking lot of an existing commercial site.

Property Owner

Pines Madeira, LLC
3301 Ponce De Leon Boulevard
Coral Gables, Florida 33134-7273

Applicant

David A. Yescavage
Security Vault Works, Inc.
Pompano Beach, FL 33069

Property Address

15129 Madeira Way

Parcel I.D. #

09-31-15-00000-130-0400
09-31-15-00000-130-0600

Zoning/Land Use

Retail Commercial (C-3)/Planned Re-Development Mixed Use (PR-MU)

II. BACKGROUND

The site plan for the existing CVS Pharmacy, located at 15101 Gulf Blvd, was approved in November of 2013. The project originally received Special Exception approval for a drive-through pick-up window for the pharmacy. The applicant is requesting the addition of a drive-up ATM to be located in the existing parking lot. This addition requires approval as a Special Exception.

The request was considered by the Local Planning Agency on November 19, 2015 at which time the item was continued to February 8, 2016 in order to resolve questions regarding potential impacts to the adjacent Winn Dixie Shopping Center which at the time was considering plans for redevelopment. On February 8, 2016, the Local Planning Agency again considered the request and unanimously recommended approval of the Special Exception for the drive-up ATM.

III. SPECIAL EXCEPTION CRITERIA AND FINDINGS

In accordance with Section 110-124(b) of the Code of Ordinances, Special Exceptions shall comply with the following requirements:

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

Drive-in or drive-through retail personal service, business, and financial services are Special Exception uses in the C-3 (Retail Commercial) zoning district.

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

The proposed drive-up ATM has been reviewed for adequate vehicle queuing, traffic circulation, parking, drainage, and landscaping. The proposed site plan for this addition meets the requirements of the Land Development Regulations and will not adversely affect public health, safety, welfare, or convenience.

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

The subject parcel is located along Gulf Boulevard in an area that contains other automobile oriented commercial uses. Although the ATM is proposed for location between an adjacent commercial site and the beach, the ATM will not adversely affect the adjacent property in its current state, and it is not expected to significantly affect the future development potential of the adjacent property. The ATM is a relatively small structure that will not be in continuous use. Additionally, it is proposed in an existing parking lot and is separated from the beach by Gulf Boulevard and the existing parking lot at the Archibald Beach Park.

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

The ATM is proposed for location in an existing parking lot, and the subject parcel is located along Gulf Boulevard in an area that contains other automobile oriented commercial uses. The proposed ATM will not be out of character with the district in which it is proposed.

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

The minimum landscaping requirements of the Land Development Regulations have been met.

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

The proposed ATM requires the removal of two on-site parking spaces. However, the minimum parking standards for the overall development have been met.

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

The use conforms with all applicable regulations of the C-3 (Retail Commercial) zoning district in which it is proposed.

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

A variance has not been requested.

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

Drive-up ATMs are not listed as a principal permitted use in any zoning district.

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

There are no outstanding charges, fees, interest, fines, or penalties owed to the city by the applicant, owner, or possessor of the property under consideration.

IV. RECOMMENDATION

The proposed drive-up ATM has been reviewed for compliance with the requirements for Special Exceptions of Section 110-24(b). Staff has determined that the proposal satisfies these requirements. Based on these findings and the recommendation of the Local Planning Agency, we recommend **approval** of the Special Exception.

V. EXHIBITS

- A. Proposed Site Plan
- B. Site Photographs
- C. Planning Commission/Local Planning Agency Minutes



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.

MONDAY, FEBRUARY 8, 2016

COMMISSON CHAMBERS

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

B. ROLL CALL

Planning Commissioners Present: Chairperson Everett, Commissioner Brown, Commissioner Domingue, Commissioner Noble, Commissioner Rasmussen, Commissioner Lawrence, Commissioner Carr

Staff Present: Shane Crawford, City Manager; Cheryl McGrady, Executive Assistant to the City Manager, Planning and Zoning Consultant, Luis Serna; Tom Trask, City Attorney

C. APPROVAL OF THE MINUTES: January 11, 2016

A motion was made to approve the minutes as presented by Commissioner Brown and seconded by Commissioner Dominique. Minutes carried 7-0.

D. NEW BUSINESS

1. TO CONSIDER HAVING THE PLANNING COMMISSION MEET TWICE A MONTH

The City Manager said that staff recommendation is to not go to two meetings a month.

There was some discussion among the Planning Commission members and they all agreed to keep it at one meeting a month. Chairperson Everett deferred this discussion to a later meeting.

E. OLD BUSINESS

1. CONTINUANCE TO CONSIDER THE APPLICATION FOR A SPECIAL EXCEPTION USE FOR A STANDALONE ATM AT THE CVS LOCATED AT 15129 MADEIRA WAY.

Luis Serna presented the staff report to the Planning Commission, with a recommendation to approve the Special Exception Use for the ATM located in the CVS parking lot.

A motion was made to accept it as submitted by Commissioner Noble and seconded by Commissioner Carr. Motion carried 7-0.

2. CONSIDER THE APPLICATION FOR THE REZONING OF 555 150th AVENUE AND 565 150th AVENUE FOR C-4 MARINE COMMERCIAL TO PD PLANNED DEVELOPMENT.

Luis Serna presented the staff report to the Planning Commission he did reiterate that it is a Planned Development and Re-Zoning that allows developers to vary design standards typically height and setbacks however it allows the developer to propose mixed use

development be creative and offer flexibility and higher design standards than you would get under a regular development. The developer has proposed architectural standards and varied building height.

Mr. Serna explained to the Planning Commission that there has been a reduction in height and destiny since the last proposal at the January meeting. The developer has made changes that include a decrease in units from 325 units to 272 unit's and height has decreased from 117 feet to 90 feet.

Mr. Serna recommended that the Planning Commission move forward with a recommendation of approval to the Board of Commissioners.

3. CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND HOLIDAY ISLE MARINA

Luis Serna presented the staff report to the Planning Commission for the changes made to the Development Agreement by the developer. Mr. Serna recommends approval of the Development Agreement with the changes that have been made.

Chairperson Everett opened up the floor for public comment, several comments were made concerning the increase in traffic flow and the height of the buildings.

Chairperson Everett closed the floor to the public.

A motion was made to accept the application for a re-zoning from C-4 to Planned Development and enter into a Development Agreement with the applicant by Commissioner Noble, seconded by Commissioner Dominique. Motion carried 7-0.

F. PLANNING COMMISSION DISCUSSION

The Planning Commission had some discussion with the City Manager about other issues, the City Manager said that digital signage is still an issue but can be brought up at a later meeting when we have the time to discuss it deeper.

The City Attorney stated the along with the digital sign issue we need to address the whole sign code as a whole.

G. REPORTS

H. NEXT MEETING: March 14, 2016

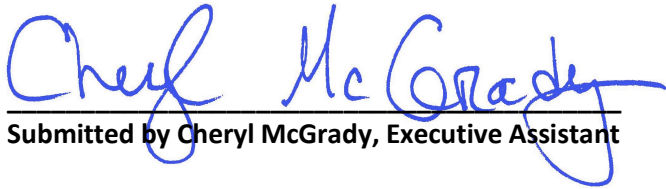
I. ADJOURNMENT: *Motion to adjourn the meeting was made by Commissioner Brown, and seconded by Commissioner Rasmussen. Motion carried 7-0.*

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Date approved: March 14, 2016

A handwritten signature in blue ink, appearing to read "J. Everett", is positioned above a horizontal line.

Jim Everett, Chairperson

A handwritten signature in blue ink, appearing to read "Cheryl McGrady", is positioned above a horizontal line.

Submitted by Cheryl McGrady, Executive Assistant

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTION USES
AND APPEALS OF ADMINISTRATIVE DECISIONS
CITY OF MADEIRA BEACH, FLORIDA
Application No. 2016.01

David A. Yescavage
for Pines Madeira, LLC
for the property located at
15129 Madeira Way
Madeira Beach, FL 33708,
Applicant.

ORDER GRANTING SPECIAL EXCEPTION USE

Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 7 (C-3, Retail Commercial), Section 110-124 (Special Exception Uses) and Section 110-319 (Special Exception Uses), (5) (Drive-through in retail business or financial services)

PARCEL IDENTIFICATION NUMBER: 09-31-15-00000-130-0400, 09-31-15-00000-130-0600

Special Magistrate, Herbert E. Langford, Jr., heard testimony and reviewed all evidence received at the Special Magistrate hearing held on February 22, 2016 and, based on the evidence, enters the following findings of fact, conclusions of law and order.

FINDINGS OF FACT

1. This application of David A. Yescavage ("the applicant") presents the issue involving a special exception use from the zoning requirements of the above Madeira Beach Code, requesting to add a drive-up automated teller machine.
2. The Special Magistrate received the written report from the planning commission hearing held on February 8, 2016 (continued from November 19, 2015), with attachments, and reviewed same.

3. The applicant plans to add a drive-up automated teller machine (“ATM”) in the existing parking lot.
4. The applicant’s property does not conform to the requirements of the Madeira Beach Code (the “Code”) because Section 110-124 requires permission for a special exception use. This property is zoned Commercial Retail (C-3), with a planned re-development mixed use designation.
5. The use is a permitted special use in the C-3, Retail, Commercial Zoning District, as provided in Section 110-319 of the Code. *See* Section 110-319 (Special exception uses), (5) (drive-in or drive-through retail personal service, business and financial services).
6. The use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected. Review of the proposed drive-up ATM demonstrates adequate vehicle queuing, traffic circulation, parking, drainage, and landscaping. The proposed site plan for this addition meets the requirements of the Land Development Regulations and will not adversely affect public health, safety, welfare, or convenience.
7. The use will not cause substantial injury to the value of the neighborhood’s other properties where it is to be located. Automobile-oriented commercial uses exist on this Gulf Boulevard parcel. Although the proposed ATM location lies between an adjacent commercial site and the beach, the relatively small-sized ATM will not adversely affect the adjacent property, nor any future development of that property. Also, Gulf Boulevard and the Archibald Beach Park parking lot separate the proposed location from the beach.
8. The use will be compatible with adjoining development and the district’s proposed characteristics where it is to be located. The ATM’s proposed location in an existing parking lot and the subject parcel’s automobile-oriented commercial use along Gulf Boulevard comport with the district’s characteristics.
9. Adequate landscaping and screening is provided as required in the land development regulations, or otherwise required. The Madeira Beach Code requires specific landscaping that is particular to the type of unit to be built. The applicant will comply with the City’s landscaping and screening standards.

10. Adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets. Though the proposed project requires the removal of two on-site parking spaces, the minimum parking standards for the overall development have been met. Also, the ATM will not interfere with Gulf Boulevard vehicular traffic.
11. The use conforms to all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments. The use conforms with all applicable regulations of the C-3 Zoning District.
12. If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application. Neither the applicant nor the property owner has requested a variance.
13. Special exception use will not grant to the land more privilege than the best use available in the zone where that special exception use would be a principal permitted use. Under the current C-3 zoning, the property may develop with a residential, commercial or office use. None of the City's zoning districts permit drive-through facilities without approval of a special exceptions use.
14. No application for special exception use shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Madeira Beach Code. Neither the applicant nor the property's owner owes known charges, fees, interest, fines or penalties to the City. The property taxes have been paid on the subject site. The City has no liens against the property.
15. The special exception use is appropriate under the following condition(s): N/A

CONCLUSIONS OF LAW

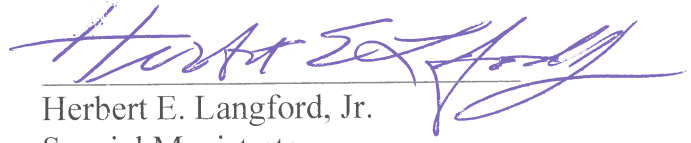
16. Section 2-506 of the Madeira Beach Code authorizes special exception uses, with appropriate conditions and safeguards, when the special use will not adversely affect the public interest, or the denial of special exception uses when not in harmony with the purpose and intent of the city land development regulations.

17. The applicant has the burden to establish the requirements for a special exception use. Here, the applicant meets the criteria for a special exception use as set forth in Section 2-506 of the Madeira Beach Code.

ORDER

It is ADJUDGED that the application is GRANTED, specifically, allowing a special exception from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 7 (C-3, Retail Commercial), Section 110-124 (Special Exception Uses) and Section 110-319 (Special Exception Uses), (5) (Drive-through in retail business or financial services), to add a drive-up automated teller machine.

DONE AND ORDERED on March 07, 2016.


Herbert E. Langford, Jr.
Special Magistrate

Copies furnished to:
Thomas J. Trask, Esquire, City Attorney
David A. Yescavage
Security Vault Works, Inc.
Pompano Beach, FL 33069



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Mailed 2-12-16

Run Date: 12 Feb 2016

Subject Parcel: 15-31-15-58320-007-0120

Radius: 200 feet

Parcel Count: 113

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

Total pages: 5

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☒ **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 (CIV)

☐ **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

501815 ONTARIO LTD
C/O CAROL MACEY
1204 ALDER RD
COBOURG ON K9A 5W5

~~501815 ONTARIO LTD
C/O CAROL MACEY
1204 ALDER RD
COBOURG ON K9A 5W5~~

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

RIDLEY, TICE L
19717 BOWER RD
DADE CITY FL 33523-6867

BOLTON, SCOTT
1276 CLEAVER DR
OAKVILLE ON L6J 1W3

WAVE RESORT HOMEOWNERS ASSN INC
350 GULF BLVD
INDIAN ROCKS BEACH FL 33785-2514

CAPAN, RONALD R
CAPAN, SHARON J
447 CLOKEY AVE
PITTSBURGH PA 15228-1424

HOPKINS, DOUGLAS L
HOPKINS, MARGARET M
5156 STEELES AVE W
MILTON ON L9T 2Y1

BINGHAM, G MAURICE
BINGHAM, PAULINE C
7 ARCHER DR
AJAX ON L1S 2Z3

JACOBS, DANIEL P
1317 OLD PRINCETON RD
NEW CASTLE PA 16101-6248

KNAUB, GREG R
KNAUB, DONNA J
415 WESTMERE
DES PLAINES IL 60016-2642

SPAETH, ROBERT A LIVING TRUST
SPAETH, ROBERT A TRE
13417 GULF LN
MADEIRA BEACH FL 33708-1868

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

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

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

COLLWOOD CONDO ASSN INC
3001 EXECUTIVE DR STE 260
CLEARWATER FL 33762-3389

MEEHAN, FRANCES C
MEEHAN, WILLIAM F
4302 OAKHURST TER
TAMPA FL 33618-8625

KENYON, JOHN W
KENYON, WYNN P
1045 SUWANEE
SAFETY HARBOR FL 34695-3850

CECIL, WILLIS R
CECIL, ANNE M
4024 DECKARD SCHOOL RD
RADCLIFF KY 40160-9339

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

DEOROCKI, BERNARD F
COTE, THEADORE P
66 KNOLLWOOD CIR
HOLYOKE MA 01040-1417

HEAL, CONSTANCE L
4710 PARKDALE LN
NEW PORT RICHEY FL 34655-1474

STEFANOVIC, NEBOJSA
TODORIC, STEVAN
13343 GULF BLVD UNIT B-8
MADEIRA BEACH FL 33708-2534

GREEN, BRAD G
GREEN, REBECCA L
5410 MILEY RD
PLANT CITY FL 33565-3762

SCOTT, IAN
SCOTT, MARION
10 BARK RD RR # 2
SEGUIN ON P2A 2W8

PRINCESS CONDOMINIUM ASSN, INC
16363 REDINGTON DR
REDINGTON BEACH FL 33708-1547

AMMONS, LISA
11544 47TH AVE N
MADEIRA BEACH FL 33708-2706

KOTHARI, KIRANKUMAR K
KOTHARI, MITA
8 JULIE LYNN DR
GOSHEN NY 10924-5035

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

MILES, MILTON M & MARIA I TRUST
TROVATO, LOUIS F
11972 107TH CT
LARGO FL 33778-3551

MC CRINK, PATRICIA T
121 ADALIA AVE
TAMPA FL 33606-3303

031425 N B LTD
364 YORK ST
FREDERICTON NB E3B 3P7

LARMER, GRANT W
1328 LARMER LINE
FRASERVILLE ON K0L 1V0

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO IL 60631-3138

~~SPAETH, ROBERT A
13417 GULF LN
MADEIRA BEACH FL 33708-1868~~

TAGLIARINI, DAVID
13322 1ST ST E
MADEIRA BEACH FL 33708-2402

FLOYD, JANE
FLOYD, WILLIAM H
4113 CAUSEWAY VISTA DR
TAMPA FL 33615-5418

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

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

SHIMA, JAMES
SHIMA, JUDITH A
421 BOCA CIEGA POINT BLVD
MADEIRA BEACH FL 33708

JEFFERSON, MARK F
JEFFERSON, BONNIE R
28 EAGLESON DR
ST CATHARINES ON L2M 7J4

FERREN, JOHN W TRE
FERREN, SANDRA J TRE
11319 COVENTRY GROVE CIR
LITHIA FL 33547-4928

~~SPAETH, ROBERT A LIVING TRUST
SPAETH, ROBERT A TRE
13417 GULF LN
MADEIRA BEACH FL 33708-1868~~

CHARLES, LINDA M
9414 CHARLESBERG DR
TAMPA FL 33635-1637

FERST, JOAN
STOCKWELL, MICHAEL
13324 1ST ST E
MADEIRA BEACH FL 33708-2402

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

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

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

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

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

CRIPPS, RONALD K TRUST
CRIPPS, RONALD K TRE
606- 5 MILL POND CT
SIMCOE ON N34 5J6

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

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

WILSON, GARY A
WILSON, KAREN A
13440 GULF BLVD # 305
MADEIRA BEACH FL 33708-2516

SULLIVAN, LAWRENCE
SULLIVAN, DIANE
1 NORTH SIDE RD
CALBERT NL A0A 1N0

MARTIN, RACHAEL ALICE
6716 MAGENTA LN
AUSTIN TX 78739-2081

FRIEND, FRANKIE REVOCABLE TRUST
FRIEND, FRANKIE TRE
13398 GULF LN APT 102
MADEIRA BEACH FL 33708-2578

HATFIELD, GLENDA L
70 SKEESE RD
BIG CLIFTY KY 42712-6846

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

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

SCHIAPPACASSE, JAMES
SCHIAPPACASSE, PAULA L
13368 1ST ST
MADEIRA BEACH FL 33708-2431

SHAW, JAMES MURRAY
SHAW, GEORGE ALFRED JR
33 TERRACE HEIGHTS DR
NEW GLSAGOW NS B2H 5V3

SAENZ, ALVARO DANIEL
SAENZ, ELZA
13398 GULF LN APT 101
MADEIRA BEACH FL 33708-2578

444799 ONTARIO INC
287 ESTATE CT
MIDLAND ON L4R 5H2

HOWE, RAYMOND
HOWE, BRADEN
96 CHURCH ST
ST CATHARINES ON L2R 3C8

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

BROGAN, PATRICIA C REVOCABLE LIVING
TRUST
BROGAN, PATRICIA C TRE
6850 84TH AVE
PINELLAS PARK FL 33781-1149

STOCKWELL, MICHAEL
CLARK, THOMAS
PO BOX 67
SCANDINAVIA WI 54977-0067

SCHWERSKY, ROBERT
SCHWERSKY, BETH
13398 GULF LN APT 302
MADEIRA BEACH FL 33708-2578

CHAMBRE CONDO ASSN INC
C/O CHAMBRE CONDO MGMT
13336 GULF BLVD
MADEIRA BEACH FL 33708-2528

LEWIS, TOM
LEWIS, AMY E
1634 WINGFIELD DR
BIRMINGHAM AL 35242-7812

GRIGGS, JANET M LIVING TRUST
GRIGGS, JANET M TRE
13912 CLUBHOUSE CIR
TAMPA FL 33618-7504

PERSHALL, JONATHAN S
PERSHALL, CYNTHIA A
9283 WILTSHIRE DR
HIGHLANDS RANCH CO 80130-5320

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

TSIVOURAKIS, ANNA REVOCABLE TRUST
TSIVOURAKIS, ANNA TRE
2305 PLEASURE HOUSE RD
VIRGINIA BEACH VA 23455-1914

COZZARIN, LINDA
COZZARIN, DAVID
3 OLD STONE CT
GUELPH ON N1G 4P1

MORRISON, JACQUELINE D
23 PIPER PL
CALEDONIA ON N3W 1G9

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

MAROIS, GERALD J
MAROIS, NORMA JUNE
115-5480 GLEN ERIN DR
MISSISSAUGA ON L5M 5R3

KOVALESKI, ROBERT
55 EDGEWOOD AVE
CLIFTON NJ 07012-1839

OVERBY, EVE
QURAISHI, FARRUKH
2611 BAYSHORE BLVD APT 202
TAMPA FL 33629-7343

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

R & D WILLIAMS PROPERTIES LLC
510 N 4 ST
ST JOSEPH MO 64501-1740

STONE, RODNEY W
STONE, DENISE L
196 WILLOW BLVD
WILLOW SPRINGS IL 60480-1629

DOWNSTREAM PROPERTIES LLC
13630 GULF BLVD STE 200C
MADEIRA BEACH FL 33708-2594

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

QUINN, GEORGE J
QUINN, CAROL R
1101 OCEAN HEIGHTS AVE
EGG HARBOR TOWNSHIP NJ 08234-5306

SCHMIDT, WENDELIN
SCHMIDT, BRENDA C
3212 LEDGEWOOD CT E
COMMERCE TWP MI 48382-1419

RE BARKER, LEWIS B EST
PO BOX 86171
MADEIRA BEACH FL 33738-6171

SHAW, JAMES MURRAY
SHAW, GEORGE ALFRED JR
33 TERRACE HEIGHTS DR
NEW GLASGOW NS B2H 5V3

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

~~SPAETH, ROBERT A LIVING TRUST
SPAETH, ROBERT A TRE
13417 GULF LN
MADEIRA BEACH FL 33708-1868~~

FRANDJI, JOSE CARLOS
FRANDJI, CARMEN F L
4521 SHANEWOOD CR
ORLANDO FL 32837-5121

M J W PROPERTY HLDGS I LLC
PO BOX 8036
MADEIRA BEACH FL 33738-8036

SMITH, THOMAS A
SMITH, ANGELA F
13423 GULF LN
MADEIRA BEACH FL 33708-2537

HUMPHREY, SUSAN S
13356 GULF BLVD
MADEIRA BEACH FL 33708-2514

COHEN, EDWARD
COHEN, FREYDA
4211 MEADOW HILL DR
TAMPA FL 33618-8661

DE BORD, CLAUDE H JR
DE BORD, JOANNE K
3990 61ST ST N
ST PETERSBURG FL 33709-5259

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

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

HANLON, CAROLE A
HANLON, RICHARD D
65 WESTERN HWY
TAPPAN NY 10983-1925

MARTIN, BETTY
10182 ANTILLES DR
SEMINOLE FL 33776-1410

COTOIA, FILOMENA
COTOIA, ANGELO
798 RUE WILFRID-PELLETIER
BOUCHERVILLE QC J4B 8V3

HANLON, RICHARD D
HANLON, DEBRA J
6434 SWEETGUM DR
NEW PORT RICHEY FL 34655-3820

TRADOR, LEE
TRADOR, PAULINE
10386 VALENCIA RD
SEMINOLE FL 33772-7507

~~GILLWOOD CONDO ASSN INC
C/O GILLWOOD CONDO MGMT
3001 EXECUTIVE DR STE 260
CLEARWATER FL 33762-3389~~

MEO, WENDY A
MAD BEACH C12 LLC
19710 GULF BLVD UNIT 303
INDIAN SHORES FL 33785-2383

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH FL 33708-2553

KOCSIS, BARBARA MAUREEN
VAUGHAN, ALAN JOHN
3434 WESTWOOD TRCE
VINELAND ON LOR 2C0

GRIFFIN, WILLIAM
13345 GULF LN
MADEIRA BEACH FL 33708-2535

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

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



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Mailed 2-12-16

Run Date: 12 Feb 2016

Subject Parcel: 09-31-15-00000-130-0600

Radius: 200 feet

Parcel Count: 345

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

Total pages: 13

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☒ **MAIN BRANCH- COURTHOUSE**

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

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (C/W)

☐ **NORTH COUNTY**

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

☐ **TYRONE (SOUTH)**

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

☐ **MID-COUNTY**

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

RZEZINSKI, KONRAD
RZEZINSKI, RENATA
247 REX PL # H
MADEIRA BEACH FL 33708-1934

~~RZEZINSKI, KONRAD
RZEZINSKI, RENATA
247 REX PL # H
MADEIRA BEACH FL 33708-1934~~

HALT, JANET L
FRIEDMAN, JUDY G
912 LOVINGTON DR
PITTSBURGH PA 15216-1710

HODGSON, DAVE
HODGSON, CLAUDINE
802 BIRCHWOOD AVE
CAMBRIDGE ON N3H 2V5

CASEY, WILLIAM
CASEY, CAROL
340 WHITEHALL TER
BLOOMINGDALE IL 60108-1398

SOBECKI, DAVID L TRE
SOBECKI, SANDRA A TRE
102 GOLFVIEW RD
MICHIGAN CITY IN 46360-3108

COYLE, GEORGE W
COYLE, CAROLE A
301 MEDALLION BLVD APT A
MADEIRA BEACH FL 33708-1956

KLINGER, REINHARD
4597 NORTHWOODS DR
OTTAWA ON K0A 3M0

MILAND, THOMAS J
MILAND, MARIE
PO BOX 1105
KING CITY ON L7B 1B1

LEIPS, JEFFERY WAYNE
D'SOUZA, THERESA
1206 LONGBOW RD
MOUNT AIRY MD 21771-5678

WETHERINGTON, C DENNIS
WETHERINGTON, CARRIE SUE
6009 ROLLING VISTA LOOP
DOVER FL 33527-4267

GIOVANNOLI, ANTHONY
GIOVANNOLI, LAURA
56 YANKEE HILL RD
RIDGEFIELD CT 06877-3631

DIMARCO, LUCIO GABRIEL
DIMARCO, JANICE MARIE
452 OJIBWAY ST
WOODSTOCK ON N4T 1C5

NIEDERHELMAN, LEATRICE
7959 JOLAIN DR
MONTGOMERY OH 45242-6423

KOPITA, SALVATORE
7650 132ND WAY
SEMINOLE FL 33776

PRENTICE, LESLIE
PRENTICE, JENNIFER
67 MOUNTAINVIEW CRES
LONDON ON N6J 4M7

VARNER, CHARLES W
VARNER, BARBARA J
250 MEDALLION BLVD APT C
MADEIRA BEACH FL 33708-1946

BROADERICK, ARTHUR W
STARNES, LARRY M
2910 PELHAM RD
ST PETERSBURG FL 33710-2850

MARKEY, DAVID G
MARKEY, THERESA M
253 REX PL APT G
MADEIRA BEACH FL 33708-1936

KOCH, HUBERT
821 GARDEN DR
FRANKLIN SQ NY 11010-3924

SCHWINDT & CO FINANCIAL SERVICES
3403 SW CORBETT AVE
PORTLAND OR 97239

PURPLE REALTY TRUST
SARKISIAN, KAREN H TRE
380 MEDALLION BLVD APT D
MADEIRA BEACH FL 33708-1943

LEWIS, ANNE G
86 SHALFORD RD
SOLIHULL WEST MIDLANDS B92 7NF

EVANS, CONSTANTINA
PO BOX 86157
MADEIRA BEACH FL 33738-6157

HICKEY, TAMMY
PO BOX 31
MOUNT PEARL NL A1N 2C1

LOVEC, OLIVER
7550 128TH ST
SEMINOLE FL 33776-4104

HARRIS, JAY A
HARRIS, ALMETA
215 MEDALLION BLVD # E
MADEIRA BEACH FL 33708-1955

M B Y C 259B LLC
8177 ACACIA AVE NE
MONTICELLO MN 55362-4519

WEARDEN, DAVID
WEARDEN, CHRISTINE
19 EASTBOURNE CLOSE INGOL
PRESTON, LANCASHIRE PR2 3YR

BATTEN, NANCY TRUST
BATTEN, NANCY TRE
247 REX PL APT B
MADEIRA BEACH FL 33708-1934

KRUMANOCKER, WILLIAM F
245 MEDALLION BLVD APT G
MADEIRA BEACH FL 33708-1960

LAMCH, ANDY
LAMCH, DEBORA
116 RANGOON RD
ETOBICOKE ON M9C 4P2

SMITH, THOMAS R
8 N 389 BARRON RD
MAPLE PARK IL 60151

SMALL, AMBER
2703 S MANHATTAN AVE
MUNCIE IN 47302-5537

CAMLIN, CHESTER A
CAMLIN, PHYLLIS E
1909 SEDGE FIELD ST
BRANDON FL 33511-2328

WILKS, BARBARA B TRE
WILKS, WINTON G JR TRE
14800 GULF BLVD APT 204
MADEIRA BEACH FL 33708-2158

ELTON, WILLIAM E
ELTON, MARILYN L
2615 JENKINTOWN RD
GLENSIDE PA 19038-2501

ROBERTS, JEANETTE B
261 MEDALLION BLVD APT G
MADEIRA BEACH FL 33708-1964

SCHIEBLER, KAY
159 MEDALLION BLVD APT G
MADEIRA BEACH FL 33708-1948

PEACOCK, RAYMOND
PEACOCK, SANDRA
14 SISKIN CRES
ROGIET
MONMOUTHSHIRE SOUTH WALES NP26 3UW

HESHMATPOUR, BEHROOZ
HESHMATPOUR, DENISE E
15208 GULF BLVD UNIT 308
MADEIRA BEACH FL 33708-1861

STOKES, JEFFREY K
STOKES, KIMBERLY P
1655 OLD LAKE WALES RD
BARTOW FL 33830-8664

HARPER, J MICHAEL
HARPER, JUDITH
BARLEY END STOCKS RD
ALDBURY HERTFORDSHIRE HP23 5RZ

STAPLES, JACK R
STAPLES, JUDIE C
1122 PARK ST
ST PETERSBURG FL 33710

HUNTINGTON HOTEL CORP
PO BOX 12605
ST PETERSBURG FL 33733-2605

HOPE, ERIC
HOPE, ROSANNA
43 WINGATE AVE
METHUEN MA 01844-6403

GREENSTEIN, NEIL S
CONRAD, LAUREL A
357 REX PL APT E
MADEIRA BEACH FL 33708-1932

GIL, NANCY M
806 VALLEYHILL CT
BRANDON FL 33510-3546

DJMAK LLC
14033 PALM ST
MADEIRA BEACH FL 33708-2216

TANNER, WAYNE
TANNER, NANCY
343 REX PL APT H
MADEIRA BEACH FL 33708-1931

MC CLOSKEY, VERONICA J LLC
119 OCEAN AVE
BAY SHORE NY 11706-8717

JONES, ALBERT J
JONES, KATHLEEN A
21642 KNIGHTS LN
BROWNSTOWN MI 48183-7617

ALLEN, HELEN
233 REX PL UNIT B
MADEIRA BEACH FL 33708-1945

HARTMAN, RICHARD
HARTMAN, JENNIFER L
380 MEDALLION BLVD UNIT A
MADEIRA BEACH FL 33708-1943

FARRA, THOMAS J
FARRA, FLORENCE
190 WASHINGTON AVE
MASTIC BEACH NY 11951-1622

DITTING, FALK W
BRUNNENWEG 2A
D-35606 SOLMS

BERNARD, ROBERT M
BERNARD, SANDRA L
5964 HERZMAN DR
EVERGREEN CO 80439-5407

BATTEN, TONY F
BATTEN, BERNICE M
44 CIRCULAR RD
ST JOHNS NL A1C 2Z1

RODGERSON, CHRISTOPHER
RODGERSON, WENDY
35 LYDGATE HALL CRESCENT
CROSSPOOL SHEFFIELD S10 5NE

FOLLETT, JOHN
FOLLETT, CYNTHIA
305-760 CHAPMAN MILLS DR
NEPEAN ON K2J 3V2

ABACO, ODETTE
ABACO, CHRISTIAN
32 PATTERSON MEWS SW
CALGARY AB T3H 2C7

MUZYKA, WILLIAM
MUZYKA, LEONORA
320 MEDALLION BLVD APT D
MADEIRA BEACH FL 33708-1941

OSPINA, CARLOS E
OSPINA, GILMA
303 REX PL APT F
MADEIRA BEACH FL 33708-1937

GARGANO, SALVATORE F
GRAFFY, PAULA J
13622 BIRCH CT
LEMONT IL 60439-9776

GARDNER, JOHN W
BRUMLEY, PATRICIA A
221 EAST ROBERTSON ST
BRANDON FL 33511

CODNER, JEROME
VINICOMBE, NICK
8 LARCH PL
ST JOHNS NL A1B 1R5

WALLACE, GARY C
WALLACE, JEANNE
169 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1950

MOY, DOROTHY ANN
8204 BREEZE COVE LN
ORLANDO FL 32819-5077

MELTON, LAURA FORD REVOCABLE TRUST
PHILLIPS, JULIANNE M
19222 GULF BLVD APT 705
INDIAN SHORES FL 33785-2155

DRAKELY, CHRISTIE L
DALY, JOANN
3610 29TH AVE W
SEATTLE WA 98199-1745

GOST, CHARLENE M
GOST, KEVIN D
6N812 MURRY CT
SAINT CHARLES IL 60175-6826

PAYLOR, SHANNON
HORNE, ROBERT
41 MUSKOKA DR
GUELPH ON N1K 1C2

KILLEEN, MATTHEWS JOSEPH
11040 64TH TER
SEMINOLE FL 33772-6707

FOWLER, CURTIS J EST
38304 CALLAWAY BLVD
DADE CITY FL 33525-0842

FREDERICK, L JOSEPH TRUST
FREDERICK, L JOSEPH TRE
5724 CRESCENT HEIGHTS RDG
ORLANDO FL 32819-4000

BROSE, ROBERT E
BROSE, KIMBERLY M
4960 MEADOW CREST DR
ALLISON PARK PA 15101-1079

TREVELINO, AL
TREVELINO, MARY
240 MEDALLION BLVD APT D
MADEIRA BEACH FL 33708-1952

GREEN, BRYAN
151 MEDALLION BLVD # C
MADEIRA BEACH FL 33708-1921

GILMAN FAMILY TRUST
GILMAN, STANLEY M TRE
21042 KAUSCH CIR
HUNTINGTON BEACH CA 92646-7135

MAZEIKA, DAVID P
357 REX PL UNIT B
MADIERA BEACH FL 33708-1932

DAVIES, JANET E
HOLDEN, GAIL
C/O EXPORT ACTION
13575 58TH ST N
CLEARWATER FL 33760-3740

LAWSON, JAMES
LAWSON, JANE
4034 ERINDALE STATION RD
MISSISSAUGA ON L5C 3T8

NEILAN, TIMOTHY C
NEILAN, KRISTIN M
6035 S BRIDLEFORD DR
WESLEY CHAPEL FL 33545-3855

HERRING, VANN M
822 S ROME AVE
TAMPA FL 33606-2835

MOUSER, DAVID RANDOLPH FAMILY TRUST
MOUSER, KRISTA ANN FAMILY TRUST
310 CEDAR CIR
MADISONVILLE KY 42431-8747

MEZACK, MICHAEL
14707 WATERCHASE BLVD
TAMPA FL 33626-3318

KLINGEL DEVELOPMENT INC
5260 113TH AVE N
CLEARWATER FL 33760-4838

1842437 ONTARIO LTD
1430 YONGE ST UNIT 204
TORONTO ON M4T 1Y6

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES FL 33134-7273

GOMEZ FAMILY TRUST
GOMEZ, MARCIAL TRE
12700 LAKE MARY JANE RD
ORLANDO FL 32832-6409

JARMEK, BRIAN
JARMEK, GORDANA
11945 WOODLAND RD
OLATHE KS 66061-9312

KOMIN, KEVIN A
1951 N FOUNTAIN BLVD
SPRINGFIELD OH 45504

ROSE, DAVID M SR
260 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1961

O'DELL, STEPHEN
O'DELL, REGINA
4614 E VIEW TOP LN
INVERNESS FL 34452-9014

J M S LLC
C/O SHOWALTER, JERRY
4916 S LOIS AVE
TAMPA FL 33611-3439

SWEETLAND, PATRICIA
161 MEDALLION BLVD APT E
MADEIRA BEACH FL 33708-1949

LAMB, JAMES M
LAMB, KATHLEEN P
80 KNOLLWOOD DR
ROCHESTER NY 14618-3513

WHITE, RANDY P
WHITE, MARILYN T
435 HOLIDAY DR
SOMONAUK IL 60552-9699

CARTER, EZRA W
CARTER, JUDITH L
160 LLOYD DR
MARIETTA GA 30066-3422

SAUNDERS, MAUREEN ANN
PO BOX 2647
LARGO FL 33779-2647

BERRY, ROGER W
2868 21ST AVE N
ST PETERSBURG FL 33713-4204

ROMEY, DARWIN E
ROMEY, JANICE K
6223 GREENOCK PL
FORT WAYNE IN 46835-4780

J M S LLC
5144 PINE TREE LN
WESLEY CHAPEL FL 33543-4305

CAMPAGNOLA, JOSEPH
CAMPAGNOLA, KATHLEEN R
14720 SEMINOLE TRL
SEMINOLE FL 33776-1078

CARTER, GLENN D
267 REX PL APT A
MADEIRA BEACH FL 33708-1926

MISKIN, MARY
337 Rex Pl Apt E
Saint Petersburg FL 33708-1929

RANNI, DAVID A
RANNI, JOAN M
220 WELTON ST
SYDNEY NS B1P 5S1

ELZIND, ADEL
ZUCCONI, ARLENE
4 162ND AVE
REDINGTON BEACH FL 33708-1620

GLEASON, PATRICIA M
345 MEDALLION BLVD APT A
MADEIRA BEACH FL 33708-1944

MUMM, TINA M REVOCABLE TRUST
MUMM, TINA M TRE
2802 SOUTHWICK DR
LANCASTER PA 17601-3524

HUGHES, WILSON A JR
HUGHES, CARLA A
171 MEDALLION BLVD APT F
MADEIRA BEACH FL 33708-1951

HENDERSON, JEAN C
363 MEDALLION BLVD APT B
MADEIRA BEACH FL 33708-1968

CATER, DAVID E
CATER, MARY J
623 BOCA CIEGA POINT BLVD S
ST PETERSBURG FL 33708-2717

QUIRES, ARNELITO R
7416 PINE VALLEY LANE
SEMINOLE FL 33776-3909

COSTELLO, CARYN
COSTELLO, JOHN A REVOCABLE LIVING
TRUST
229 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1957

LLEWELLYN, DAVID
LLEWELLYN, DIANNE
135 ROYAL ORCHARD DR
KITCHENER ONT
ONTARIO N2N 1S2

MILLWARD, ALLISON W
229 MEDALLION BLVD APT G
MADEIRA BEACH FL 33708-1957

CROCKETT, BUNNY S
260 MEDALLION BLVD APT B
MADEIRA BEACH FL 33708-1961

WILLIAMSON, LANCE E
4984 N 3RD ST
LARAMIE WY 82072-9548

WHITAKER, LORRAINE R
345 MEDALLION BLVD APT C
MADEIRA BEACH FL 33708-1944

CLARKE, JOAN
301 MEDALLION BLVD
MADEIRA BEACH FL 33708-1956

MADEIRA YACHT LLC
40 BARBER TER
SOUTH BURLINGTON VT 05403-6434

DALESSANDRO, LORAIN
DALESSANDRO, JOSEPH
273 REX PL APT H
MADEIRA BEACH FL 33708-1927

CUNNINGHAM, BERTRAM B
1425 MASSILLON RD
AKRON OH 44306-4139

SPINDLE, JUDITH A
380 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1943

TURNER, DUANE
TURNER, DEBBIE
3 SCRIVNER RD
EDGEWOOD NM 87015-8718

PERRY, MICHAEL J
304 PINE WOOD DR
WEXFORD PA 15090-8507

POLK, DOROTHY V TRUST OF 2007
POLK, DOROTHY V TRE
151 MEDALLION BLVD APT F
MADEIRA BEACH FL 33708-1921

FULLER, JULIE M
PO BOX 66945
ST PETE BEACH FL 33736-6945

ARCABA, SLOBODAN
ARCABA, DESA
8253 S 27TH ST
FRANKLIN WI 53132-9310

KELLER, LEANNA JILL
15208 GULF BLVD UNIT 508
MADEIRA BEACH FL 33708-1861

KABACHNICK, TERRI LIVING TRUST
KABACHNICK, TERRI TRE
15208 GULF BLVD UNIT 609
MADEIRA BEACH FL 33708-1862

GODSEY, JOYCE W
15208 GULF BLVD APT 304
MADEIRA BEACH FL 33708-1861

KING, KAREN K REVOCABLE TRUST
KING, KAREN K TRE
15208 GULF BLVD APT 606
MADEIRA BEACH FL 33708-1862

HIT PROMOTIONAL PRODUCTS INC
7150 BRYAN DAIRY RD
LARGO FL 33777-1501

BORSUM, ROBERT B
BORSUM, MARILYN C
15208 GULF BLVD UNIT 608
MADEIRA BEACH FL 33708-1862

DICKMAN, JAMES R
DICKMAN, TERESA A
17555 2ND ST E
REDINGTON SHORES FL 33708-1219

CLARK, RUDY
304 PAPAYA DR
TAMPA FL 33619-4140

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

CHIANO, GERALD E
CHIANO, EDITH
77 NOTTINGHAM AVE
VALLEY STREAM NY 11580-3048

KELLY, NIGEL P
KELLY, TERESA
63 TIRQUIN RD
OMAGH
CO TYRONE BT797NE

SANDER, GLORIA V TRE
4259 N 93RD ST
MILWAUKEE WI 53222-1508

MACONE, DANIEL S
MACONE, KATHRYN A
357 REX PL APT A
MADEIRA BEACH FL 33708-1932

ZELENKA, JUSTINA
179 MEDALLION BLVD UNIT E
MADEIRA BEACH FL 33708-1954

TREASURE HUNT ENTERPRISES INC
9931 RIVERVIEW DR
RIVERVIEW FL 33578-5040

LITTLE, ROLLAND N
LITTLE, LESLIE A
3960 CHAMBERER DR
SAN JOSE CA 95135-1700

CAPITAL VENTURES I INC
9103 E 37TH ST
WICHITA KS 67226-2010

USA FED NATL MTG ASSN
950 E PACES FERRY RD STE 1900
ATLANTA GA 30326

PAYNE HERMANUS LLC
134 THUNDER RD
EATONTON GA 31024

343 MAD BEACH LAND TRUST
343 REX PL
MADIERA BEACH FL 33708

MAXWELL, KEVIN
2870 PHARR CT S UNIT 1404
ATLANTA GA 30305

MC CARTHY, SEAMUS
MC CARTHY, ESTHER
11 MEADOWPARK DR
BALLYVOLNE CORK

SPINUSO, GABRIELE
SPINUSO, YOLANDA
2800 66TH ST N
ST PETERSBURG FL 33710-3127

MARANA, JANICE DEANNE
MARANA, DON GENE
375 ALGER ST
MARQUETTE MI 49855-3310

GOST, DONALD E
GOST, JANET
11503 N EAGLE LN
HAYWARD WI 54843-5265

TUTTY, MAVIS J
TUTTY, STEPHEN
1 COX'S GREEN, CENTRAL WAY
SANDOWN
ISLE OF WRIGHT PO369BN

O'CONNOR, JOSEPH
O'CONNOR, CHRISTINE
5100 S OAK PARK AVE
CHICAGO IL 60638-1114

ONEAL, DERRYL B
323 REX PL UNIT A
MADEIRA BEACH FL 33708-1928

MOORE, ROBERT P TRUST
MOORE, ROBERT P TRE
92 967 KANEHOA LOOP
KAPOLEI HI 96707-1318

MONSELL, DAVID
MONSELL, CAROLINE
69 MAPLE CRESCENT
JANETVILLE ON L0B 1K0

HOUGH, RAYMOND R TRE
55 HARRISTOWN RD STE 306
GLEN ROCK NJ 07452-3303

SLATTERY, JAMES J
207 LOCHELAND CR
OTTAWA K2G 6H8

KACZMARSKI, SCOTT
SHEA, KIM
172 BEMIS AVE
CHICOPEE MA 01020-1708

GUNSHANAN, MARGARET
4040 LAKE MIRA DR
ORLANDO FL 32817-1642

SCHREIMANN FAMILY LTD PTNSHP
2116 CREEKSIDE CIR S
IRVING TX 75063-3388

SULLIVAN, CONRAD
SULLIVAN, EILEEN
15208 GULF BLVD APT 307
MADEIRA BEACH FL 33708-1861

SCORE PROPERTIES LLC
1326 E LUMSDEN RD
BRANDON FL 33511-6717

PIPPY, IAN C
12 PRIMROSE PL
SAINT JONS NL A1B 4H1

ITALIANO, JEFFREY G
PO BOX 10674
TAMPA FL 33679-0674

MUIR, WILLIAM D JR
MUIR, JACQUELINE J
602 RIVIERA DR
TAMPA FL 33606-3810

BROWN FAMILY TRUST
BROWN, LYNN TRE
78 CHISHOLM ST
OAKVILLE ON L6K 3H7

FARRA LIVING TRUST
FARRA, GERARD J TRE
323 REX PL APT B
MADEIRA BEACH FL 33708-1928

NOREN, REES E
NOREN, CONNIE K
363 MEDALLION BLVD APT A
MADEIRA BEACH FL 33708-1968

BROOMFIELD, ALEX D
BROOMFIELD, RUTH L
1660 COUNTY RD 22
CASTLETON ONT K0K 1M0

CHALLINGSWORTH, SHARON
3 WALNUT ST
FAIRHAVEN MA 02719-2915

MYNSTER, JOHN S
MYNSTER, MAYRA L
303 REX PL APT A
MADEIRA BEACH FL 33708-1937

ROHDE, RICHARD C
311 WARREN RD # G
TORONTO ON M5P 2M7

~~PINES CARTER OF FLORIDA INC
3301 PONCE DE LEON BLVD STE-PH
CORAL GABLES FL 33134-7273~~

BURKERT TRUST
BURKERT, JOHN TRE
148 CHURCHGATE
CHESHUNT HERTS EN8 9DZ

PALLADENO, TRAVIS
267 REX PL UNIT B
MADEIRA BEACH FL 33708

ELZIND, NABILA H
5 NW HEATHERSTONE RD
LAWTON OK 73505-9580

CROCKETT, BUNNY S
260 MEDALLION BLVD APT F
MADEIRA BEACH FL 33708-1961

THOMPSON, MARY J
THOMPSON, REGINALD D
54 LADELL HEIGHTS R R 1
PORT SYDNEY ON POB ILO

MAZEIKA, DAVID P
MAZEIKA, BARBARA N
357 REX PL APT B
MADEIRA BEACH FL 33708-1932

ADDISEN B LIVING TRUST
BINDERIM, RICHARD E II TRE
312 E MESA VERDE LN
LAS VEGAS NV 89123-1859

TODARO, CASSANDRA
175 MEDALLION BLVD UNIT E
MADEIRA BEACH FL 33708-1953

BERRY, ROGER W
2868 21ST AVE N
ST PETERSBURG FL 33713-4204

GOMEZ FAMILY TRUST
12700 LAKE MARY JANE RD
ORLANDO FL 32832-6409

DUARTE, STEVEN
DUARTE, EDUARDO
2 HEMLOCK CT
HACKETTSTOWN NJ 07840-4149

SCOTT, EVA GRAZIOLI
SCOTT, STEPHEN CRAIG
230 MEDALLION BLVD UNIT G
MADEIRA BEACH FL 33708-1958

VANDERMEER, ARIE
VANDERMEER, MARTHA
7942 36/37 NOTTAWASAGEA SR
NOTTAWA ON LOM 1PO

SCHULTZE, THOMAS W
SCHULTZE, CAROL A
51 WATERVIEW PKWY
HAMBURG NY 14075-1833

CODNER, JEROME
VINICOMBE, NICK
8 LARCH PL
ST JOHNS NL A1B 1R5

HAVERKAMP, DEAN E
HAVERKAMP, SIMONE
4914 VAN WALBEEK PL
ANNANDALE VA 22003-6024

COSBY, LARRY C
232 SHADY OAKS CIR
LAKE MARY FL 32746-3686

ALLEN, CAROL A
267 REX PL APT F
MADEIRA BEACH FL 33708-1926

ROCHELLE, SCOTT J
267 REX PL # H
MADEIRA BEACH FL 33708-1926

BOOCOCK, DOUGLAS W
BOOCOCK, SHEILA M
2089 THORNKA DR
OAKVILLE ON L6L 1K5

PEREIRA, WILLIAM
PEREIRA, ANNA
180 DUNBLAINE AVE
TORONTO ON M5M 2S5

TROWBRIDGE, KATHLEEN E CLARK
4 CENTERBROOK CT
AVON CT 06001-4575

BEATTY, CHRISTINE
2104 N COLDSRING RD
ARLINGTON HEIGHTS IL 60004-7292

TERENTIEFF, JEFFREY SR
CONTE, JOSEPH R REVOCABLE LIVING TRUST
128 MINIVALE RD
STAMFORD CT 06907-1209

BARRINS, MARY TRUST
BARRINS, EUGENE B TRE
85-04 55TH AVE
ELMHURST NY 11373-4337

WALDER, CHAD K
PO BOX 41
HADLEY NY 12835-0041

BONIVICH, DANIEL
BONIVICH, ANDREA
1740 GULF BLVD APT 1504
REDINGTON SHORES FL 33708

HARTMAN, JERALD
HARTMAN, SUSAN
3801 STUMP RD
DOYLESTOWN PA 18902-9125

ROBINSON, JAMES RUSSELL
ROBINSON, CAROLYN PARSONS
216 S GUNLOCK
TAMPA FL 33609-2932

MC KEE, JUDITH A
380 MEDALLION BLVD APT B
MADEIRA BEACH FL 33708-1943

KOPACEK, GORDON J
KOPACEK, ALICE B
15590 WILDWOOD CIR SE
PRIOR LAKE MN 55372-2039

EIGENMANN, MARIAN P
275 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1965

~~PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES FL 33134-7273~~

919 LAND TRUST
LOFT, W. BARRY TRE
7235 1ST AVE S
ST PETERSBURG FL 33707-1101

LINE, STEVEN A
130 LANDSDOWNE DR
NOBLESVILLE IN 46060

SCHUSTER, ALVIN
10906 PARK HEIGHTS AVE
OWINGS MILLS MD 21117-3020

MC CLINTOCK BUILDING LLC
15215 GULF BLVD
MADEIRA BEACH FL 33708

WARHUS, LARRY
WARHUS, SUSAN
15208 GULF BLVD UNIT 505
MADEIRA BEACH FL 33708-1861

INGOLD, JOSEPH
67 BAYBERRY PT
URBANNA VA 23175-2150

THAKUR, DINESH
15208 GULF BLVD APT 503
MADEIRA BEACH FL 33708-1861

AGOSTO, ANTONINA LIVING TRUST
AGOSTO, RAYMOND C TRE
1849 FOX RIDGE CT
AURORA IL 60502-6801

MC NULTY, WILLIAM A
MC NULTY, PATRICIA D
5564 OAKHURST DR
SEMINOLE FL 33772-7039

WALTON, DOUGLAS E SR TRE
3808 HARBOUR DR
ORLANDO FL 32806-7447

BAILEY, JANNA LEEDS
LEEDS, FRANK III & VIRGINIA S JOINT TRUST
357 REX PL UNIT F
MADEIRA BEACH FL 33708

HILL, DAVID
HILL, PAMELA J
888 MODLIN RD
PICKERING ON L1W 1V7

~~PEREIRA, WILLIAM
PEREIRA, ANNA
180 DUNBLAINE AVE
NORTH YORK ON M5M 2S5~~

LOY, WILLIAM M
SEIDL, MICHAEL D JR
338 BOCA CIEGA POINT BLVD
ST PETERSBURG FL 33708

COCHRAN, WILLIAM J
COCHRAN, SHARIE K
1864 SUSAN RD
LAKE OZARK MO 65049-6116

MALLON, JAMES
MALLON, LYNDA
2580 EDGEWOOD PARK
CAVAN ON LOA 1CO

PEREIRA, WILLIAM
PEREIRA, ANNA
180 DUNBLAINE AVE
NORTH YORK ON M5M 2S5

VANCE, EDDIE J
VANCE, MARGUERITE J
1499 EAST ST
LOCKPORT IL 60441-4526

MUMM, TINA M REVOCABLE TRUST
MUMM, TINA M TRE
7911 BLACK RD
THURMONT MD 21788-1012

KELLEY, CHARLES
KELLEY, REITA
359 MEDALLION BLVD APT B
MADEIRA BEACH FL 33708-1967

GRAVES, JOSEPH L
GRAVES, DENISE M
16316 KNOBHILL DR
LINDEN MI 48451-8655

ROBERTS, NORMAN J
ROBERTS, ANITA L
359 MEDALLION BLVD APT D
MADEIRA BEACH FL 33708-1967

MINNIE, BARBARA L
MINNIE, RANDALL
253 REX PL # 253-E
MADEIRA BEACH FL 33708-1936

BURG, ROBERT D TR
9009 BAYWOOD PARK DR
LARGO FL 33777-4630

MC DONAGH, CHRISTOPHER N
MC DONAGH, LENA H
275 MEDALLION BLVD APT C
MADEIRA BEACH FL 33708-1965

HICKEY, HUBERT
HICKEY, TAMMY
PO BOX 31
MT PEARL NL A1N 2C1

CASSAR, VINCENT C TRE UTD 10/15/92
175 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1953

KARACHANSKY, HEIDI
229 MEDALLION BLVD UNIT I
MADEIRA BEACH FL 33708-1957

KIRKLAND, ARDENE
120 WOODLAWN RD E # 1
GUELPH ON N1E 1B7

TRIMMER, THOMAS G
12122 N EDISON AVE
TAMPA FL 33612-4026

KLINGER, KURT
KLINGER, HANNE-LORE
230 MEDALLION BLVD UNIT B
MADEIRA BEACH FL 33708-1969

JOAQUIN FAMILY REVOCABLE TRUST
JOAQUIN, DANIEL TRE
913 WHITNEYS GROVE
DERRY NH 03038-5839

MC NELIS, JOHN
MC NELIS, ANNA
267 REX PL UNIT G
MADEIRA BEACH FL 33708-1926

FUSILLO, MICHAEL G
21 DEER RUN RD
LINCOLN MA 01773-2503

FERANEC, GERALD
FERANEC, VICTORIA MITALOVICH
273 REX PL APT A
MADEIRA BEACH FL 33708-1927

NEWBERRY, BRADLEY W
NEWBERRY, VICKY L
6 REDBUD CT
BETHALTO IL 62010-1059

GOSNELL, JAN T LIVING TRUST
GISBEKMM JAN T TRE
3118 FEATHERWOOD CT
CLEARWATER FL 33759-4412

240 MEDALLION LAND TRUST
BONGARZONE, FRANK TRE
12 KARA CT
LITTLE EGG HARBOR TWP NJ 08087-4045

HANGES, PERRY S
HANGES, KRISTINA T
837 OCEAN BLVD
HAMPTON NH 03842-2514

CHODOR, WALTER A
CHODOR, PENNY B
3002 S POPLAR AVE
CHICAGO IL 60608-5807

JOHNSON, SIGRID R
1125 GARRISON RIDGE BLVD
KNOXVILLE TN 37922-5160

POLLEI, JEFFREY A
500 PRAIRIE HILLS DR
DODGEVILLE WI 53533-1650

DEMEYERE, DENNIS
DEMEYERE, SHARON
2882 LOCHMOOR BLVD
LAKE ORION MI 48360-1987

LOVEC, JOSEF
LOVEC, ANN
329 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1940

RUFFRIDGE, PAUL
RUFFRIDGE, MICHELE
15208 GULF BLVD APT 305
MADEIRA BEACH FL 33708-1861

BOSWELL, ALAN
BOSWELL, LINDA
255 PIN OAK LN
MADISONVILLE KY 42431-8746

SAND SHERPA LLC
219 S HALE AVE
TAMPA FL 33609-3932

KING, DIANE N TRUST
KING, DIANE N TRE
118 SHERYL LYNN DR
BRANDON FL 33510-2126

~~919 LAND TRUST
LOFT, W BARRY TRE
7235 181 AVE S
ST PETERSBURG FL 33707-1101~~

BEATTY, CHRISTINE
2104 COLDSPRING RD
ARLINGTON HEIGHTS IL 60004-7292

ROGERS, DONALD
MACKEY, CHRISTINE E
8 IRIS CRES
BRAMPLON ON L6Z 3H8

ELIZIND, ADEL
ZUCCONI, ARLENE
4 162ND AVE
REDINGTON BEACH FL 33708-1620

SCHIAVO, JOSEPH J
99 DEERPATH DR
EGG HBR TWP NJ 08234-6950

~~PEREIRA, WILLIAM
PEREIRA, ANNA
180 DUNBLAINE AVE
NORTH YORK ON M5M 2S5~~

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

WOOD, ALBERT A
373 WINDRUSH LOOP
TARPON SPRINGS FL 34689-1216

LAPKA, RONALD G
LAPKA, VI T
10100 S 83RD AVE
PALOS HILLS IL 60465-1438

DAVIES, KIM W
DAVIES, WENDE
PO BOX 1428
MT DORA FL 32756-1428

BOTTEGO, LOUIS J JR
BOTTEGO, BARBARA A
233 REX PL APT A
MADEIRA BEACH FL 33708-1945

ALTEN, PATRICIA
CANGRO, LARRY
14183 FENNSBURY DR
TAMPA FL 33624-6949

OSPINA, GILMA REV TRUST
OSPINA, GILMA TRE
303 REX PL APT F
MADEIRA BEACH FL 33708-1937

BURNETT, MIKE
BURNETT, YVONE
215 MEDALLION BLVD APT B
MADEIRA BEACH FL 33708-1955

CHMIELEWSKI, THOMAS R
RUSSELL, SHARON L
240 MEDALLION BLVD APT H
MADEIRA BEACH FL 33708-1952

CASCIARO, LOUIE J
2015 SOUTHWAY DR
ARNOLD MO 63010-5102

MADEIRA BEACH YACHT CLUB CONDO ASSN
INC
210 MEDALLION BLVD
MADEIRA BEACH FL 33708-1904

REIGHARD, RICHARD N
REIGHARD, SHEILA A
2 COTTINGHAM RD
BLUFFTON SC 29910-4714

FORD-WHITTINGTON, JOHN
FORD-WHITTINGTON, KATHERINE
24644 DOWNIE LN
WEST LORNE ON N0L 2P0

SCHWEGEL, ERNST
SCHWEGEL, BIRGIT
10181 GULF BLVD
TREASURE ISLAND FL 33706-4808

VULTAGGIO, JENNIFER C
HOLDSWORTH, HEATHER
2920 53RD ST S
GULFPORT FL 33707-5648

PICKREN, JAMES H
315 MEDALLION BLVD # G
MADEIRA BEACH FL 33708-1939

EYDENBERG, ROBERT C
EYDENBERG, RAEANN J
48 INDEPENDENCE DR
LEOMINSTER MA 01453-5213

LANGLOIS, LAWRENCE H
LANGLOIS, CHERYL A
181 MIMOSA CIR
RIDGEFIELD CT 06877-2504

COX, PETER
COX, CAROL
REDINGTON
LONDON RD ENGLEFIELD GREEN
SURREY TW20 0BP

WEA TRUST
ALLANSON, WELFORD E TRE
9357 BLIND PASS RD APT 104
ST PETE BEACH FL 33706-1371

MC NEIL, KENNETH R
229 MEDALLION BLVD APT C
MADEIRA BEACH FL 33708-1957

KELLEY, CHARLES D
KELLEY, REITA D
359 MEDALLION BLVD UNIT B
MADEIRA BEACH FL 33708-1967

ONESTO, RICHARD
ONESTO, MELANIE
15 PINE MANOR DR
HELLERTOWN PA 18055-9785

KESLER, BRENT
KESLER, TERESA
17350 W 163RD ST
OLATHE KS 66062-8224

TERREBERRY, KAREN LINDA
TERREBERRY, ROBERT BURTON
203 SATURN ST
LOWBANKS ON N0A 1K0

MOLLOY, ROBERT J
ROSELLI, PATRICIA
12 N 4TH AVE
MANVILLE NJ 08835

GREENE, KEVIN
GREENE, TATIANA
24 CHESTNUT ST
ISLIP NY 11751-3507

DUPONT, JOSEPH
65 LEXINGTON WAY N
MILFORD CT 06461-1855

COLOMBO, MICHAEL
COLOMBO, PATRICIA
8 ATHENS AVE
SOUTH AMBOY NJ 08879

CHRISTIE, JOEL S
CHRISTIE, KUSUM
100 BLUFF VIEW DR APT 514A
BELLEAIR BLUFFS FL 33770-1372

PALMER, ROCCO JR
363 MEDALLION BLVD APT D
MADEIRA BEACH FL 33708-1968

KILPATRICK, BARBARA
KILPATRICK, WILLIAM G
961 RIDGEMOUNT BLVD
OSHAWA ON L1K 2M1

JOHNSON, LINDA B
VANZUUK, TARA E
608 WILLOW ST
WATERBURY CT 06710-1212

DE NEAULT, PATRICE
LA ROSE, CHANTAL
747 HUNTERS RUN BLVD
LAKELAND FL 33809-6641

RIDER, JOSEPH M
PAYLOR, SHANNON M
19 WOODLAWN RD E APT 102
GUELPH ON N1H 1G8

GOULART, PAULO
GOULART, BERTHA
338 FRANKLIN ST
ELIZABETH NJ 07206-1603

HICKEY, JAMES EDWARD
HICKEY, LAURIE ELIZABETH
126 RUSHDALE DR
HAMILTON ON L8W 2Z3

~~919 LAND TRUST
W. BARRY LOFT TRE
7235 1ST AVE S
ST PETERSBURG FL 33707-1101~~

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

ORRICK, JOHN V
ORRICK, DAWN M
11828 SHIRE WYCLIFFE CT
TAMPA FL 33626-3329

PERONE, KATHLEEN A
13054 SANDWEDGE ST
JACKSONVILLE FL 32224-8419

SERENO CONDO ASSN INC
877 EXECUTIVE CTR DR W STE 205
ST PETERSBURG FL 33702-2472

LETSON, CONRAD
LETSON, CYNTHIA
108 ATRIUM CT
WINTER SPRINGS FL 32708-6170

KIFFIN, MONTE
KIFFIN, ROBIN
113 S HERRIN AVE
MANHATTAN BEACH CA 90266-7033

KOREY, NORMAN K
KOREY, MAURA A
15208 GULF BLVD UNIT 504
MADEIRA BEACH FL 33708-1861

COSTAWAY LLC
15 HEALTH WAY
BARRINGTON IL 60010

DE FRANCESCO, PHILIP TRE
DE FRANCESCO, ROSA TRE
7345 W AINSLIE ST
HARWOOD HTS IL 60706-3516

DE ROLLER, CHARLES L
DE ROLLER, THERESA L
691 GASBERRY LN
WEBSTER NY 14580-2619

DICKMAN, JAMES R
DICKMAN, TERESA A
17555 2ND ST E
REDINGTON SHORES FL 33708-1219

RANNI, JOAN M
RANNI, DAVID A
220 WELTON ST
SYDNEY NS B1P 5S1

BOEHLLOW, ROGER W
836 EVANS AVE
SAINT LOUIS MO 63122-2744

JOHNSON, SIGRID R
205 SUMMITT ST
SWEETWATER TN 37874-2534

FOSNAUGH, ANN E & DENNIS E REV LIVING
TRUST
FOSNAUGH, DENNIS E TRE
295 TRADEWINDS DR UNIT 203
SAN JOSE CA 95123-6078

~~DICKMAN, JAMES R
DICKMAN, TERESA A
17555 2ND ST E
REDINGTON SHORES FL 33708-1219~~

RENNIX, KENNETH JOHN
RENNIX, DOUGLAS MURPHY
43 WALLACEFIELD RD
TROON AYERSHIRE KA106PL

BINCE, JAMES G
BINCE, KAREN
184 LAKESHORE BLVD
FLESHERTON ON N0C 1E0

HAMILTON, ALFRED J
HAMILTON, ANNE
5190 IDLEWOOD CRES.
BURLINGTON ONTARIO L7L 3Y6

BAETENS, BRYAN A
BAETENS, KIMBERLY J
742 MIDDLESEX
GROSSE POINTE PARK MI 48230-1742

~~PEREIRA, WILLIAM N
PEREIRA, ANNA M
180 DUNBLAINE AVE
NORTH YORK ON M5M 2S5~~

BICKETT, CARMEN
380 MEDALLION BLVD UNIT C
MADEIRA BEACH FL 33708-1943

MC FADDEN, JUDY
475 THE WEST MALL # 1002
ETOBICOKE ON M9C 4Z3

MAJOR, ADRIAN
PACK, STEPHANIE
37 DUBLIN RD
ST JOHN'S NL A1B 2G2

RAGOR, RONALD E
RAGOR, AMY A
5935 COUNTRY ROAD 109
MT GILEAD OH 43338

NEFF, JOHN W
NEFF, MARY E
320 STEWART AVE
WAUKEGAN IL 60085-2062

SKLARSKI, LOUIS C TRE
SKLARSKI, PATRICIA L TRE
23323 ROBERT JOHN
SAINT CLAIR SHORES MI 48080-2632

FANT, MICHAEL A
FANT, BARBARA D
317 REX PL APT A
MADEIRA BEACH FL 33708-1938

LEDERGERBER, DIANE
306 WEISS AVE
LEMAY MO 63125-1623

DICKMAN, JAMES R
~~DICKMAN, TERESA A~~
~~17555 2ND ST E~~
REDINGTON SHORES FL 33708-1219

D A LOWRY INC
2116 HUNTLEIGH PT
ORLANDO FL 32835-5938

WAGMAN, SCOTT K REV TRUST
WAGMAN, SCOTT K TRE
1128 42ND AV NE
ST PETERSBURG FL 33703

TIRMENSTEIN, DAVID L REV TRUST
TIRMENSTEIN, DAVID TRE
15208 GULF BLVD APT 405
MADEIRA BEACH FL 33708-1861

~~919 LAND TRUST~~
~~LOFT, W. BARRY TRE~~
~~7235 1ST AVE S~~
ST PETERSBURG FL 33707-1101

CASTELLON, MARIA
15208 GULF BLVD APT 403
MADEIRA BEACH FL 33708-1861

DONNANTUONI, PETER M
15208 GULF BLVD APT 207
MADEIRA BEACH FL 33708-1861

ACTA, MANUEL
ACTA, CINDY
15208 GULF BLVD APT 501
MADEIRA BEACH FL 33708-1861

GODSEY, JOYCE W
4449 SAILMAKER CIR
CHATTANOOGA TN 37416-1671

ELLIOTT, ROSS J
ELLIOTT, SANDRA T
15208 GULF BLVD APT 602
MADEIRA BEACH FL 33708-1862

FUCILE, MICHAEL D
FUCILE, KIMBERLY A
15208 GULF BLVD APT 409
MADEIRA BEACH FL 33708-1861

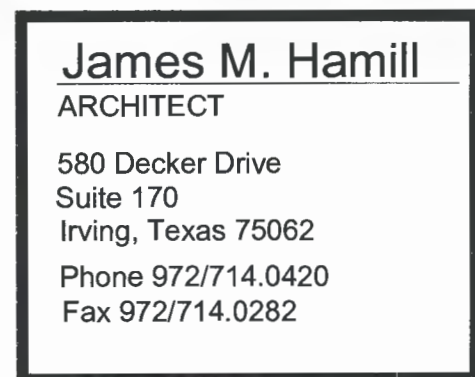
PROCHASKA, JOSEPH J JR TRUST
PROCHASKA, JOSEPH J JR TRE
2325 BURR OAK RD
NORTHFIELD IL 60093-2701



Wells Fargo - Madeira Beach

REMOTE DRIVE-UP ATM INSTALLATION

CONSTRUCTION DOCUMENTS



Local Address:

Gulf and Madeira Way
Madeira, FL 33708

Developer/Applicant/Designer:

Ana Rodriguez
Security Vault Works
3033 NW 25th Ave.
Pompano Beach, FL 33069
954-691-2466 Ext. 1804

Schedule of Drawings

GENERAL

C.1 - Cover Sheet

ARCHITECTURAL

A.1 - Site Plans

A.2 - Plans and Elevations

A.3 - Details

A.4 - Electrical Details

Site Location Map

Scale: NOT TO SCALE

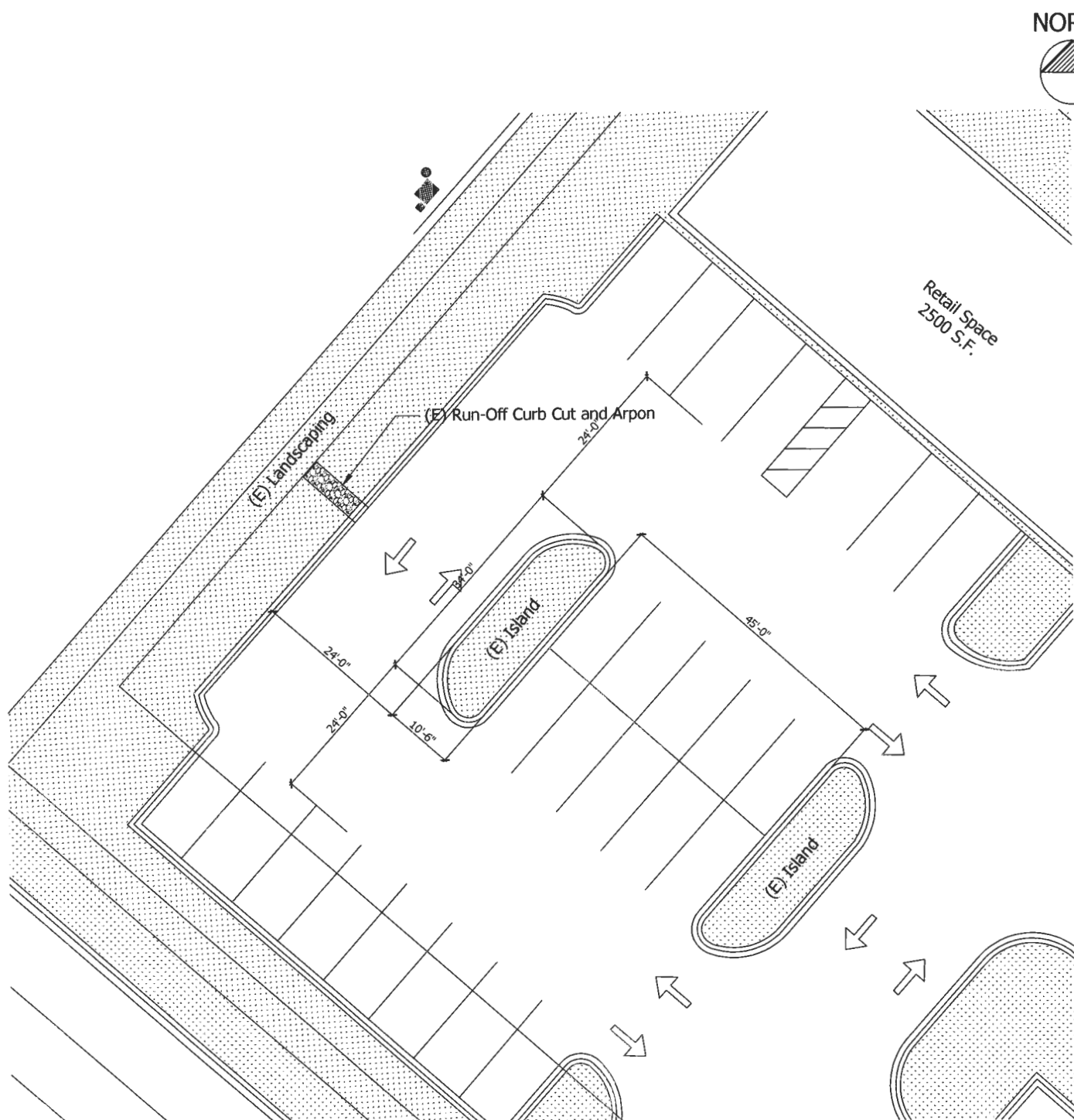


Building Codes:

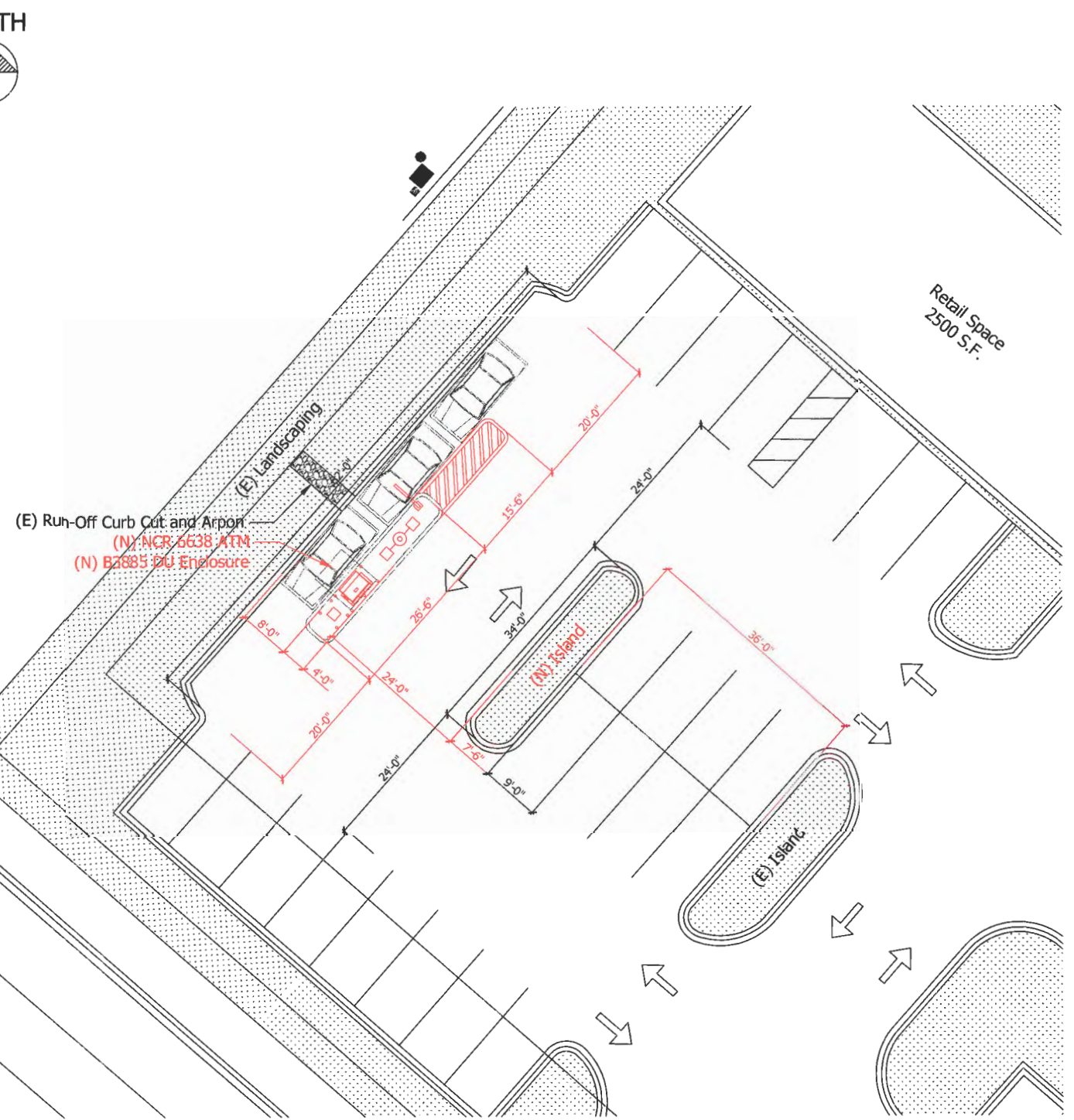
5th Edition (2014) of the Florida Building Code, Building
2010 National Electrical Code

Building Construction Type:

2B Unprotected non-combustible



1 Existing Site Plan
A.1 Scale: 1" = 10'-0"



2 Proposed Site Plan
A.1 Scale: 1" = 10'-0"



Plans and Elevations

Madeira Beach - Madeira, FL
Gulf and Madeira Way
Madeira, Florida

security vault works
3033 NW 25th Avenue Bldg 6
Pompano Beach, Florida 33069
Phone 704/286.4190
Fax 954/972.3610

James M. Hamill
ARCHITECT
680 Decker Drive
Suite 110
Irving, Texas 75062
Phone 972/714.0420
Fax 972/714.0252

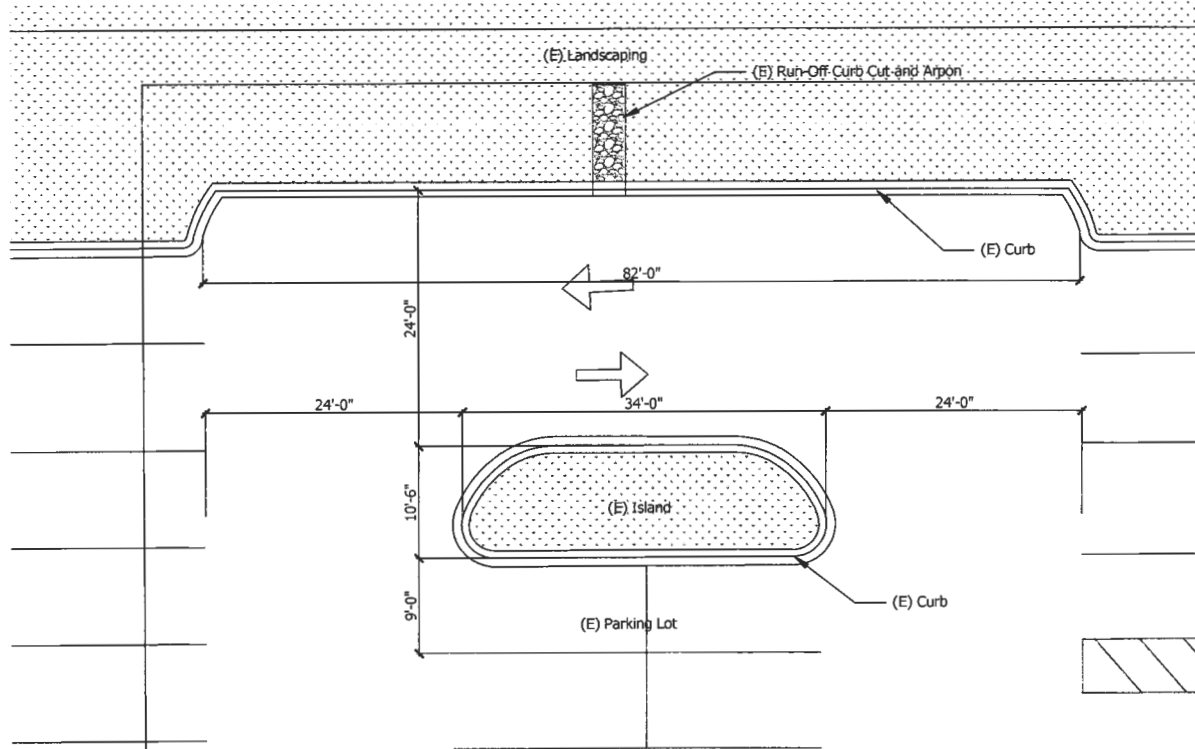
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Date: _____ Drawn By: _____

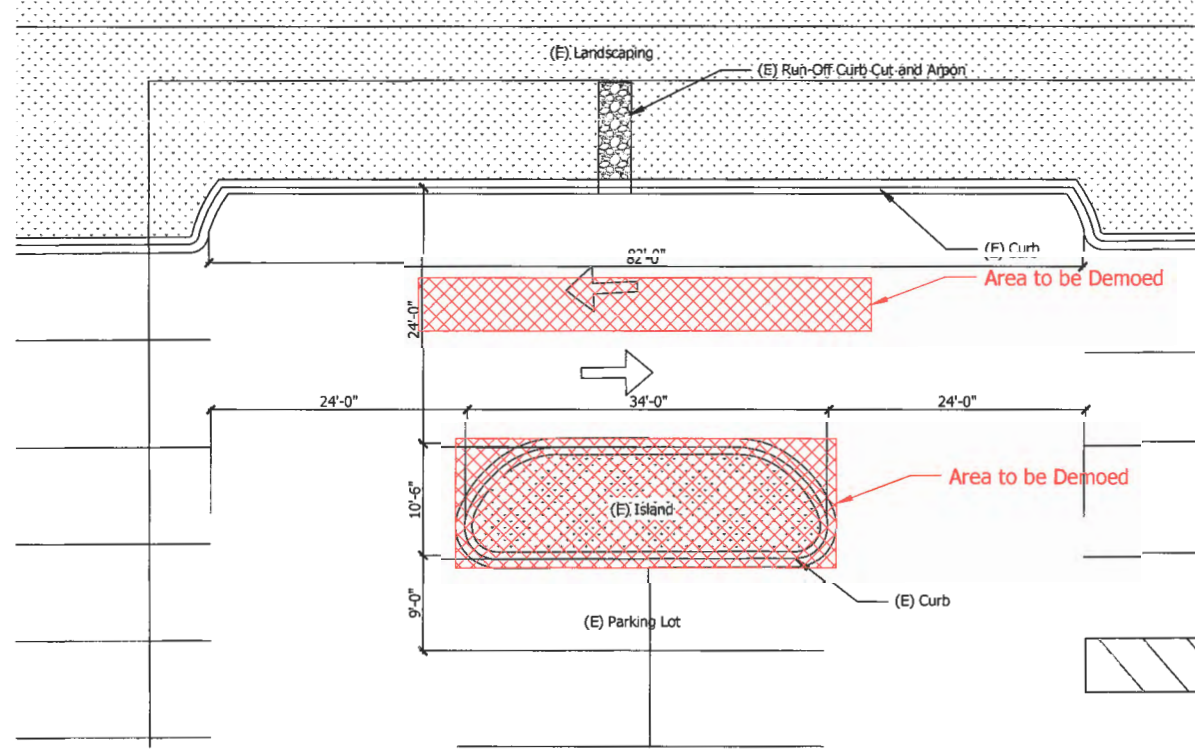
Revisions:
△
△
△

Drawing Number:
A.1

SVW Project Number:
Ced File No. **34**

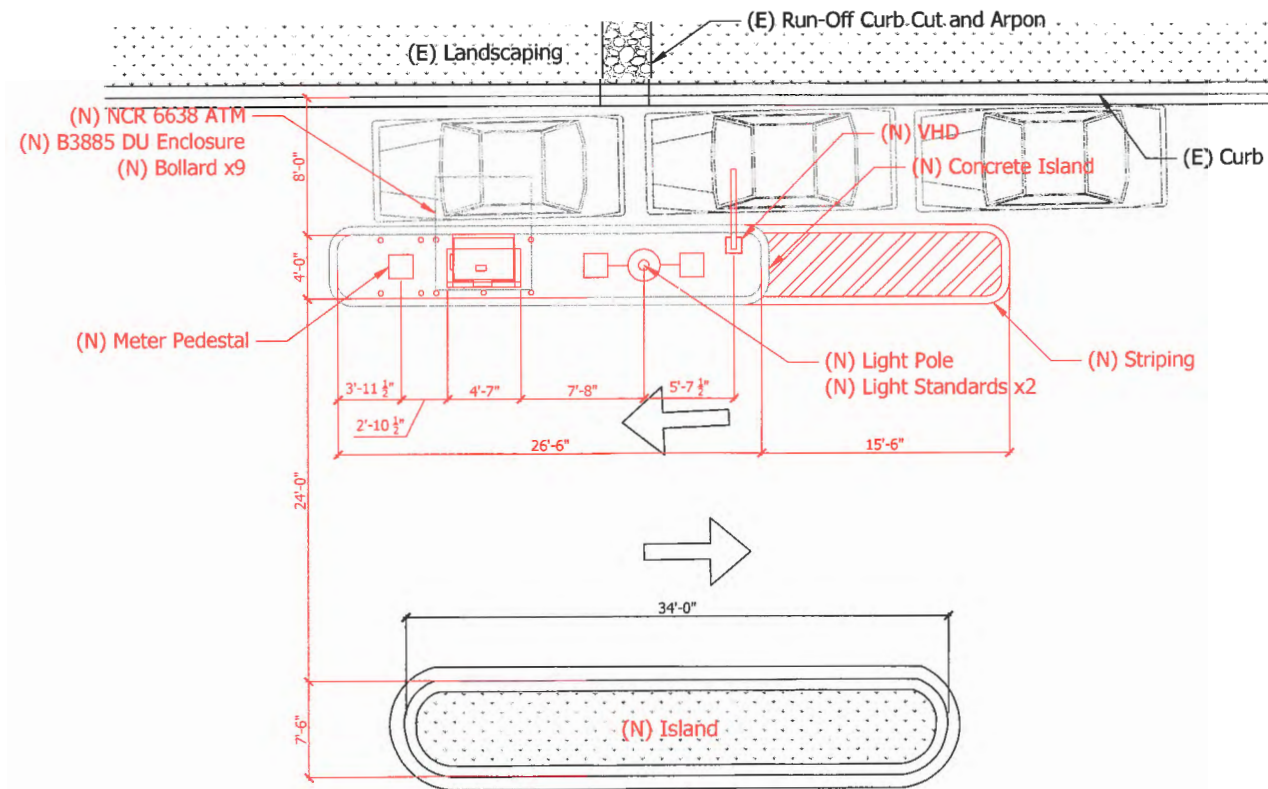


1 Existing Layout Plan
A.2 Scale: 1/8" = 1'-0"

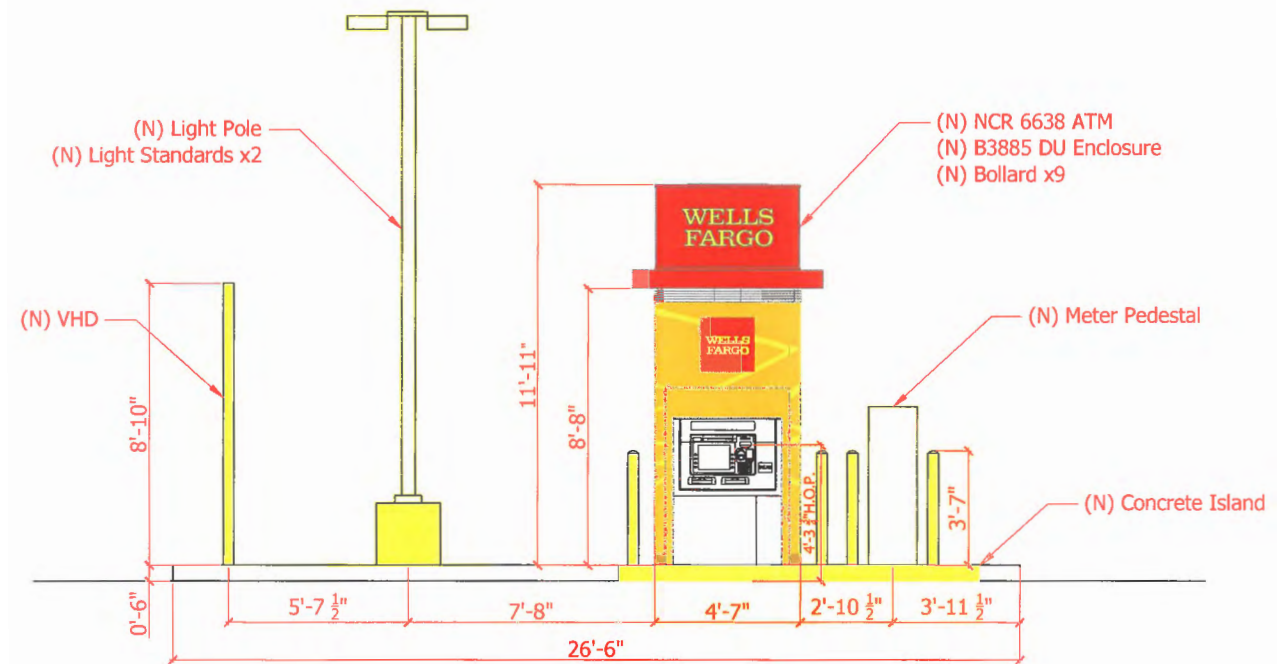


2 Demolition Plan
A.2 Scale: 1/8" = 1'-0"

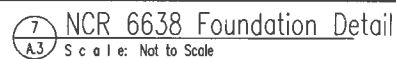
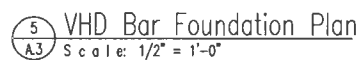
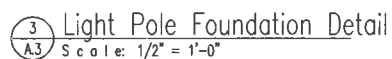
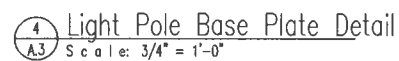
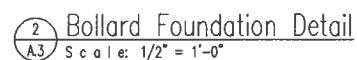
GENERAL NOTES:
1. ALL WORK IS TO BE COORDINATED WITH
THE BRANCH REPRESENTATIVE.
2. FOR STRUCTURAL AND ELECTRICAL DETAILS
REFER TO MANUFACTURER DRAWINGS AND
SPECIFICATIONS.



3 Proposed Layout Plan
A.2 Scale: 3/16" = 1'-0"



4 Proposed Elevation
A.2 Scale: 3/8" = 1'-0"



GENERAL NOTES:

1. FOR STRUCTURAL DETAILS REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS.

Madeira Beach - Madeira, FL

**Gulf and Madeira Way
Madeira, Florida**



680 Decker Drive
Suite 170
Irving, Texas 76062
Phone 972/714.0420
Fax 972/714.0282

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Date: _____ Drawn By: _____

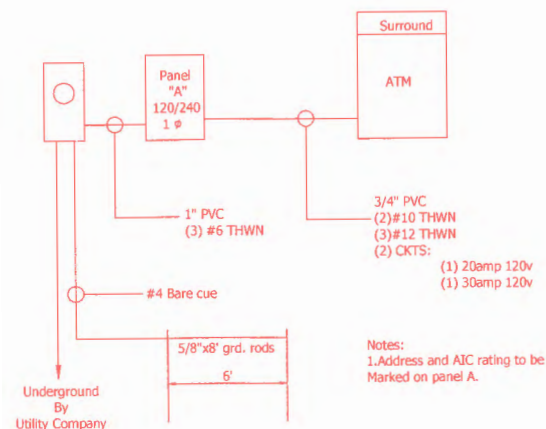
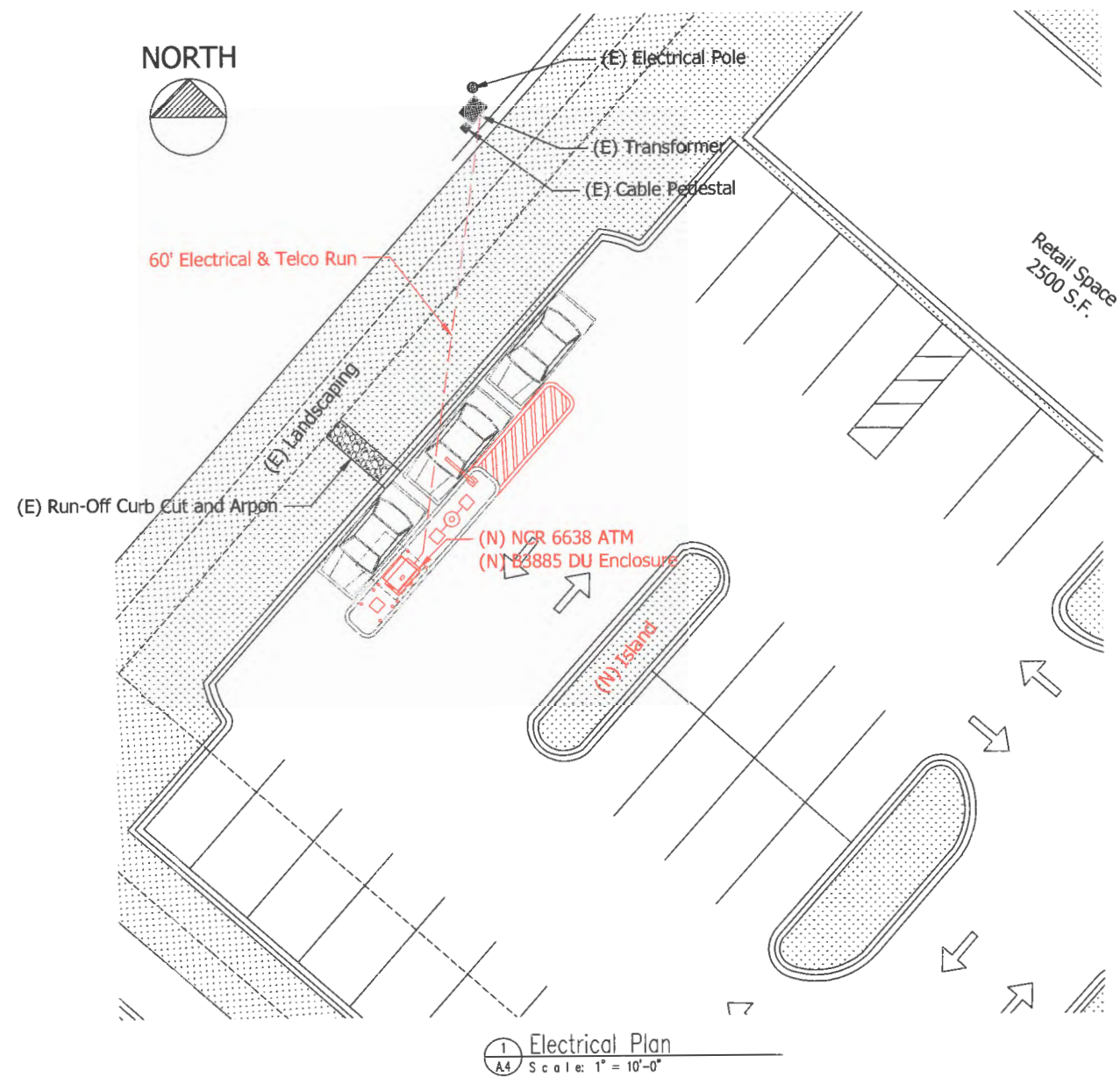
Revisions:

1	3
2	4

Drawing Number: **A.3**

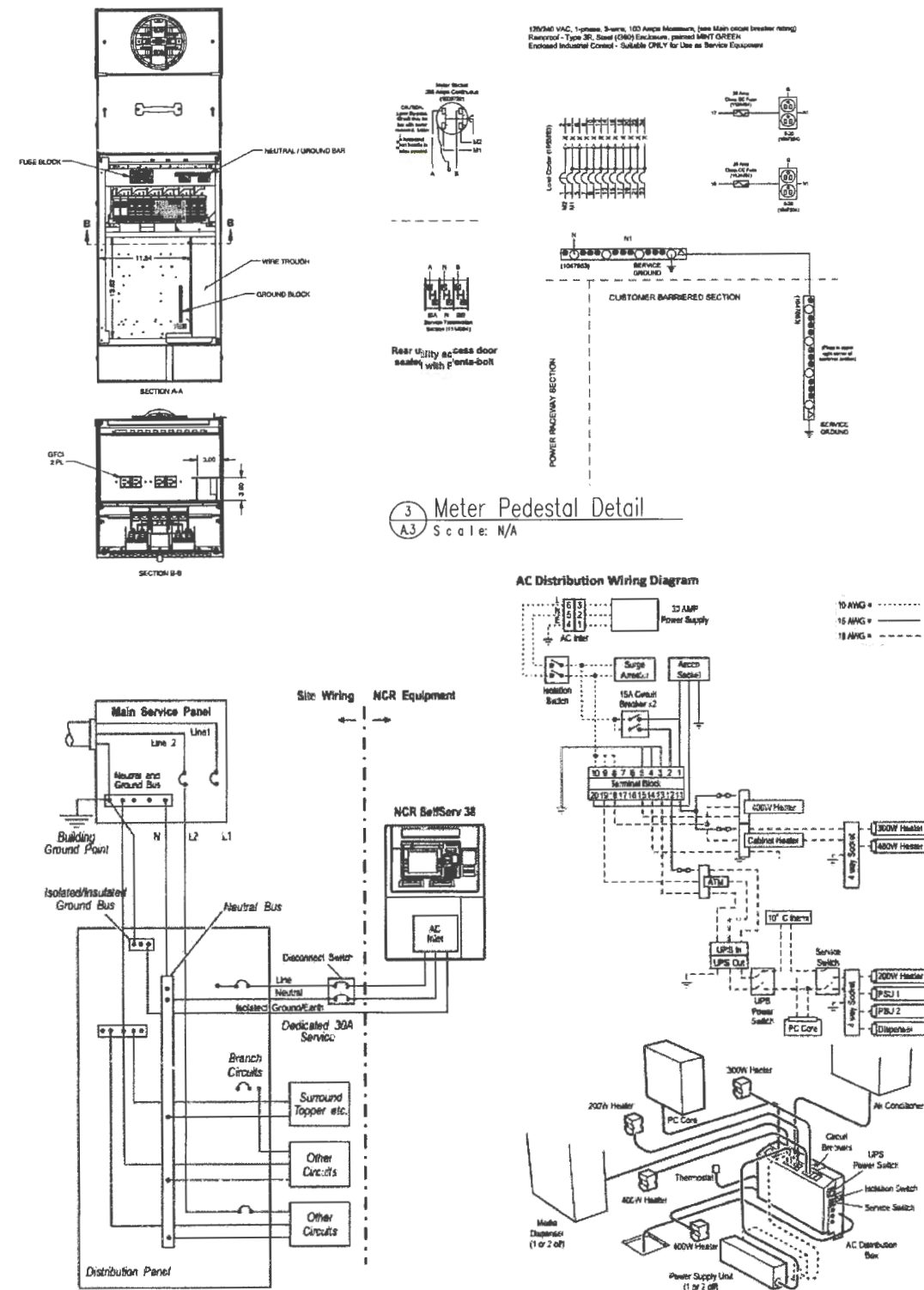
SVW Project Number: **36**

Cad File Name: _____



Panel "A"										
100A MLO 120/240 1 Ø						Locations Adjacent ATM				
#	Wire		BRKR	VA	A	B	VA	BRKR	Wire	#
1	10	ATM	30	1440	•	•	64	20	Sumound	12
					•	•				4
						•				

Connected Load: A 1504
B 294
1798 + 240 = 6.49

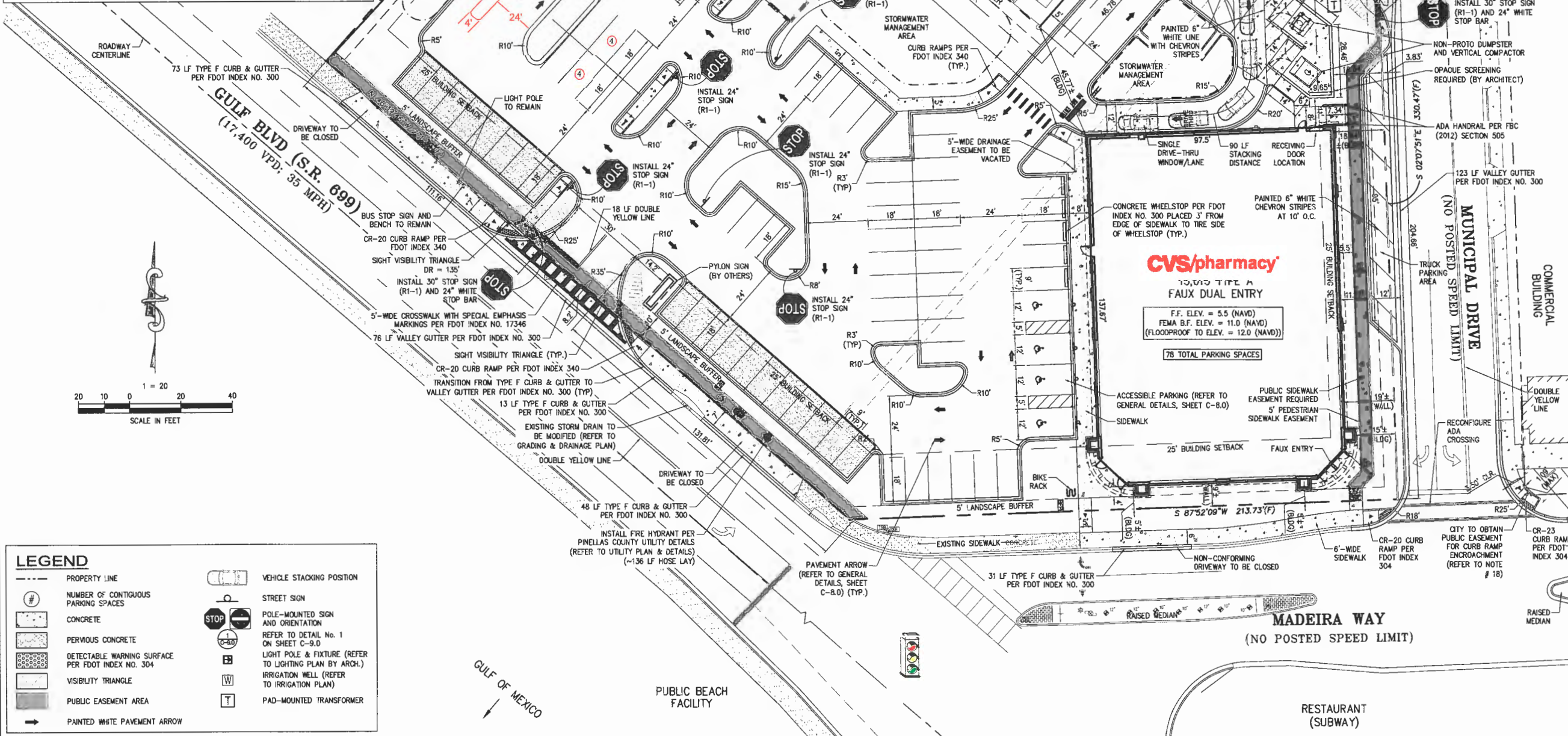


- LOW VOLTAGE NOTES:**
1. DATA LINES INSTALLED BY ELECTRICAL CONTRACTOR.
 2. ALARM AND VIDEO LINES INSTALLED BY ELECTRICAL CONTRACTOR
 3. 2 DATA LINES - CAT5e OR BETTER
 4. 2 ALARM LINES - 22ga 6 CONDUCTOR STANDARD PLENUM
 5. 2 VIDEO LINES - COAX 20 AWG SOLID BARE COPPER 16/30 STANDARD STRANDED BARE COPPER

- GENERAL NOTES:
1. ALL WORK IS TO BE COORDINATED WITH THE BRANCH REPRESENTATIVE.
 2. FOR ELECTRICAL DETAILS REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS.

NOTES

1. REFER TO SHEET C-5.1 FOR SITE DATA TABLE.
2. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION AND EXISTING SYMBOL LEGEND.
3. IN GENERAL, ITEMS SHOWN AS BOLD LINEWORK REPRESENT PROPOSED FEATURES TO BE CONSTRUCTED AS PART OF THIS PROJECT, UNLESS NOTED OTHERWISE. SIMILARLY, SHADED LINEWORK REPRESENTS EXISTING FEATURES OR ITEMS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. UNLESS NOTED OTHERWISE, ON-SITE PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. PROPOSED DIMENSIONS USED TO SHOW THE LOCATION OF THE PROPOSED BUILDING ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ON-SITE CURB RADI ARE GIVEN AT THE FACE OF CURB. DIMENSIONS FOR ITEMS WITHIN THE RIGHT-OF-WAY ARE GIVEN AT THE EDGE OF PAVEMENT.
5. PAINTED PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE LATEST MUTCD MANUAL AND FDOT DESIGN STANDARDS.
6. CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING IMPROVEMENTS.
7. ON-SITE CURB SHALL BE 18" TYPE F CURB UNLESS SPECIFIED OTHERWISE. REFER TO GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION PERTAINING TO CURB TYPE AND CURB RAMP.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION.
10. CONTRACTOR SHALL REFER TO THE LATEST FDOT DESIGN STANDARDS OR OTHER APPLICABLE MANUALS FOR CONSTRUCTION DETAILS REFERENCED WITHIN THE PLANS.
11. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE "FDOT DESIGN STANDARDS INDEXES", THE "FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", AND THE "FDOT UTILITY ACCOMMODATIONS MANUAL".
12. MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE PROVIDED PER FDOT INDEX SERIES NO. 600.
13. DAMAGED SIDEWALK RESULTING FROM CONSTRUCTION ACTIVITY ALONG THE PROPERTY FRONTAGE SHALL BE REMOVED AND REPLACED. SIDEWALKS THAT ARE REMOVED MUST BE RESTORED WITHIN THREE (3) DAYS. SAFE PEDESTRIAN TRAFFIC MUST BE MAINTAINED AT ALL TIMES.
14. ALL SIDEWALKS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED PER FDOT INDEX NO. 310 AND SHALL MEET CURRENT ADA STANDARDS.
15. ALL CONCRETE PLACED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE FROM AN FDOT CERTIFIED PLANT MEETING ALL MINIMUM REQUIREMENTS AS REFERENCED IN THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONCRETE MUST BE A MINIMUM OF 6" THICK, 3,000 LB, CLASS 1, NON-STRUCTURAL WITH FIBERMESH MATERIAL.
16. ALL WORK WITHIN FDOT RIGHT-OF-WAY SHALL BE PERFORMED SUNDAY THROUGH THURSDAY, 8:00PM TO 5:30AM.
17. ALL EXISTING DRIVEWAYS THAT ARE SHOWN TO BE CLOSED, SHALL BE REPLACED WITH TYPE F CURB PER FDOT INDEX NO. 300.
18. IF THE CITY IS UNABLE TO OBTAIN THE PUBLIC EASEMENT FOR THE CURB RAMP ENCROACHMENT, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A PAYMENT IN LIEU OF CONSTRUCTION SHALL BE PROVIDED TO THE CITY AND BASED ON AN OPINION OF PROBABLE COST.



LEGEND	
--- PROPERTY LINE	VEHICLE STACKING POSITION
# NUMBER OF CONTIGUOUS PARKING SPACES	STREET SIGN
CONCRETE	POLE-MOUNTED SIGN AND ORIENTATION
PERVIOUS CONCRETE	REFER TO DETAIL NO. 1 ON SHEET C-9.0
DETECTABLE WARNING SURFACE PER FDOT INDEX NO. 304	LIGHT POLE & FIXTURE (REFER TO LIGHTING PLAN BY ARCH.)
VISIBILITY TRIANGLE	IRRIGATION WELL (REFER TO IRRIGATION PLAN)
PUBLIC EASEMENT AREA	PAD-MOUNTED TRANSFORMER
PAINTED WHITE PAVEMENT ARROW	



FL TIE A 10,015 5'
REAR DRIVE-THRU
STORE NUMBER: 02997
N.E.C. OF GULF BLVD. (S.R. 699)
& MADEIRA WAY
MADERA BEACH, PINELLAS COUNTY, FL
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 65770

ENGINEER:

CONSULTANT:

DEVELOPER:

SEAL:

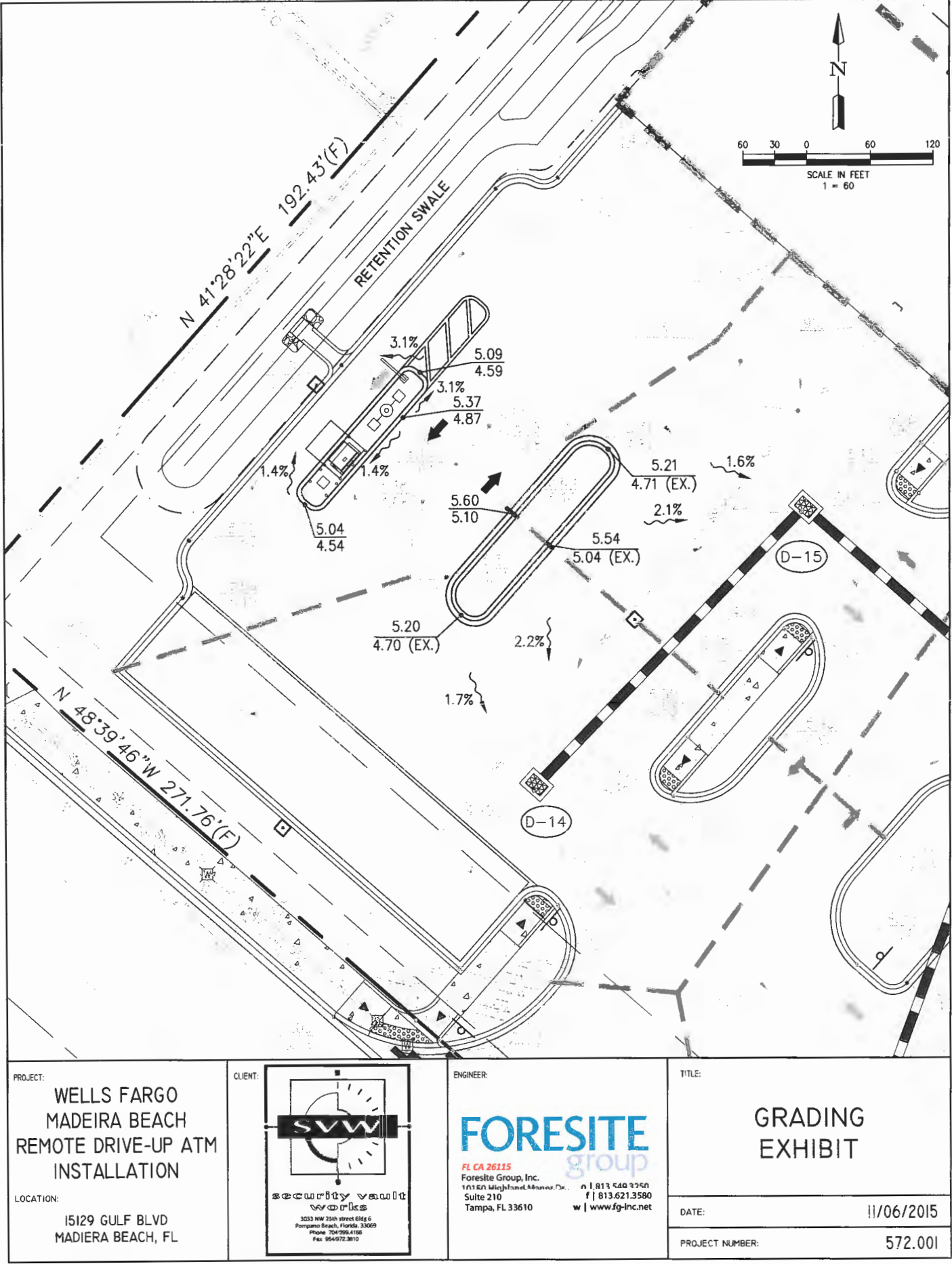
11/01/13

REVISIONS:	
△ PER CITY REVIEW	08/21/13
△ PER CITY REVIEW	09/26/13
△ PER CITY MEETING	10/04/13
△ PER CITY REVIEW	11/05/13
△ Add ATM Island	08/24/15

DRAWING BY: JEC
DATE: 17 JUNE 2013
JOB NUMBER: 163.162
TITLE:

SITE PLAN
SHEET NUMBER: C-5.0

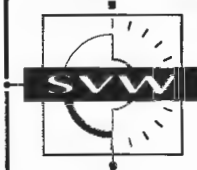
COMMENTS:



PROJECT:
**WELLS FARGO
MADEIRA BEACH
REMOTE DRIVE-UP ATM
INSTALLATION**

LOCATION:
**15129 GULF BLVD
MADIERA BEACH, FL**

CLIENT:



**security vault
works**

3033 NW 25th Street Bldg 6
Pompano Beach, Florida 33069
Phone: 754.950.4100
Fax: 954.972.3810

ENGINEER:



FL CA 26115
Foresite Group, Inc.
18150 W. Highway 19, Suite 210
Tampa, FL 33610
P 813.540.7750
F 813.621.3580
W | www.fg-inc.net

TITLE:

**GRADING
EXHIBIT**

DATE: 11/06/2015

PROJECT NUMBER: 572.001



LOCAL PLANNING AGENCY – PLANNING COMMISSION

RULES OF PROCEDURE

CITY CHARTER – SECTION 12.2:

There shall be a City Planning Commission consisting of seven (7) members appointed by the Board of Commissioners for terms of three (3) years. Said appointments to be made from the electors of the City. Members of the City Planning Commission shall hold no other City office or City employment.

The City Planning Commission may make recommendations to the City Manager and the Board of Commissioners on all matters affecting the physical development of the City, shall be consulted on the comprehensive plan and the implementation thereof and shall exercise all other responsibilities as may be provided by law or may be assigned to them by the Board of Commissioners from time to time.

SECTION 1. REGULAR MEETINGS

- a. **Time.** The Planning Commission of the City of Madeira Beach shall hold its regular meetings on the second Monday of each month at 7:00 p.m. or at a time as otherwise directed by the members of the Planning Commission.

When the fixed day for any regular meeting of the Planning Commission falls upon a date designated by law as a legal or national holiday or shall fall upon some commemorative day designated locally or upon a day of local emergency, such meeting shall be cancelled or rescheduled by the Chairman to a more appropriate date and time agreeable to the members of the Planning Commission.

- b. **Place.** All regular meetings shall be held in the Madeira Beach City Centre Commission Chambers located at 300 Municipal Drive, Madeira Beach, Florida 33708, or in some other duly designated place.
- c. **Notice.** Notices of meetings shall be given in writing to each member of the Planning Commission. The Meeting Notice shall contain an agenda of items to be discussed. All members of the Planning Commission shall receive immediate notification by telephone of any change of meeting date or time.
- d. **Attendance at Meetings.** Attendance at meetings shall be noted on the roll call taken at the beginning of the meeting. The minutes shall reflect when a member arrives if after the roll call and when a member leaves if prior to meeting adjournment.

Failure of any member of the Planning Commission to attend three regular consecutive meetings of the Planning Commission, or failure to attend four regular meetings in any contiguous twelve month period, shall be cause for removal.

SECTION 2. SPECIAL MEETINGS

The Chairman or a majority of the Planning Commission may call a special meeting. Place and notice shall be as indicated in Section 1b and 1c. All members of the Planning Commission shall receive immediate notification by telephone and email of any change of meeting date or time.

SECTION 3. AGENDA

- a. **General.** Prior to any meeting, the Planning & Zoning Director shall prepare and submit reports and other matters that shall be discussed and acted upon at any regular, special, or Local Planning Agency meeting to each member of the Commission via email.

Any Planning Commission member may request that an item be place in the appropriate category of the agenda (as described in Section 9). Such request must be made to the Planning & Zoning Director no later than 17 days prior to the meeting in order to provide the Director with enough time to compile the agenda and meet the fifteen (15) prior posting requirements provided by the state. The requester should also include an estimate of the amount of time they would like devoted to the topic.

The order of items place on the agenda shall normally be in the order received and any Planning Commission items rolled over from a previous meeting shall have precedence over any new items. However, all such items shall not take precedence over the scheduled case load, Board of Commissioners directed activities, or other mandated activities.

The Planning & Zoning Director working with the Chairman in their discussion shall set forth the agenda for all meetings of the Planning Commission.

- b. **Unanimous Consent Approval.** At the discretion of the Planning Commission, the presiding officer may request approval of minutes and other non-controversial agenda items be made by "unanimous consent".

Any Planning Commission member, member of the public, City Attorney, Planning & Zoning Director, or City Manager may request individual discussion and Planning Commission action requiring a motion and second in lieu of unanimous consent approval.

- c. **Additional Agenda Items.** Additional items, not otherwise restricted by law, may be placed on the agenda on the day of the meeting by the Planning & Zoning Director, Chairman, or majority of the members in attendance at the meeting.

SECTION 4. PRESIDING OFFICER – ELECTION AND DUTIES

The Presiding Officer of the Planning Commission, or in the absence of the Chairman, the First Vice-Chairman, and the Second Vice-Chairman in that order. Each year at the first regular Planning Commission meeting in October, the Planning Commission shall elect one of its members as Chairman and two of its members as First Vice-Chairman and Second Vice-Chairman.

The Presiding Officer shall preserve strict order and decorum at all meetings. He or she shall state every question coming before the Planning Commission on all subjects and decide all questions of order and subject. However, should an appeal to the Planning Commission be made in regard to such questions, a majority vote shall conclusively govern and determine such questions of order.

The Presiding Officer shall vote on all questions and his or her name shall be called last. The Presiding Officer shall sign all actions approved by the Planning Commission.

SECTION 5. CALL TO ORDER – PRESIDING OFFICER

The Chairman, or in the Chairman's absence the First or Second Vice-Chairman, shall take the chair precisely at the hour appointed for the meeting and shall immediately call the Planning Commission to order.

In the absence of the Chairman, First Vice-Chairman, and Second Vice-Chairman, the present members shall select a temporary Chairman. Upon arrival of any of the previously specified Chairman, the temporary chairman shall immediately relinquish the chair upon the conclusion of the business immediately before the Planning Commission.

SECTION 6. ROLL CALL

Before proceeding with the business of the Planning Commission, the Acting Clerk shall call the roll of the members and the names of those present shall be entered in the minutes.

SECTION 7. QUORUM

The presence of four or more members of the Planning Commission shall constitute a quorum.

SECTION 8. ORDER OF BUSINESS

All meetings of the Planning Commission shall be open to the public. Promptly at the hour set for each regular meeting, special meeting, or Local Planning Agency meeting, the members of the Planning Commission shall take their stations in the Commission Chambers (or other duly designated location) along with the Planning & Zoning Director, City Attorney, and Acting Clerk.

The business of the Planning Commission shall be taken up for consideration and disposition in the following order:

1. Call to Order by Presiding Officer (including cell phone announcement to turn off any ringtones or alarms)
2. Roll Call
3. Approval of the Minutes
4. Ex-Parte Communications Disclosure (*for quasi-judicial meetings*)
5. Administration of Witness Oath (*for quasi-judicial meetings*)

6. Presentation of Agenda Items as follows:

- Staff Reports
- Planning Commission Questioning of Staff
- Applicant Presentation (*when applicable*)
- Planning Commission Questioning of Applicant (*when applicable*)
- Public Comment
- Applicant Rebuttal (*when applicable*)
- Close of Public Hearing (*when applicable*)
- Planning Commission Discussion
- Call for Motion
- Discussion of Motion
- Vote on Motion

7. Reports and Comments

- Planning & Zoning Director
- City Attorney
- Chairman
- Commissioner Members

8. Next Meeting Date Setting

9. Adjournment

SECTION 9. RULES OF DEBATE

- a. **Sequence of Debate.** Each member will have an opportunity to discuss the topic or issue. At the conclusion of discussion by those wishing to offer input, the presiding officer will call for a motion and a second. A motion of the Planning Commission member shall be verbally state and recorded by the Acting Clerk. Once that motion receives a second by another member, each member will have an opportunity to discuss once before further discussion.

At the conclusion of discussion by all members, action on the motion shall be concluded and the Presiding Officer will call for a roll call vote. The member making any motion and the member who seconded the motion shall not be required to vote affirmatively on said motion.

- b. **Presiding Officer Role.** The Chairman as well as First and Second Vice-Chairman or other such member may vote, second, and debate from the chair subject only to such limitations of debate as are imposed by these rules and shall not be deprived of any of rights or privileges.

No member of the Planning Commission may abstain from voting on an official decision, ruling, or action unless there is or appears to be a conflict of interest as stated in the provisions of Chapter 112 of the Florida Statutes. Each vote made will be counted and recorded in the minutes.

- c. **Improper References to be avoided.** Every member desiring to speak shall address the Presiding Officer and upon recognition shall confine comments to the question under debate, avoiding all personalities and indecorous language.

- d. **Interruptions.** A member, once recognized, shall not be interrupted when speaking unless it is to call the member to order or as herein otherwise provided. If a member is speaking while called to order, he or she shall cease speaking until the question of order is determined (and if in order, the member shall be permitted to proceed).
- e. **Remarks by Planning Commission Members.** The Planning Commission recognizes that all applicants are entitled to due process and a fair hearing on their applications. Accordingly, all members shall refrain from forming or expressing their personal conclusion on any aspect of the matter until all evidence has been received and the public hearing has closed.
- f. **Withdrawal of Motions.** Any motion made before the Planning Commission may be withdrawn by the member who made it at any time prior to a vote being taken, upon agreement by the member seconding said motion to withdraw his or her second.
- g. **Amending of Motions.** At any time during discussion of a motion on the floor, a motion amend the original motion may be made if the amending motion is seconded. The members shall first vote on the amended motion, followed by the original (now amended) at the conclusion of the discussion.
- h. **Privilege of Closing Debate.** The member moving the adoption of a motion shall have the privilege of closing the debate.
- i. **Motion to Reconsider.** A motion to reconsider any action taken by the Planning Commission may be made only on the same day such action was taken. It may be made either immediately during the same session, or at a recessed or adjourning session thereof.

Such motion must be made by one of the prevailing side, but may be seconded by any member, may be made at any time. The motion to reconsider shall take precedence over all other motions and shall be debatable while the member has the floor.
- j. **Remarks of Planning Commission – Entered in Minutes.** The Acting Clerk shall be directed to enter a synopsis of the discussion and all formal action taken by the Planning Commission. The minutes from a meeting will be approved at the following meeting.

SECTION 10. ADDRESSING THE PLANNING COMMISSION

Any person desiring to address the Planning Commission shall first complete a card expressing the desire to address a specific topic. A separate card shall be completed for each topic that the person desires to discuss. All cards shall be given to the Acting Clerk prior to the discussion of the item.

Those persons addressing the Commission on an item by the Commission's request are not required to complete a card on that item.

- a. **Written Communications.** Interested parties or their authorized representatives may address the Commission by written communications in regard to matters under discussion.
- b. **Oral Communications.** Interest parties or their authorized legal representatives may address the Commission by oral communications on any matter provided. However, that preference shall be

given to those persons who have notified the Planning & Zoning Director of their desire to speak in advance, so that such matter appears on the agenda.

- c. **Reading of Protests, etc.** Interested persons or their authorized representatives may address the Commission by reading protests, petitions, or communications relating to matters under consideration.
- d. **Cellular Telephone.** Cellular telephones and audible pagers shall be turned off or silenced while the meeting is in session.

SECTION 11. ADDRESSING THE PLANNING COMMISSION AFTER MOTION

After a motion is made by the Commission, no person shall address the Commission without first securing the permission from the Presiding Officer to do so.

SECTION 12. MANNER OF ADDRESSING THE PLANNING COMMISSION – TIME LIMIT

Each person addressing the Commission shall step in front of the podium and give his or her full name and address in an audible tone of voice for the records. Unless otherwise stated by the Presiding Officer, the time limit shall be three (3) minutes.

All remarks shall be addressed to the Commission as a whole body and not to any specific member. No person other than the Presiding Officer and the person on the floor may be permitted to enter into any discussion without first being recognized by the Presiding Officer.

No questions shall be asked of an individual member without first obtaining permission from the Presiding Officer.

SECTION 13. DECORUM

- a. **Planning Commission Members.** While in session, the members must preserve the order and decorum of the meeting. Members may not delay nor disturb any other member while speaking, or refuse to obey the orders of the Commission or Presiding Officer, except as otherwise provided herein.
- b. **Persons in Attendance.** Any person making personal, impertinent, or slanderous remarks or who shall become boisterous while addressing the Commission shall be barred by the Presiding Officer from further audience before the Commission (unless permission to continue is granted by a majority vote).

SECTION 14. ENFORCEMENT OF DECORUM

If it is deemed necessary by the Presiding Officer or other City official, a Sheriff's Deputy shall be called to as sergeant-at-arms. The deputy shall carry out those orders and instructions requested by the Presiding Officer for the purpose of maintaining the order and decorum of the meeting.

If necessary, it shall be the duty of the sergeant-at-arms to remove the person or persons violating the order and decorum from the premises. Any additional action by law enforcement regarding any person or persons on violation of order and decorum shall be at the discretion of the deputy.

SECTION 15. EFFECTIVE DATE

These rules shall be in force and effect immediately upon adoption by the Planning Commission and shall remain in effect until such rules are amended or repealed.

Date approved: _____.

Jim Everett, Chairperson

Submitted by Cheryl McGrady, Executive Assistant