



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING MAY 24, 2023 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 6:00 p.m. on May 24, 2023, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT:

James “Jim” Rostek, Mayor
Ray Kerr, Vice Mayor/Commissioner District 2
David Tagliarini, Commissioner District 1
Eddie McGeehen, Commissioner District 3
Anne-Marie Brooks, Commissioner District 4

MEMBERS ABSENT:

CITY STAFF PRESENT:

Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Rostek called the meeting to order at 6:00 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

3. PUBLIC COMMENT

Christina Auton, 544 Johns Pass Avenue, said a neighbor complained about a code violation of a permanent tiki hut built in her backyard. Many residents along the waterfront cannot adhere to the 30-foot setback requirement in the Code, which would not allow them to have permanent shade. She asked the Board to explore the idea of allowing permanent outdoor structures as their own category of shade and remove them from the accessory structure category. Vice Mayor Kerr suggested it be brought to the Planning Commission for deliberation. Mayor Rostek agreed.

Peter (? last name), 182 148th Avenue East, said the Building Department process was painful when he tried to make upgrades to his home. He pointed out what he thought were some systemic issues over the years. He suggested having some metrics and showing value.

Tammy Vasquez, Owner of Seminole Bark Life, said she had done a lot of sponsorships with the City and would love to be a main sponsor for the dog park. She offered to help and to answer any questions.

4. DISCUSSION ITEMS

A. Pinellas County Insurance Advocate Presentation

Kimberly Harr, a Pinellas County Flood Advocate, gave a presentation on Risk Rating 2.0, citizens' new flood requirements, and what to do if private flood insurance was not renewed. She responded to questions and comments from the Board and the audience.

B. Gulf Beaches Public Library FY 24 Budget

The item was moved from 4.F. on the agenda.

Helen Price, Vice Chairperson of the Gulf Beaches Public Library, presented the FY 2024 budget to the Board. She explained the increases and responded to questions and comments from the Board. She asked the Board to approve the budget as presented.

Mayor Rostek opened to public comment. There were no public comments.

C. The City of Madeira Beach Master Plan and Land Development Regulations

The item was moved from 4.J. on the agenda.

Jerry Murphy, University of Florida, gave a PowerPoint presentation that would help the Board decide how to proceed with the Master Plan. He responded to questions and comments from the Board.

Vice Mayor Kerr said he was pushing for design standards, specifically for John's Pass Village. They needed a plan that everyone would agree to. Mr. Murphy suggested starting off with the Duany Plan and opening it to the community.

Commissioner Brooks thought the Commission should read and study the Duany Plan. They needed to look at what the growth of the City would look like.

The consensus of the Board was to use the Duany Plan as a starting point and have Staff and Mr. Murphy put something together to bring back to the Board.

Mayor Rostek opened to public comment.

Peter (? last name), 182 148th Avenue East, said he thought the community felt a strong sense of betrayal and cautioned the Board on how they present it to the community. They needed to develop a vision and sell the vision.

Chuck Dillon, 529 Lillian Drive, said the key was to get the word out to the people. It would be good to get comments on the Duany Plan as people read it.

Tammy Vasquez, Treasure Island resident, said the improvements to Madeira Beach in the last three to five years have been very good.

D. Discuss Resolution to FL Attorney General on Finance Director/City Treasurer Election Voting Results

The City Manager said he was looking for direction from the Commission on whether or not to direct the City Attorney to draft a resolution in order to get an opinion from the Attorney General.

Commissioner Brooks asked if the City considered offering Andrew Laflin a position with the City. The City Manager said yes, and it would be brought back to the Board for approval if that is how they want to proceed. Commissioner Brooks said she would like to proceed with it.

Commissioner Tagliarini agreed with Commissioner Brooks.

Vice Mayor Kerr asked how it would benefit the City and the residents. He said the City Attorney had said they were within their rights to contract the position. He thought they had the best situation. Commissioner Brooks agreed that hiring Mr. Laflin part-time would cost the City more money than what they were paying. There are three full-time staff members in the Finance Department that work for the City that Mr. Laflin oversees. Commissioner Brooks said if they would write the letter to the Attorney General, they should put a timeline on the process. Vice Mayor Kerr agreed and thought it would be their due diligence to ask for a second opinion.

Commissioner McGeehen said they needed to come to a happy medium and wanted to move forward after a couple of workshops.

Mayor Rostek opened to public comment.

Jerry Cantrell, 13322 1st Street East, read the Charter Amendment and said the vote was a clear margin.

John Connolly, 600 Normandy Road, agreed with what the Board said, but they were missing a factor. What would Mr. Laflin perceive his cost to be if hired as a City employee? The City Manager said it would be included in an appointment letter. Mr. Connolly said it would be helpful for the citizens to know what the cost difference would be.

Chuck Dillon, 529 Lillian Drive, said 10% of the population voted for it, but did they really know the facts?

The Mayor asked the City Manager to come up with a fee structure for a new part-time employee and factor in the software cost so they could do a comparative analysis. The City Manager said the software was separate. The annual estimated salary for a full-time employee with benefits would be \$150,000 to \$160,000.

Vice Mayor Kerr asked how it was any different than the City Attorney, who is a Charter Officer and contracted.

The consensus of the Board was to have the City Attorney draw up a resolution and bring it back to the Commission for approval at the June 14, 2023, Regular Meeting.

E. City Dog Park Improvement Discussion

Recreation Director Jay Hatch said they worked with Leroy Chin of Transystems to compile drawings and estimates for improvements to the dog park. He reviewed the drawings, features, and cost estimates. It would have multiple uses and generate money. There would be a sponsorship program, and they would continue to seek grants. He asked the Board for direction to move forward with the bidding process. He responded to questions and comments from the Board.

Vice Mayor Kerr said it was an investment to the City. He asked if there were grants available. Director Hatch said there were grants for shading and dog park-friendly grants.

Commissioner Tagliarini said he supported moving forward with a request for bids. Commissioners Brooks and McGeehen agreed.

The Mayor said the costs would have to be cut in half for him to support it.

Mayor Rostek opened to public comment.

Chuck Dillon, 529 Lillian Drive, said some of the numbers do not add up, and he cannot see throwing away almost a million dollars for a dog park. You need to be wise in how you ask for the request for bids.

Jeff Beggins, 429 Boca Ciega Drive, said it is about the community, the assets for the community, and the values it brings to the homes. He did not want them to get caught up on how much money it would cost and make it the best they could.

Pam Rasmussen, 567 Normandy Road, said she is the Vice President and Treasurer of Friends of Park and Rec, and they raised \$5,970.57 for the dog park. The park needs to be improved.

Mike Vasquez, Treasure Island, said tourists come to Madeira Beach and bring their dogs because of the wholesome family atmosphere. By improving the dog park, it would add value to the community. It would be a place where people could talk about what goes on in the community and could increase community involvement.

F. R.O.C. Park – Reflection Pond Repair and Upgrade – RFP

Director Hatch said they had one response from the RFP, who provided a two-tier quote. Quote one was \$49,075 to address leaks and cosmetic repairs. Quote two was \$27,055 for potential pool

equipment replacement. The total quote with a 10% contingency came to approximately \$83,743. Staff recommended moving forward. He responded to questions and comments from the Board.

Mayor Rostek opened to public comment. There were no public comments.

G. Tom and Kitty Stuart Park

The City Manager said the item was to discuss resident concerns. Parking was increased, the pavilion and palm trees were removed, and there was development just to the north of the park. He asked the Board for direction going forward.

The Mayor asked if it was legal for the City to enter into a Land Development Agreement of city property with a private entity. The City Attorney said the development agreement did not give the developer any special benefit. The City received an additional five feet of easement from the developer to allow for additional parking.

The City Attorney read State Statute in Chapter 95, which states after 30 years, individuals do not have the ability to challenge what the City does with the property.

The Mayor said the residents were upset about the increase in parking, and they want their park back. The City Manager said they could look at enhancing the landscape and making the bathroom trailer look nicer.

Commissioner Tagliarini said his opinion was to make aesthetic improvements. Commissioner Brooks thought they could come up with ideas to make it look nicer.

Mayor Rostek opened to public comment.

Chuck Dillon, 529 Lillian Drive, said the problem was the removal of the palm trees. He said the air conditioner in the bathroom has not worked in three or four months. Public Works Director Megan Wepfer said the air conditioner was replaced last year, but sand is continuously getting in the condenser. She is trying to find a solution.

The City Manager said the expenses would come out of the parking fund.

Pam Rasmussen, 567 Normandy Road, said she did not know why people were complaining because it was a scary park at times, and now there are more parking spaces. She suggested putting a vinyl wrap on the trailer.

Marcus Winters, Owner of Caddy's, said it took a lot of work, thought, and two years to put Caddy's together. He was told what to build in Tom and Kitty Stuart Park. Caddy's paid \$748,000 toward Tom and Kitty Stuart Park, gave up five feet of their property, provided all utilities and sewer for the bathroom trailer, and paid \$20,000 towards the trailer. He wanted to put palm trees in the park but was not allowed to. The DEP and DOT did not want palm trees there.

Jeff Beggins, 429 Boca Ciega Drive, said creating a nice walking path on the south side would solve a lot of the problems because a lot of people walk there and use it as a beach access. He thought the City did a great job negotiating the development agreement to get more parking spaces which brings more revenue into the City.

John Connolly, 600 Normandy Road, said the building on the south side of the hedges would be demolished and replaced with condos. He suggested negotiating with the developer to put a nature strip there.

H. RFP #2023-03 Gulf Lane Roadway & Beach Access Improvements

Public Works Director Megan Wepfer explained the RFP included Gulf Lane, the beach access from 135th Ave. to 130th Ave., John's Pass Park, and a section in the Boca Ciega neighborhood. Three bids were received. She explained the cost breakdown on the Bid Tabulation sheet. Keystone Enterprises came in with the lowest bid at \$2,188,903.50, which would cover all the areas but not Option A, which would give an additional option for a different size rock to be put in the asphalt if necessary. She responded to questions and comments from the Board.

It would be brought back before the Board at the June 14th Regular Meeting for approval. The plan would be to start the project in mid to late July, but they could not start until the undergrounding was complete.

Mayor Rostek opened to public comment.

An unidentified audience member asked if any of the work could be done at night. Director Wepfer said no.

Chuck Dillon, 529 Lillian Drive, asked if the project would be phased so they do not lose a lot of parking while areas are blocked off. Director Wepfer said they would put out a schedule.

I. Professional Services Contract RFQ #20-03 First Amendment

Director Wepfer said the item was the RFQ for engineering services sent out in 2020. The reason for extending the three firms was because they have ongoing projects with them. Once the RFP for engineering services goes out, they would bring everyone under the same contract. The bid will be reviewed with Planning and Zoning next week.

Mayor Rostek opened to public comment. There were no public comments.

J. Density and Intensity Consistency with Forward Pinellas

Community Development Director Jenny Rowan gave a presentation on the inconsistencies between the Forward Pinellas Countywide Plan and the Madeira Beach Comprehensive Plan and Land Development Regulations. The City needs to be consistent with Forward Pinellas. They could be more restrictive but not less restrictive.

Director Rowan said they would bring the presentation to the Planning Commission on June 5, 2023. There will be a Public Workshop on June 17th at 10:00 a.m. The input from both meetings would be brought back to the Board at a workshop in July or August. The recommendation from Forward Pinellas would be brought to the Planning Commission for their recommendation and then to the Board for 1st Reading and Public Hearing. It would go back to the Board for 2nd Reading and Public Hearing after the comments from the DEO were received.

Director Rowan and Linda Fisher, a representative from Forward Pinellas, responded to questions and comments from the Board.

Mayor Rostek opened to public comment.

Chuck Dillon, 529 Lillian Drive, said he was confused and asked for clarification on the Madeira Beach Future Land Use Map Category. Director Rowan explained the differences and what needed to be adjusted. Ms. Fisher explained they allow a certain amount of density intensity in temporary lodging density by right. If they wanted to go a certain amount above that, they would need to do additional planning steps.

Vice Mayor Kerr asked if the City could still put a cap on the development agreement. Director Rowan said yes.

5. ADJOURNMENT

Mayor Rostek adjourned the meeting at 9:17 p.m.

James “Jim” Rostek, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk