



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

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, JUNE 23, 2014

AUDITORIUM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES - MAY 12, 2014**
- IV. NEW BUSINESS – PUBLIC HEARING ITEMS**

A) PROPOSED ORDINANCE NO. 2014-05

AN ORDINANCE OF CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE MADEIRA BEACH COMPREHENSIVE PLAN, SECTION 3.2, FUTURE LAND USE ELEMENT, POLICY 1.1.2; PROVIDING FOR AMENDMENT OF THE RESORT FACILITIES MEDIUM (RFM) PLAN CATEGORY; PROVIDING FOR AN ADDITIONAL LAND USE CATEGORY ENTITLED RESORT FACILITIES HIGH (RFH) PURSUANT TO THE SPECIFIC PROCEDURES AND STANDARDS AS SET FORTH HEREIN AND IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE AMENDMENT OF THE PLANNED REDEVELOPMENT-MIXED USE (PR-MU) PLAN CATEGORY TO ACCOMODATE INCREASED DENSITY/INTENSITY FOR TEMPORARY LODGING USE CONSISTENT WITH AND CORRESPONDING TO REVISIONS AND UPDATE OF THE TOWN CENTER SPECIAL AREA PLAN; AND AMENDING SECTION 3.2 FUTURE LAND USE ELEMENT, GOAL 2, OBJECTIVE 2.1; POLICIES 2.1.2, 2.1.3 AND 2.1.4 PROVIDING SPECIFIC AUTHORIZATION FOR THE USE OF DENSITY/INTENSITY AVERAGING, THE PROCEDURES AND STANDARDS FOR WHICH SHALL BE AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR READING BY TITLE ONLY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

B) PROPOSED ORDINANCE NO. 2014-06

AN ORDINANCE OF CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE MADEIRA BEACH CODE OR ORDINANCES, SUBPART B, LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 82, GENERAL PROVISIONS, SEC. 82-2. DEFINITIONS TO PROVIDE FOR THE TERM "DENSITY/INTENSITY AVERAGING"; BY AMENDING CHAPTER 86, ADMINISTRATION, TO ESTABLISH A NEW ARTICLE V ENTITLED "DENSITY/INTENSITY AVERAGING" AND SETTING FORTH THE REQUISITE PROCEDURES AND STANDARDS THEREFOR; BY AMENDING CHAPTER 110, ZONING, ARTICLE V. DISTRICTS, DIVISION 1. GENERALLY, SECTION 110 - 151. ESTABLISHMENT OF DISTRICTS; PROVIDING FOR THE ADDITION OF THE PD, PLANNED DEVELOPMENT DISTRICT TO THE LIST OF ZONING DISTRICTS; AMENDING CHAPTER 110 ZONING, ARTICLE V. DISTRICTS, DIVISION 10. PD, PLANNED DEVELOPMENT, SECTION 110 - 386. PURPOSE, SECTION 110 - 387, USES PERMITTED, AND SECTION 110 - 388. APPLICATION FOR PD ZONING; PROVIDING FOR THE REQUIRED USE OF THE PD DISTRICT IN CONJUNCTION WITH THE RESORT FACILITIES HIGH PLAN CATEGORY, PROVIDING FOR

TEMPORARY LODGING USE IN THE PD DISTRICT; PROVIDING FOR THE REQUIRED SUBMISSION OF A DEVELOPMENT PLAN IN CONJUNCTION AND SIMULTANEOUS WITH AN APPLICATION FOR PD DISTRICT ZONING; PROVIDING FOR READING BY TITLE ONLY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

C) PROPOSED ORDINANCE NO. 2014-07

AN ORDINANCE OF CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR AMENDMENT OF THE MADEIRA BEACH TOWN CENTER - SPECIAL AREA PLAN; PROVIDING FOR THE REVISION OF CHAPTER 2 - REGULATORY PLAN AND GUIDELINES WITH RESPECT TO THE DEVELOPMENT STANDARDS GOVERNING THE DENSITY/INTENSITY CALCULATIONS FOR TEMPORARY LODGING AND MIXED USES; PROVIDING FOR THE REVISION OF CHAPTER 3 - IMPLEMENTATION WITH RESPECT TO THE STRATEGIES TO PROMOTE REDEVELOPMENT; PROVIDING FOR THE REVISION OF APPENDIX B - INFRASTRUCTURE ANALYSIS TO UPDATE AND REVISE THE INFRASTRUCTURE IMPACTS CORRESPONDENT WITH CURRENT DATA AND THE PROPOSED REVISIONS TO CHAPTERS 2 AND 3 REFERENCED ABOVE; PROVIDING FOR TRANSMITTAL OF THE MADEIRA BEACH TOWN CENTER - SPECIAL AREA PLAN, AS AMENDED, FOR REVIEW PURSUANT TO THE COUNTYWIDE PLAN AND RULES; PROVIDING FOR READING BY TITLE ONLY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

V. PLANNING COMMISSIONER DISCUSSION

VI. REPORTS

- CITY ATTORNEY
- COMMUNITY DEVELOPMENT DIRECTOR

VII. NEXT MEETING: July 14, 2014

IX. ADJOURNMENT

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

Posted: June 6, 2014.

THIS MEETING IS TELEVISED LIVE ON CHANNEL 615