

INTERIM REPORT



Proposed Level-of-Service (“LOS”) Standards

Comprehensive Planning, Level-of-Service Standards, and Procedural and
Substantive Statutory Requirements

University of Florida
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Program for Resource Efficient Communities

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PROPOSED LEVEL-OF-SERVICE (“LOS”) STANDARDS:

Comprehensive Planning, Level-of-Service (“LOS”) Standards, and Procedural and Substantive Statutory Requirements

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I. EXECUTIVE SUMMARY

This is the second Report on the City's efforts, in partnership with the University of Florida ("UF"), to explore the potential benefits of adopting proportionate-share development fees and regulations. The City provides improved municipal facilities and services to its citizens and visitors in addition to those provided by Pinellas County for which the County already collects some impact fees.

This Report describes proposed level-of-service ("LOS") standards to capture and begin to quantify these various improved municipal facilities and services. These LOS standards will form the comprehensive planning bases for potential proportionate-share development fees and regulations. To do so, however, these standards must be adopted into the City's Comprehensive Plan ("Plan"). Thus, this Report accompanies a draft Ordinance for consideration by the City to amend the Plan.

City leaders on numerous occasions during the progress of this partnership have expressed concern for the quality and quantity of language in the City's Plan and Code of Ordinances. To further the direction for more accessible language in the Plan, the draft Ordinance also provides a general "clean-up" of the current language in addition to the few substantive proposals to incorporate the LOS standards and other general matters of policy housekeeping implicated in the five (5) Plan elements touched by LOS standards and reviewed by this Report.

The Capital Improvements Program ("CIP") and the Five-Year Schedule of Capital Improvements ("Schedule") in the City's current Plan have not been reviewed nor formally updated in several years, so the draft Ordinance also includes proposed updates to the Capital Improvements Element ("CIE"), the CIP, and the Schedule. The LOS standards have been designed to comprehensively capture the valuable municipal and public resources employed to deliver the City's improved municipal facilities and services.

It may not be possible to include every aspect and expense of municipal service delivery in the proportionate-share development fees and regulations the City will develop from the bases of these proposed LOS standards. We believe, however, that the most thorough capture of these valuable resources will provide the most complete accounting and opportunity to capture the greatest bases upon which to develop the proportionate-share development fees and regulations that the state legislature, the Florida Statutes, and case law will allow.

On direction from the Board of City Commissioners and City Manager, UF stands ready to move forward on our collaboration with City administration to develop proportionate-share development fees and regulations under our existing master agreement for on-going planning services and support.

II. INTRODUCTION: PROPOSED LEVEL-OF-SERVICE (“LOS”) STANDARDS

The City of Madeira Beach partners UF for planning services and support. Our current project explores a regulatory system of proportionate-share development fees to offset the impacts of new development and redevelopment on the community’s quality of life. The State of Florida has certain statutory requirements, provided in Florida Statutes (“F.S.”) Section 163.31801, that must be satisfied for the fees and their adopting regulations to be legally defensible.

This Report addresses the requirement that the regulations and resulting fees “must be based on the most recent and localized data.” F.S. Subsection 163.31801(a). This Report updates the data and analysis underpinning the Plan with more current inventory and fiscal data and provides a platform to revisit the most recent fiscal data and analysis during the annual budget process.

The data and analysis providing the bases for the existing LOS standards in the Plan is not current, nor does it address the current trends for the community’s future development. The updated data and analysis—and revised LOS standards, once adopted—will provide the bases for developing proportionate-share development regulations. Those regulations, and the fees calculated from them, must have a rational nexus to the need for additional improved municipal facilities and services necessitated by new development and redevelopment and establish that the expenditure of the funds derived from the fees will benefit the new development and redevelopment.

The conclusion of the prior Report on this Project made two recommendations:

Recommendation: In conjunction with the statutorily-required Evaluation and Appraisal Review (“EAR”) of the Plan, the City should update the data and analysis that underpin the LOS standards, adopt appropriate LOS standards, and amend the Plan accordingly.

Recommendation: With current, legally defensible LOS standards in place, the City can develop the proportionate-share development regulations and fee schedule(s), adopt implementing ordinance(s), and begin collecting fees in conjunction with the issuance of building permits for new and redevelopment construction. The City’s Strategic Planning Report identifies “develop a City-wide mobility plan” as a priority. This seems like the appropriate place to begin proportionate-share development regulations and fee schedule(s) and first step moving forward.

To address these recommendations UF—in collaboration with City staff from every department—are inventorying municipal lands, facilities, equipment, operations, and personnel and attributing them to each of three (3) major groupings of the improved municipal facilities and services provided by the City:

1. Improved Municipal Culture and Recreation Facilities and Services,
2. Improved Municipal Mobility Facilities and Services, and
3. Improved Public Safety Facilities and Services.

Following the assignment of municipal land assets, we will update the inventories of fixed assets, equipment, personnel, and annualized operating expenses to provide a more complete and more robust portrait of the infrastructure necessary to deliver these improved municipal facilities and services to the public.

The City is a beach and waterfront community and a major destination for Florida's and the Tampa Bay Region's tourism. As such, the City provides municipal services to its citizens and to countless visitors. This tourism and destination visitation increases what might otherwise be the normal citizen demand for municipal services to serve the needs of transient visitors at the same level as that of the citizenry. The majority of businesses serve the general public, and the businesses and residents that comprise the citizenry, experience both benefits from and the demands of the City's tourist economy.

The City has few remaining undeveloped lots or parcels and is engaged primarily in redevelopment. In a horizontal sense, Madeira Beach is "built-out," but in a more significant spatial sense, redevelopment will tend to increase the building area of the City's developed lands. With this increase in building area comes the inherent need for additional improved municipal facilities and services to maintain the LOS standards and thereby perpetuate the unique quality of life enjoyed by the City's citizens and visitors. It is this understanding of Madeira Beach and the City's vision to perpetuate and polish this identity that underscores the use of building area as the denominator for the rationale of LOS standards.

III. LEVEL-OF-SERVICE ("LOS") STANDARDS

LOS Standards provide a metric for the relationship between *service capacity* and *service demand* for community facilities, infrastructure, and services in ratios. LOS standards are the bases for calculating the *need* for additional capacity to serve *new development and redevelopment* over the course of the planning horizon. LOS standards can be expressed and measured using a variety of criteria, relationships, and units. LOS standards establish the first prong of the dual rational nexus test. The LOS standards become the multipliers to estimate the impact of new development and redevelopment. LOS standards measure the relationship between service capacity and service demand for public facilities in terms of service demand-to-capacity ratios.

Adopted vs. Existing LOS Standards. Distinguishing between actual LOS standards that can be measured at a given time ("snapshot") and desired LOS standards is important. The Plan should adopt the LOS standards by ordinance. Hence draft Ordinance 2020-21 has been developed in conjunction with this Report.

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If the City adopts a desired LOS standard that is higher than the existing LOS standard, existing improved municipal facilities and services will be deficient to meet the adopted standard. New development and redevelopment will be assessed fees calculated on the cost to maintain the adopted LOS, but will be sharing existing facilities, infrastructure, and services that operate at a lower LOS. As the fee revenues are expended, facilities, infrastructure, and services will be upgraded and the LOS will improve for all users. However, new development and redevelopment will not be receiving the LOS for which they are being charged, and existing users will benefit from the improved LOS paid for by new development and redevelopment.

Such a situation would clearly violate the “proportionate fair-share” or rational nexus requirement of the Florida Statutes. Thus, if the City adopts a LOS higher than the existing service level, it must find non-proportionate-share development fee revenue sources to upgrade existing facilities to the adopted LOS. Such alternate revenues would need to be available based on realistic projections and reasonably expended to timely remedy any deficiencies.

The preferred approach is to adopt LOS standards that reflects the existing LOS. This is the most direct, legally defensible approach. It does not create LOS deficiencies or excess capacity, and reasonably charges new development and redevelopment the cost of maintaining the LOS existing prior to the proposed development. **We recommend that the City adopt LOS standards at existing levels to avoid creating non-existent deficiencies the City need not afford to remedy.**

IV. DRAFT ORDINANCE 2020-21: AMENDING THE COMPREHENSIVE PLAN

Below is a brief discussion of the components of the Ordinance drafted to amend the Plan to include the LOS standards developed in this Report.

A. Recitals. This section of clauses or statements, historically preceded by **WHEREAS**, generally provides the legislative findings that precede the impetus to adopt the legislative changes proposed in the draft Ordinance. Because this draft Ordinance proposes to amend the Plan, these clauses reference the parts of the Plan the draft Ordinance seeks to amend and the health, safety, and general welfare purposes promoted by the proposed legislative changes. The recitals also reference this Report as the data and analyses underpinning the legislative changes to the Plan. Following review by the LPA/PC, the City Attorney, City staff, and the public, additional recitals may be proposed for inclusion in this section of the draft Ordinance.

B. Definitions. The City’s Plan currently contains no definitions, though multiple words and phrases employed in the language of the Plan are commonly characterized as “terms of art,” indicating that they have a specific meaning in general practice or at law. Because the Plan has the force of law, it is particularly important that words and phrases that are used

consistently throughout the Plan's Goals, Objectives, and Policies be consistently understood. One of the best ways to provide this consistent understanding and use is to provide unequivocal definitions of the meanings of the words and phrases as they are being employed in the Plan.

The LOS standards proposed in this draft Report and the draft Ordinance employ a number of terms that bear definition to support their consistent application and use. A number of other terms that are used repeatedly throughout the Plan's various required and optional elements are also included in this Definitions section. We anticipate as this draft Report and draft Ordinance move through the public hearing and review process, staff, planning commissioners, and City commissioners may have additional definitions to add, and when the City further reviews the Plan as part of the EAR process, additional terms of art will be identified for inclusion in this new Definitions section of the Plan. Therefore, this Definitions section should also improve the overall consistency and usability of the Plan.

C. Renumbering and Retitling.

The current Plan enumerates the Goals, Objectives and Policies under each Element the same way, beginning the numbering scheme over for each Element. Any reference to a certain Goal, Objective, or Policy must include an additional reference to its respective Element to be distinguished from a similarly numbered Goal, Objective, or Policy in another Element. This unfortunate carry-over from the original Plan leads to user confusion as Goals, Objectives, and Policies in the current Plan having the same numeric reference in every Element.

The draft Ordinance establishes a new, unique numbering system for the entire Plan, while limiting the substantive changes proposed to five (5) Elements most closely associated with the LOS standards and the City's direction to move to adopt proportionate-share development fees and regulations.

The statutory titles assigned to the required elements of the Plan have been in use in Florida for over 35 years. While certain Elements are statutorily required to be included in the Plan, their statutory titles are not mandatory. For example, numerous local governments have abandoned the terminology "Transportation Element" for a "Mobility Element" or other more contemporary terminology. Some plans have combined "Land Use" and "Transportation" elements—a potential consideration for the City as we progress with the EAR process.

In this draft Report and the draft Ordinance, we propose the current "Transportation Element" be retitled "Mobility Element." This recommendation dovetails with the mobility planning effort the LPA/PC, is leading in the coming months. The "Recreation and Open

Space Element” has been recast as the “Culture and Recreation Element” to capture the City’s improving and ongoing provision of robust culture and recreation opportunities for citizens and visitors. As we move forward through the EAR process, the City may also consider developing an optional Public Safety Element.

D. General Accessibility Improvements. The current Plan and its supporting data and analysis have not been *thoroughly* reviewed, revised, and updated for many years. The language of the Plan contains numerous archaic and redundant legal drafting conventions. For example, “The City” is referenced by name in almost every Goal, Objective, and Policy of the Plan followed by the action verb that should clearly direct the intention of the directive. This is an unnecessary redundancy; it’s the City’s Plan. The draft Ordinance eliminates these redundant references and, where possible, proposes to begin each Goal, Object, and Policy with the verb most closely associated with the action proposed to further each policy statement. The policy statements are also reorganized to avoid using passive voice so the intent and purpose of the statement is clear.

The five (5) Elements included in the draft Ordinance are *rewritten* primarily to accommodate more current and localized data to inform the LOS standards proposed for adoption. That stated, we have taken seriously direction of both the LPA/PC and BOC to make the Plan and Code of Ordinances’ language more accessible to a general public audience. The draft Ordinance and Report promote clarity, conciseness, and consistency. Having opened the Element, we recast much of the language in each policy statement to be more accessible.

A brief discussion of the substantive amendment proposals for each Element follows and are identified in the draft Ordinance to alert the reader of the proposed policy changes.

E. Mobility Element. Two (2) new Policies reference the sole location in the CIE for the proposed LOS standards, and propose to: “Utilize areawide proportionate-share development fee revenue to improve and support the adopted LOS standards for improved municipal mobility facilities and services.” The stormwater management provisions currently located in the Plan’s current Infrastructure Element are proposed to be relocated into the proposed Mobility Element. Stormwater management in Madeira Beach goes hand-in-glove with the City’s street network: if the streets are flooded, their capacity is reduced and mobility is impaired.

Language has also been revised to refer consistently to the City’s “Stormwater Master Plan” that has been adopted since the current Plan language was adopted. The adoption of the Stormwater Master Plan may render unnecessary renumbered Objective 5.2.4 (Current Objective 4.4 in the Infrastructure Element) and the Policies thereunder. Priority projects listed under proposed renumbered Policy 5.2.5.3 may need to be reconsidered in the event

some of these projects have been completed or their priority changed since the Plan was last reviewed. It may also be prudent to remove these references to the CIE for ease of maintaining internal consistency. Current Objective 1.7 and sole Policy 1.7.1 beneath it are also proposed for elimination as no longer necessary.

[**Editor's note:** The Mobility Element of the draft Ordinance has also been revised to reflect the recommendations of the draft Mobility Plan that is under consideration since the first draft of this Report was distributed in June 2020 and reorganized to track the statutory requirements.]

F. Infrastructure Element. In addition to the removal of the stormwater management provisions to the proposed Mobility Element, all references to LOS standards have been revised to direct the reader to the CIE. This change eliminates the opportunity for any confusion where LOS standards are located in more than one Element of the Plan. In the past, it appears that changes have been made to update a LOS standard in one Element, but the previous LOS standard remained unchanged in another Element.

The use of the verb “encourage” is highlighted in the draft Ordinance, as its use does not generally promote a municipal action without additional language directing something to occur, and the use of the verb in a comprehensive plan Policy is generally disfavored. The Goal addressing solid waste is highlighted for discussion in light of recent changes to countywide approaches to recycling.

G. Culture and Recreation Element. Policy 10.1.1.10 is proposed for inclusion here, similar to proposed language in the Mobility Element to empower the use of proportionate-share development fee revenues in support of the City’s improved municipal culture and recreation facilities and services. The nexus between beach access and all shoreline development currently included in renumbered Policy 10.1.4.3 may be reconsidered to clarify the intent of the Policy. Otherwise, this element is proposed for renaming and general updating to support a revised LOS standard for improved municipal culture and recreation facilities and services.

H. Intergovernmental Coordination Element. Renumbered Policy 11.1.1.3 utilizes the term “essential services” and may bear some discussion in light of the ongoing COVID-19 pandemic as we reconsider the notion of “essential businesses,” “essential services,” and “essential personnel.” Most of the proposed changes in this Element are language accessibility and a general reminder for the City to coordinate its proposed updated LOS standards with its neighboring communities, Pinellas County, and other potentially affected jurisdictions.

I. Capital Improvements Element (“CIE”). The CIE is the major focus of this draft Report and the draft Ordinance. A properly developed CIE should address all major types of community facilities, infrastructure, and services, especially those for which proportionate-share development fees may be assessed. The CIE should:

- Establish *quantifiable, future* LOS standards for categories of improvements to be financed by proportionate-share development fees. LOS standards must be quantifiable so the City can measure its progress in attaining its stated municipal service level goals.
- Delineate service areas where specific capital facilities and service levels will be provided during the future planning period. Due to its geographic compactness, the municipal boundaries of the City of Madeira Beach are coincidental to the City’s service area.
- Indicate capital improvement costs and identify prospective funding sources.

The City should organize the CIE to ensure an orderly flow of information, rational analyses, and a clear understanding of the relationship between community facilities, infrastructure, and service expansion and the overall goals, objectives, policies, and strategies established in the Plan.

The proposed CIE amendments were developed following a 3-step process:

1. Preparation of an inventory and assessment;
2. Determination of goals and needs; and
3. Development of an implementation strategy.

This draft Report focuses on inventorying and quantifying the fixed assets and operational and human resources the City employs to provide the current levels of improved municipal facilities and services, as the City explores the development of proportionate-share development fees and regulations. This draft Report and the accompanying draft Ordinance seek to provide a refined policy-basis for this exploration. The assets and resources were then organized into benefit-cost centers paralleling the classifications provided in the State of Florida’s Uniform Accounting System (“UAS”) Manual for Florida Local Governments.¹ Section 218.33, F.S., states:

Each local governmental entity shall follow uniform accounting practices and procedures as promulgated by rule of the department to assure the use of proper accounting and fiscal management by such units. Such rule shall include a uniform classification of accounts.

Additionally, Section 218.32, F.S. requires each local government reporting entity to submit annual financial information to the Department of Financial Services.

¹ Uniform Accounting System for Florida Local Governments, State of Florida, Department of Financial Services, Bureau of Financial Reporting (2014).

The Department of Financial Services developed the UAS Chart of Accounts to be used as the standard for recording and reporting financial information to the State of Florida. As mandated by Section 218.33, F.S. reporting units should use this chart of accounts as an integral part of their accounting system so that the preparation of their annual financial reports will be consistent with other local reporting entities.²

Table 1 provides a summary of the classifications used by the State to account for impact fees.

TABLE 1

Impact fee	Residential	Commercial
Public Safety	324.110	324.120
Physical Environment	324.210	324.220
Transportation	324.310	324.320
Economic Environment	324.410	324.420
Human Services	324.510	324.520
Culture/Recreation	324.610	324.620
Other	324.710	324.720

This is not by any means the only way to classify proportionate-share development fees and regulations, but it provides a guide and insight to the State’s approach to such classification. Four (4) UAS impact fee categories—Economic Environment, Human Services, Physical Environment, and Other—currently appear inapplicable to the City. Thus, we recommend that the City establish LOS standards for Culture/Recreation, Public Safety, and Transportation, consistent with the renaming of the Transportation Element to the Mobility Element.

The Tables below group the fixed assets, essential equipment, and essential service employees into three (3) categories for the purposes of establishing LOS standards for adoption and amendment into the Plan’s CIE. The Board of City Commissioners will be the ultimate deciders of which governmental facilities and services it wishes to regulate under a proportionate-share development regulatory program and how the resulting fees will be classified.

Table 2 is a preliminary organizational crosswalk of the City’s capital services assets. The City’s Finance Department currently accounts for fixed assets by department, non-departmental, and a special projects/local option sales tax fund. Where possible, Table 2 correlates these accounts with the LOS standards proposed for inclusion in the Plan, and then assigns them into the three (3) relevant UAS classification to establish LOS categories that align with the UAS classifications to in-turn establish flexible and robustly functioning proportionate-share development fees and regulations.

² Rule 69I-51.0012, F.A.C. [Revised 09/2014].

TABLE 2
CITY OF MADEIRA BEACH
***Preliminary* CAPITAL SERVICES ASSETS ORGANIZATION CROSSWALK**

Finance Organization by Department	Current LOS Category in CIE/CIP	UAS Classification
ARCHIBALD		Culture/Recreation
CENTRAL SRVCS ADMIN		Transportation
CENTRAL SRVCS STREETS		Transportation
CITY CLERK		[Assign to other categories]
CITY MANAGER		[Assign to other categories]
COMMUNITY DEVELOPMENT		[Assign to other categories]
FINANCE		[Assign to other categories]
FIRE-EMS		Public Safety
JOHNS PASS VILLAGE		Culture/Recreation
LAW ENFORCEMENT		Public Safety
MARINA		Transportation
NON-DEPARTMENTAL		[Assign to other categories]
PARKING		Transportation
PARKS		Culture/Recreation
RECREATION		Culture/Recreation
SANITATION		[Enterprise Fund]
SPECIAL PROJECTS		[Assign to other categories]
STORMWATER		Transportation

Table 3 reorganizes the UAS classifications into proposed LOS standard classifications for adoption and amendment into the Plan CIE and other related Plan Elements.

TABLE 3
REORGANIZATION TO UAS CLASSIFICATION CATEGORIES

UAS CLASSIFICATION	Commercial	Residential	New LOS Standard Category
Culture/Recreation	324.620	324.610	Culture & Recreation
Public Safety	324.120	324.110	Public Safety
Transportation	324.320	324.310	Mobility

The proposed changes to the CIE indicate how the infrastructure needs of new growth will be met. The City has taken care to avoid unacceptable internal inconsistencies, e.g., improvement projects in the CIE to foster rapid growth in apposition to slow growth policies in other elements of the Plan. The review of unacceptable internal inconsistencies will continue as the City moves forward with the EAR process.

J. Schedule of Improvements (“Schedule”)

The specific capital improvements projects and funding sources identified in the Schedule are not concrete. If a given revenue source does not materialize or priorities shift so that different projects take precedence at a later date, these changes can be reflected in the annual update of the CIP and Schedule. Changes or modifications to the adopted LOS standards, however, are policy shifts and require amendment of the CIE and Plan.

The more specific five- (5-) to 10-year CIP lists the projects to be initiated during that period. The CIP identifies each capital improvement project and a listing by year. The listed capital improvements to be undertaken over the CIP period includes:

- A brief description of each project;
- Implementation timeframe (i.e., anticipated start and completion dates). A breakdown of projects by phases should be included when project phases are proposed to occur in different years, when part of the project will occur outside the short-term planning horizon, and when funding sources or responsible administrative entities are separate and distinct for various parts of a project.

The Schedule should be as accurate as possible in estimating project costs and listing funding sources. If project costs are adjusted or financing strategies change, these changes should be addressed in the annual updates to the CIP and Schedule. Ideally, the combination of funding sources listed for each capital improvements project will be established only after consideration of the various alternatives. The funding sources in the implementation strategy should represent the optimum combination that will be to the best advantage of the community.

If special studies are required to identify costs, and such studies cannot be conducted prior to amendment of the CIE, the studies themselves should be listed as work items in the Schedule with their associated costs and the years when they will begin and be completed. If specific project costs are unknown, the City will need to examine cost data for similar recent projects, seek assistance from experts, or request information from other local governments that have constructed comparable facilities.

The following section provides the LOS standards proposed by draft Ordinance 2020-21 drawn from the data and analysis in the Appendices that follow.

K. Proposed Level-of-Service (“LOS”) Standards

1. Improved Municipal Culture and Recreation Facilities and Services. The City currently provides approximately 61.025257 acres of improved municipal culture and recreation facilities and services to the community. There are currently approximately 8,871,213 square feet of developed building area in the City. Table 4 proposes a LOS standard of 0.000419794 acres per square foot of building area. Because this ratio is hard to visualize, it is converted to a square foot to square foot comparison, resulting in a LOS standard of 0.299650 square feet of improved municipal culture and recreation facilities and services per square foot of building area.

TABLE 4

PROPOSED LOS STANDARD FOR CULTURE AND RECREATION

TOTAL MUNICIPAL IMPROVED CULTURE & RECREATION FACILITIES AND SERVICES		\$	105,470,050
TOTAL IMPROVED ACREAGE	61.025257		
PROPERTY SERVED = BUILDING AREA - FT² (“B.A.”)	8,871,213		
LOS=IMPROVED ACRES/BUILDING AREA - FT² (61.025257 AC/8,871,213 FT²) =	4.1979408962950e-4 AC/ FT ²		
LOS=IMPROVED FT²/BUILDING AREA - FT² (2,658,260 FT²/8,871,213 FT²) =	0.299650 FT ² /B.A.		

2. Improved Municipal Mobility Facilities and Services. The City currently provides approximately 24.512397 acres of improved municipal mobility facilities and services to the community. There are currently approximately 8,871,213 square feet of developed building area in the City. Table 5 proposes a LOS standard of 0.0000027631392 acres per square foot of building area. Because this ratio is hard to visualize, it is converted to a square foot to square foot comparison, resulting in a LOS standard of 0.120362 improved municipal mobility facilities and services measured in square feet per square foot of building area.

TABLE 5

PROPOSED LOS STANDARD FOR MOBILITY

TOTAL MUNICIPAL IMPROVED MOBILITY FACILITIES AND SERVICES		\$	30,014,836
TOTAL IMPROVED ACREAGE	24.512397		
PROPERTY SERVED = BUILDING AREA - FT² (“B.A.”)	8,871,213		
LOS=IMPROVED ACRES/BUILDING AREA - FT² (24.512397 AC/8,871,213 FT²) =	2.763139268553241e-6		
LOS=IMPROVED FT²/BUILDING AREA - FT² (1,067,760 FT²/8,871,213 FT²) =	0.120362 FT ² /B.A.		

3. **Improved Municipal Public Safety Facilities and Services.** The current LOS standard for the City’s Improved Municipal Public Safety Facilities and Services is a ninety percent (90%) seven-minute (7-minute) response time. Table 6 proposes a LOS standard of a ninety percent (90%) seven-minute (7-minute) response time per square foot of building area.

TABLE 6
PROPOSED LOS STANDARD FOR PUBLIC SAFETY

TOTAL MUNICIPAL IMPROVED PUBLIC SAFETY FACILITIES AND SERVICES		\$	5,292,709
TOTAL IMPROVED ACREAGE	0		
PROPERTY SERVED = BUILDING AREA - FT² (“B.A.”)	8,871,213		
OUTSTANDING DEBT OF PUBLIC SAFETY	BUDGET	\$	-
MUNICIPAL EXPENSE		\$	5,088,837
LOS=RESPONSE TIME: NINETY PERCENT (90%) WITHIN SEVEN (7) MINUTES	/B.A.		

VII. APPENDICES

A. Municipal Facilities and Services—Level-of-Service (“LOS”) Standards: Data and Analysis

1. Improved Culture and Recreation Facilities and Services Inventory
2. Improved Mobility Facilities and Services Inventory
3. Improved Public Safety Facilities and Services Inventory

B. City of Madeira Beach Fixed Assets by Benefit-Cost Centers

1. Culture and Recreation
2. Mobility
3. Public Safety

C. City of Madeira Beach Fixed Assets by Department

1. City Manager
2. City Clerk
3. Finance
4. Community Development
5. Sanitation
6. Parks
7. Recreation
8. Johns Pass Village
9. Archibald Park
10. Central Services
11. Parking
12. Central Services (Streets)
13. Stormwater
14. Marina
15. Fire/EMS
16. Law Enforcement
17. Non-Departmental
18. Special Projects (Local Option Sales Tax)

D. City of Madeira Beach Municipal Lands Inventory

APPENDIX A

Municipal Facilities and Services—Level-of-Service (“LOS”) Standards: Data and Analysis

In addition to fixed assets, improved municipal facilities and service require operations and personnel to deliver the municipal services at the LOS standard expected by the community and provide in the Plan. The Worksheets in this appendix combine the fixed assets with the operational and personnel resources for each benefit-cost center to account for the full battery of resources necessary to maintain the improve municipal facilities and services provided by the City at the LOS standards discussed in this Interim Report. These data and analysis are designed to be updated on a regular basis to assure that the most “recent and localized data” are being used to underpin the established LOS standards.

**TABLE A-1
CULTURE AND RECREATION PARAMETERS
CITY OF MADEIRA BEACH**

<u>CULTURE & RECREATION</u>			
CAPITAL INVESTMENTS	AREA		REPLACEMENT VALUE
IMPROVED LAND (PARCELS) - ACRES		61.025257	\$ 100,813,197
IMPROVED LAND (EASEMENTS AND ROW) - ACRES			\$ -
BUILDINGS AND STRUCTURES - FT ²			\$ 1,753,379
EQUIPMENT			\$ 856,881
TOTAL CAPITAL ASSETS			\$ 103,423,457
SERVICE DELIVERY EXPENSES			
SERVICE PERSONNEL (SALARIES + BENEFITS)			\$ 1,125,193
ANNUAL OPERATIONS EXPENSES		BUDGET	\$ 921,400
TOTAL CULTURE & RECREATION FACILITIES AND SERVICES			\$ 105,470,050
TOTAL MUNICIPAL IMPROVED CULTURE & RECREATION FACILITIES AND SERVICES			\$ 105,470,050
TOTAL IMPROVED ACREAGE		61.025257	
PROPERTY SERVED = BUILDING AREA - FT²		8,871,213	
LOS=IMPROVED ACRES/BUILDING AREA - FT² (61.025257 AC/8,871,213 FT²) =		4.1979408962950e-4 AC/ FT ²	
LOS=IMPROVED FT²/BUILDING AREA - FT² (2,658,260 FT²/8,871,213 FT²) =		0.299650 FT ² / FT ²	

**TABLE A-2
MOBILITY PARAMETERS
CITY OF MADEIRA BEACH**

MOBILITY

CAPITAL INVESTMENTS

IMPROVED LAND (PARCELS) - ACRES
IMPROVED LAND (EASEMENTS AND ROW) - ACRES
BUILDINGS AND STRUCTURES - FT²
EQUIPMENT

AREA	REPLACEMENT VALUE
24.512397	\$ 5,559,117
0	\$ 35,164
	\$ 18,913,483
	\$ 1,050,786
	\$ 25,558,550

TOTAL CAPITAL ASSETS

SERVICE DELIVERY EXPENSES

SERVICE PERSONNEL (SALARIES + BENEFITS)
ANNUAL OPERATIONS EXPENSES

\$ 1,436,586
\$ 3,019,700

TOTAL MOBILITY FACILITIES AND SERVICES

\$ 30,014,836

TOTAL MUNICIPAL IMPROVED MOBILITY FACILITIES AND SERVICES

\$ 30,014,836

TOTAL IMPROVED ACREAGE

24.512397

PROPERTY SERVED = BUILDING AREA - FT²

8,871,213

LOS=IMPROVED ACRES/BUILDING AREA - FT² (24.512397 AC/8,871,213 FT²) =

2.763139268553241e-6

LOS=IMPROVED FT²/BUILDING AREA - FT² (1,067,760 FT²/8,871,213 FT²) =

0.120362

**TABLE A-3
PUBLIC SAFETY PARAMETERS
CITY OF MADEIRA BEACH**

EMS & FIRE

CAPITAL INVESTMENTS

IMPROVED LAND (PARCELS) - ACRES

AREA	REPLACEMENT VALUE
0	\$ -

IMPROVED LAND (EASEMENTS AND ROW) - ACRES

0	\$ -
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BUILDINGS AND STRUCTURES - FT²

	\$ 1,753,379
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EQUIPMENT

	\$ 1,612,567
--	--------------

TOTAL CAPITAL ASSETS

	\$ 3,365,946
--	--------------

SERVICE DELIVERY EXPENSES

SERVICE PERSONNEL (SALARIES + BENEFITS)

	\$ 1,125,193
--	--------------

ANNUAL OPERATIONS EXPENSES

	\$ 203,900
--	------------

TOTAL EMS/FIRE FACILITIES AND SERVICES

	\$ 4,695,039
--	--------------

POLICE

EQUIPMENT

	\$ 2,372
--	----------

PCSO-ILA

	\$ 1,350,984
--	--------------

TOTAL POLICE FACILITIES AND SERVICES

	\$ 1,353,356
--	--------------

TOTAL MUNICIPAL IMPROVED PUBLIC SAFETY FACILITIES AND SERVICES

	\$ 6,048,395
--	--------------

TOTAL IMPROVED ACREAGE

0

PROPERTY SERVED = BUILDING AREA - FT²

8,871,213

LOS=RESPONSE TIME: NINETY PERCENT (90%) WITHIN SEVEN (7) MINUTES /FT²

APPENDIX B

City of Madeira Beach Fixed Assets by Benefit-Cost Centers

The following Worksheets reorganize the City's fixed assets into three (3) primary municipal benefit-cost centers through which these assets are utilized by City staff through ongoing municipal operations to serve the public: Culture and Recreation, Mobility, and Public Safety. The fixed assets data are further categorized into three (3) subsets: land, buildings and structures, and equipment, to arrive at a complete picture of the extent and types of fixed assets necessary to deliver the improved municipal facilities and services for each of the primary municipal benefit-cost centers.

Fixed assets assigned from non-departmental and special projects (local option sales tax) funds have been given a ND or SP suffix to identify their budgetary origin. Where an entire budgetary department is not included within an identified municipal benefit-cost center, fixed assets from other departments have been assigned a two-digit (2-digit) prefix to identify the department of origin.

TABLE B-1

INVENTORY OF CAPITAL SERVICES ASSETS: CULTURE & RECREATION SERVICES
Archibald Park Fund

Archibald Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
505	SHOWER @ D.A.V.	4/19/1984	1,884.53	-
923	PICNIC TABLES	3/21/2014	3,310.58	-
946	ARCHIBALD PARK LIGHTING IMPROVEMENTS	7/30/2015	3,200.00	2,160.00
947	ARCHIBALD PARK RESTROOM IMPROVEMENTS	8/14/2015	5,670.00	3,874.50
948	SDR65 3PT ROLLER ROTARY	2/6/2015	5,350.00	1,426.67
949	JOHN DEERE RAKE	3/20/2015	6,857.00	1,942.82
977	600 HDS BARBER SURF RAKE	2/5/2016	54,900.00	33,985.71
979	ARCHIBALD PARK OUTDOOR ELECTRICAL INSTAL	6/3/2016	7,450.00	6,870.56
993	JOHN DEERE XUV 825i DUMP UTILITY VEHICLE	6/17/2016	20,926.26	13,950.84
1027	ARCHIBALD PARK BEACH PAVILION LIGHTING	6/2/2017	5,500.00	4,766.67
1028	BATTING CAGE NETTING EXTENSION	12/9/2016	13,900.00	5,405.56

1029	INSTALL NEW MANHOLE FOR SOUTH SHOWER	12/2/2016	13,051.00	10,658.32
1030	2017 CHEVY SILVERADO 1500 DUEL CAB	9/29/2017	25,720.00	21,739.52
1051	ABP DRESSING ROOM EXTENSION	5/11/2018	13,216.00	12,665.33
900-ND	ARCHIBALD PARK REHABILITATION	9/30/2014	156,373.33	124,447.09
899-SP	ARCHIBALD PARK REHABILITATION	9/30/2014	882,326.24	702,184.64
901-SP	GROYN <u>GROIN</u> REHABILITATION	8/8/2014	273,852.48	159,747.27
900-ND	ARCHIBALD PARK REHABILITATION	9/30/2014	156,373.33	124,447.09

Archibald

Subtotal		1,649,860.75	1,230,272.59
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Parks Department

Parks Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
314	#103144 1998 DODGE RAM 1500 PICKUP #90	2/12/1999	14,936.95	-
336	#493582 TRAILER, 6'8"X12', #5	9/30/1995	1,385.00	-
340	#103040 1997 FORD F-250 PICKUP #36	10/17/1998	20,036.85	-

344	#103209 DECK MOWER ATTACHMENT	9/1/2000	1,247.56	-
346	TRACTOR, JOHN DEERE MODEL 790 W/CANOPY	1/10/2003	11,381.00	-
399	COMFORT STATION @ JOHN'S PASS PARK	3/23/1981	37,358.00	2,257.03
401	RESTROOMS @ ARCHIBALD PARK	1/11/1988	42,449.55	9,816.42
425	SEAWALL PANELS	9/30/1997	18,420.00	-
426	GROIN REHABILITATION WORK	5/7/1999	56,994.00	-
427	GROIN CONSTRUCTION WORK	3/10/2000	99,927.00	-
435	CITY-WIDE BEAUTIFICATION	9/30/1995	2,817.50	-
437	GROIN CONSTRUCTION	10/23/1985	80,000.00	-
438	GROIN CONSTRUCTION-ADDITIONAL AMOUNT	7/8/1987	23,266.99	-
439	CLEARING OF JOHN'S PASS PARK	1/28/1988	400.00	-
440	CLEARING OF JOHN'S PASS PARK	1/18/1988	1,525.00	-
441	CONCRETE SLABS	4/29/1988	1,200.00	-
442	GROIN REHAB.	9/30/1997	13,174.92	-
447	EROSION CONTROL PROJ - BAL FWD @ 33877	9/30/1992	380,295.20	-

474	CABBAGE PALMS -7 - 137TH AVE BCH ACCESS	8/31/1994	875.00	-
475	REPAIR & REPLACE SIDEWALKS @ D.A.V.	9/14/1994	1,518.55	-
476	FLA POWER PARK-LANDSCAPE/PAVE/SIDEWALK	11/18/1994	9,327.20	-
477	SEA OATS - JOHN'S PASS PARK	9/30/1995	600.00	-
478	VILLAGE PARK IMP - BAL FWD @ 33877	9/30/1992	12,579.28	-
479	KITTY STUART PARK - PMT #1	9/22/1989	4,960.00	-
480	KITTY STUART PARK - PMT #2-5	2/8/1990	53,522.25	-
481	WATER METER - KITTY STUART PARK	9/30/1990	757.00	-
482	SCHOONER PROPERTY IMP-BAL FWD @ 33877	9/30/1992	27,092.09	-
559	KITTY STUART PARK	11/19/1987	200,000.00	200,000.00
561	CAUSEWAY PARK	2/28/2001	1,896,775.30	1,896,775.30
567	2004 FORD F-150 PICKUP W/LIFTGATE #5	1/15/2004	17,167.00	-
585	CAUSEWAY PARK DEVELOPMENT	8/26/2004	663,261.93	428,356.58
586	METAL ROOF/JOHN'S PASS PARK SHELTER	12/11/2003	6,935.00	1,791.52
587	METAL ROOF/JOHN'S PASS PARK RESTROOMS	12/11/2003	5,362.00	1,385.21

615	BRICK PAVERS, 120 LF @ HARBOR DR. PARK	7/21/2005	8,400.00	2,835.00
616	2005 FORD F-250 4X4 PICKUP TRUCK #3	1/27/2005	19,458.99	-
645	ARCHIBALD PARK RESTROOM IMPROVEMENTS	9/30/2006	11,947.23	-
680	BLOWER, 13HP W/TIRES	1/23/2007	1,279.96	-
686	BEACH GROIN REHAB	2/14/2007	56,310.74	23,462.79
687	DUNE WALKOVER REHAB - 132ND AVE.	12/6/2006	15,503.00	6,330.39
688	DUNE WALKOVER REHAB - 133RD AVE.	12/6/2006	7,950.00	3,246.25
689	DUNE WALKOVER REHAB - 134TH AVE.	12/6/2006	5,367.00	2,191.52
700	BELL ARTE PUBLIC IMPROVEMENTS	8/31/2007	58,700.00	25,925.83
751	MOWER, SKAG 52" RIDING MOWER W/SHADE	7/16/2009	6,279.98	471.00
752	DUNE WALKOVER #1 ARCHIBALD PARK	11/10/2008	3,500.00	1,764.58
753	DUNE WALKOVER #2 ARCHIBALD PARK	11/10/2008	3,500.00	1,764.58
754	DUNE WALKOVER #3 ARCHIBALD PARK	12/1/2008	3,500.00	1,779.17
764	SNACK SHACK RENOVATIONS	1/29/2009	67,195.94	34,437.90
794	RESTROOM DOORS	11/1/2010	2,366.00	-

799	50 CAR STOPS AT SOUTH BEACH PARK	11/12/2010	1,040.33	628.51
807	REPLACE ROCKS & PLANTS WITH BAHIA SOD	11/30/2010	1,520.00	316.67
808	COMPOSITE WOOD FOR SB CROSSOVER	2/7/2011	1,300.32	303.41
812	REPLACE SB RESTROOM DOORS	3/29/2011	3,050.00	-
814	REPLACE PLUMBING FIXTURES	3/30/2011	6,443.00	-
816	RESTROOM PARTITIONS AT SOUTH BEACH	3/30/2011	4,647.64	-
821	BEACH DECK ADDITION	9/8/2011	90,087.68	68,816.99
882	SEAWALL REHABILITATION PROJECT	9/30/2013	6,400.00	5,315.57
897	9/11 MEMORIAL	9/30/2014	104,303.03	61,712.64
915	MEDIAN BEAUTIFICATION	9/30/2014	9,995.00	5,913.71
980	BUS STOP STATION	6/3/2016	11,150.00	8,548.33
982	CITY CENTRE FACILITY	4/22/2016	38,539.24	35,327.64
1020	DOG EXERCISE OBSTACLE COURSE	3/9/2017	8,100.00	5,535.00
1021	UMBRELLA TYPE - BUS STOP GULF BLVD.	3/3/2017	11,130.00	8,612.50
1022	ALUMINUM FLOATING DOCK AT ROC PARK	11/4/2016	11,900.00	9,619.17

1038	FDOT BEAUTIFICATION	10/1/2016	342,524.00	274,019.20
885-ND	BEACH WALKOVER PROJECT	9/30/2013	202,922.04	168,538.02
898-SP	9/11 MEMORIAL	9/30/2014	20,000.00	11,833.33
944-SP	KS PARK WALKOVER REPLACEMENT	8/28/2015	12,506.00	8,545.77

Parks

Subtotal		4,866,365.24	3,318,177.53
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Recreation Department

Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
350	#493414 TRACTOR, JOHN DEERE W/ATTACHMENTS	9/30/1995	9,450.00	-
508	CONSTRUCTION OF BALLFIELD @ MB MIDDLE	9/24/1985	26,381.01	-
523	FENCE @ VARIOUS BEACH ACCESSES	8/16/1990	790.47	-
617	FIELD LIGHTS, 2 CONCRETE POLES W/LIGHTS	12/9/2004	23,780.05	7,332.20
618	2005 FORD F-150 PICKUP TRUCK #20	12/16/2004	11,290.00	-

644	STORAGE SHED 10 X 14	5/11/2006	1,625.00	-
648	BALLFIELD #3 LIGHTING	2/16/2006	37,755.25	13,843.61
692	BALLFIELD #1 LIGHTING	10/3/2006	82,728.34	33,091.32
724	LIGHTS - FIELD #2, #4 AND MIDDLE SCHOOL	9/24/2008	113,249.00	56,152.63
780	2010 BLUE BIRD SCHOOL BUS #55	12/21/2009	83,896.00	46,841.93
824	HP KOHLER COMMAND LAWN MOWER	8/25/2011	6,592.26	-
916	FIELD LIGHTING IMPROVEMENTS	3/28/2014	5,572.30	3,018.33
937	ELECTRICAL UPGRADE AT SNACK SHACK	5/1/2015	2,530.00	1,665.58
939	TYLER PARKS AND REC (TPAR) SOFTWARE	8/21/2015	13,105.00	4,805.17
965	CITY CENTRE - FIELD NETTING	9/30/2015	6,400.00	-
968	REC CENTER	3/6/2015	1,330,448.47	1,171,533.80
970	SITE, AMENITIES AND FIELDS	3/6/2015	3,183,474.17	2,803,225.85
974	REC CENTER FFE	3/6/2015	40,161.00	25,769.97
976	R.O.C. PARK	9/30/2015	1,226,845.00	848,567.79
992	JOHN DEERE PR 15 GATOR TX TURF	9/30/2016	8,187.94	5,751.05

996	OUTDOOR CINEMA SYSTEM	12/18/2015	12,999.00	722.17
997	OUTDOOR ELECTRICAL INSTALATION	8/9/2016	11,200.00	10,391.12
999	PLAYGROUND SET	4/22/2016	71,362.11	53,521.58
1000	SCOREBOARDS	12/11/2015	10,500.00	6,250.00
1002	SUNSHADE FOR PICNIC AREA	1/15/2016	12,774.80	9,261.73
1014	BAND SHELL	10/1/2016	46,250.00	41,625.00
1023	PHASE 1-DRY SANDPIPE INSTALL CHILD. OB.P	5/5/2017	21,030.00	18,050.75
1024	2017 ALLSTAR MODEL 21 PASSENGER BUS	3/9/2017	56,288.00	43,556.19
1047	FIRE SPRINKLER SYSTEM	5/4/2018	14,400.00	14,100.00
1015-SP	OBSERVATION DECK BY REC CENTER	5/5/2017	123,000.00	117,191.67
1049-SP	OBSERVATION DECK IMPROVEMENT	11/17/2017	4,000.00	3,877.78
983-SP	CITY CENTRE FACILITY	4/22/2016	6,512.00	5,969.33
557-ND	LAND - BALANCE FWD @ 10/1/1980	10/1/1980	176,373.00	176,373.00
558-ND	GULF BLVD PROPERTY	1/13/1981	5,150.00	5,150.00
560-ND	SCHOONER LAND SWAP - 12962 GULF BLVD.	2/22/1989	71,516.25	71,516.25

885-ND	BEACH WALKOVER PROJECT	9/30/2013	202,922.04	168,538.02
907-ND	SOUTH BEACH CAMERA	8/28/2014	1,124.21	-
928-ND	TOTAL ACTIVE IT PROJECT	10/17/2014	156,639.12	93,983.48
966-ND	CITY HALL	3/6/2015	2,925,463.65	2,576,033.27
969-ND	MULTI-PURPOSE BUILDING	3/6/2015	834,579.59	734,893.69
971-ND	CITY HALL FFE	3/6/2015	133,145.98	85,435.33
972-ND	MULTI-PURPOSE BUILDING FFE	3/6/2015	46,781.02	30,017.83
975-ND	ARCHITECT FEES	3/6/2015	1,012,015.54	891,135.91
978-ND	A/V ROOM RE-BUILD	6/24/2016	5,289.30	4,055.13
981-ND	CITY CENTRE FACILITY	4/22/2016	120,464.76	110,426.03
984-ND	CITY CENTRE GLASS AND MIRROR	3/11/2016	5,758.00	4,270.52
985-ND	CITY CENTRE GYM EQUIPMENT	10/30/2015	7,040.00	-
987-ND	CONCRETE SLAB & CONTAINMENT BUILDING	7/15/2016	13,500.00	10,462.50
989-ND	DUMPSTER & CLAY BIN	1/8/2016	8,850.00	6,416.25
990-ND	DUMPSTER PAD	7/15/2016	6,000.00	4,650.00

1001-ND	SKIRTWALL AT CITY HALL	11/6/2015	7,500.00	5,312.50
1039-ND	CITY CENTRE SIGNAGE	10/1/2017	12,100.25	10,371.64
FI-178	#141030 ACCOUNTING SOFTWARE - MUNIS	9/30/1997	25,540.00	
CS-774	TRACTOR, JOHN DEERE 5085 W/PALLET FORK	6/30/2010	40,520.41	6,753.41
CD-927	2015 FORD F-150 4X2 CREW CAB	4/9/2015	27,328.00	13,664.00
CD-986	COMMUNITY DEVELOPMENT SOFTWARE	1/15/2016	84,352.09	37,958.44
CD-1052	#99 FORD FUSION	3/2/2018	18,594.46	17,044.92
CS-874	SOUND SYSTEM UPGRADES	9/30/2013	10,148.82	4,989.85
CS-908	SOUND SYSTEM UPGRADES	11/7/2013	5,325.00	88.75
<u>948</u>	<u>SDR65 3PT ROLLER ROTARY</u>	<u>2/6/2015</u>	<u>5,350.00</u>	<u>1,426.67</u>

Recreation

Subtotal	12,568,598.66	10,415,657.27
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John's Pass Village

Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
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8	BOR PROPERTY (BLDG) AT JOHN'S PASS	10/1/1987	235,563.81	53,001.85
9	IMPROVEMENTS TO BOR PROPERTY	10/1/1987	25,328.23	5,698.83
10	TANGO BAY RENOVATIONS	2/28/2001	162,304.00	90,619.84
11	BOR PROPERTY (LAND) AT JOHN'S PASS	10/1/1987	414,446.69	414,446.69
13	JOHN'S PASS VILLAGE PHASE III	7/24/2003	1,110,811.75	687,314.82
160	BOARDWALK--BALANCE FWD @ 33877	9/30/1992	413,600.89	-
162	JOHN'S PASS VILLAGE PHASE I	9/30/2001	1,705,770.00	248,758.12
163	CHAMBER INFORMATION CENTER	9/30/2002	28,082.38	5,499.45
690	BELL TOWER CARILLON	8/23/2007	6,000.00	-
698	PELICAN LANE UNDERGROUNDING	10/1/2006	204,538.47	143,176.95
699	JOHN'S PASS BOARDWALK RECONSTRUCTION	12/1/2006	651,934.69	266,206.67
727	WAYFINDING SIGNAGE, JOHN'S PASS VILLAGE	12/10/2007	9,780.00	4,482.50
793	INSTALL 2 TON CONDENSER & AIR HANDLER	11/16/2010	2,800.00	583.33
795	RESTROOM DOORS	11/1/2010	2,052.00	-
796	TILE FOR JPV RESTROOMS	10/26/2010	1,382.40	-

804	INSTALL TILE & DRYWALL IN RESTROOMS	11/30/2010	1,806.25	-
806	INSTALL RESTROOM DOORS	12/6/2010	1,800.00	-
813	CONSTRUCT STAIRWAY TO JOHN'S PASS	3/29/2011	6,118.75	-
818	REPLACE HAND RAILS AT JP	5/12/2011	2,220.00	573.50
859	HAND RAIL INSTALLATION	2/23/2012	2,500.00	833.33
861	PILING REHABILITATION	8/30/2012	24,500.00	16,945.83
862	PILING REHABILITATION	4/27/2012	750.00	506.25
917	BRICK PAVERS13025 VILLAGE BLVD	9/26/2014	6,048.00	3,578.40
918	SIDEWALK IMPROVEMENTS	8/28/2014	2,350.95	1,371.39
919	BEAUTIFICATION 12930 VILLAGE BLVD	8/28/2014	11,100.00	6,475.00
991	FANTASY PLANET BUILDING IMPROVEMENT	11/13/2015	14,185.00	12,116.35
994	JPV NEW ELECTRICAL SERVICE & LIGHT SIGN	6/3/2016	11,000.00	8,433.33
998	PALM TREE LIGHTING	6/3/2016	11,700.00	8,970.00
1025	JOHN'S PASS VILLAGE LIGHTING IMPROVEMENT	6/30/2017	362,835.00	314,457.00
1026	JOHN'S PASS PARKING CONCRETE REMOVAL	11/4/2016	16,625.00	13,438.54

**Johns Pass
Village**

Subtotal

5,449,934.26

2,307,487.97

Key



LAND



FACILITIES



EQUIPMENT

TABLE B-2

**INVENTORY OF CAPITAL SERVICES ASSETS: MOBILITY SERVICES
Central Services, Streets**

CS, Streets Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
75	STREET PAVING	7/31/1999	54,411.00	33,433.19
296	#010004 BOBCAT, MODEL 553F	3/16/2001	11,584.00	-
448	STREETS & DRAINAGE - BAL FWD @ 33877	9/30/1992	1,407,731.84	-
449	SIDEWALKS - 133RD AVE.	6/15/1993	2,070.00	-
450	CURBING - 133RD AVE & BOCA CIEGA DR.	9/30/1993	3,418.00	-
451	STREET RESURFACING	10/21/1993	72,291.52	-

452	STREET RESURFACING / VARIOUS STREETS	9/14/1994	71,696.35	-
453	CRYSTAL ISLAND BRIDGE REPAIR-PMT #1	6/17/1993	20,342.88	-
454	CRYSTAL ISLAND BRIDGE REPAIR-PMT #2	12/22/1993	28,633.61	-
455	CRYSTAL ISLAND BRIDGE REPAIR-FINAL PMT	4/30/1995	2,577.71	-
456	STREET RESURFACING	9/30/1995	40,055.34	-
457	STREET RESURFACING - NORMANDY DR.	9/30/1996	3,320.00	-
458	STREET RESURFACING - OLD GULF BLVD.	9/30/1996	1,275.00	-
459	SIDEWALK - MADEIRA WAY	9/30/1996	1,224.00	-
460	STREET & PARKING LOT RESURFACING	2/6/1997	76,338.56	-
461	132RD AVE. PUMP STATION REHAB.	9/30/1998	1,875.00	-
462	STREET RESURFACING - BOCA CIEGA AREA	2/5/1999	41,694.98	-
463	FORCE MAIN REPLACE-CRYSTAL ISLAND BRIDGE	3/26/1999	59,448.22	30,343.35
464	POLE & FIXTURE/J.P. SECURITY LIGHTS	3/8/2002	1,534.00	-
465	SECURITY LIGHTS (8)-JOHN'S PASS BOARDWLK	9/13/2002	4,955.68	-
579	WINCH, 6 TON, TRUCK #19	9/2/2004	2,084.05	-

591	PAVING (MILL & OVERLAY) BAY POINT DR.	5/6/2004	69,912.00	44,714.55
601	SIDEWALK, 140TH AVE/ISLAND DR-BAY PT DR	6/2/2005	46,410.00	30,939.99
602	STREET RESURFACING, S. BAYSHORE DR.	8/18/2005	21,099.49	-
604	ARROWBOARD, 15 LIGHT SOLAR	12/9/2004	3,965.10	-
646	CURB & GUTTER REPLACEMENTS	9/30/2006	12,629.96	2,455.82
647	SEAWALL REPLACEMENTS	9/30/2006	156,043.50	30,341.79
652	140TH AVENUE UNDERGROUNDING	9/30/2006	38,787.50	27,040.48
653	140TH AVENUE UNDERGROUNDING	9/30/2006	226,078.00	157,783.60
665	PELICAN LANE - MILLING AND ASPHALT	11/21/2006	58,430.99	23,615.85
666	PRUITT DRIVE - MILLING AND ASPHALT	6/15/2007	52,980.00	23,178.75
667	PAVING - KITTY STUART PARK	8/4/2007	3,480.00	1,537.00
668	REX PLACE - MILLING AND ASPHALT	8/31/2007	35,294.00	15,735.24
669	CURBING - PRUITT DRIVE	6/11/2007	1,220.00	528.67
670	CURBING - LILLIAN DRIVE	6/11/2007	14,640.00	6,344.00
671	CURBING - MISC.	8/24/2007	3,112.50	1,387.66

672	STREET STRIPING - MISC.	8/24/2007	2,810.00	1,252.79
691	CRYSTAL ISLAND BRIDGE	10/1/2006	2,021,621.37	1,415,134.98
708	PAVING 130TH AVE LOT 877 SQ FT	4/14/2008	4,003.05	1,901.46
709	CURB & GUTTER, JOHN'S PASS AVE, 85 LN FT	10/9/2007	2,616.18	1,177.27
710	CROSSWALK SIGNAL, GULF BLVD @ COUNTY PK	12/28/2007	9,181.80	-
711	LOADER, 2005 JOHN DEERE 310SG (USED)	1/24/2008	40,600.00	-
742	CURB CRYSTAL DR. 130 LF	11/6/2008	4,780.00	2,409.92
743	MADEIRA WAY PARKING IMPROVEMENTS	6/24/2009	6,683.00	3,564.27
744	BARBAR SURF RAKE MODEL 600HDS	12/18/2008	45,868.00	764.47
745	2009 FORD F-250 PICKUP #40 W/FLATBED	3/4/2009	24,528.00	-
775	CURBING 140TH AVE/PRUITT DR 114 LF	11/18/2009	3,379.56	1,872.82
802	BRICK PAVERS 133 AVE PARK	11/9/2010	5,137.00	-
840	DESIGN SPECS FOR BEACH GROINS	2/23/2012	800.00	444.46
841	FRDAP GRANT APPLICATION FOR ARCHIBALD	9/30/2012	1,372.50	815.88
850	TIRE CHANGER	12/29/2011	6,100.00	-

851	MILLERMATAC	3/15/2012	2,135.46	729.61
852	LAZER STRIPING MACHINE	11/18/2011	3,139.26	967.94
894-SP	STREET RESURFACING	9/30/2013	14,250.00	7,006.25

CS, Streets

Subtotal 4,851,649.96 1,867,422.06

Parking

Parking Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
717	CHANGE MACHINE, STANDARD MC700	7/21/2008	2,720.08	-
746	2009 FORD EXPLORER #C-25	11/24/2008	23,354.00	-
842	COIN SORTER COUNTER MACHINE	9/20/2012	4,980.00	1,950.50
888	PARKING PAY STATIONS	9/30/2013	99,990.24	49,161.87
1048	29 NEW PARKING METER STATIONS	12/21/2017	258,759.46	215,632.88

Parking

Subtotal		389,803.78	266,745.25
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Marina

Marina Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
135	STORAGE SHED	11/13/1995	1,185.00	-
141	SIGN	11/18/1983	5,000.00	-
143	PARKING LOT FENCE	11/21/1994	4,893.00	-
144	AUTOMATIC GATE	2/13/1995	4,233.00	-
146	REBUILD CATWALKS	6/6/1995	4,780.00	-
154	MARINA SEWER HOOKUP	2/24/1998	25,963.00	15,231.63
155	PAVING	1/15/1999	24,512.00	-
157	REFRIGERATOR GDM-47	12/20/2002	1,701.79	-
158	REFRIGERATOR GDM-45	12/20/2002	1,701.79	-
556	FLOATING DOCK	7/31/2003	3,596.39	-

654	FLOATING DOCKS	4/27/2006	3,305.78	550.96
726	GATE OPERATOR, ELITE SL-3000	1/18/2008	3,516.00	-
759	GANGWAY ALUMINUM 4' X 60'	2/16/2009	14,157.60	7,314.76
760	FLOATING DOCK ALUMINUM 12' X 25'	2/16/2009	10,119.20	5,228.25
761	FLOATING DOCK ALUMINUM 12' X 25 '	2/16/2009	10,119.20	5,228.25
762	BOAT RAMP	3/30/2009	168,695.89	87,862.45
783	FUEL TANK REPLACEMENT	10/15/2009	266,799.04	146,739.49
784	PAVING OVER FUEL TANKS	10/9/2009	13,200.00	7,260.00
785	FUEL DISPENSERS	10/8/2009	26,962.75	14,829.49
786	PERISTALTIC PUMP OUT	2/5/2010	11,564.00	1,541.87
787	PERISTALTIC PUMP OUT	3/17/2010	14,207.00	2,012.66
788	LAPTOP COMPUTER, DELL LATITUDE E6500	12/27/2009	2,009.21	-
826	MARINA SOFTWARE	6/15/2011	14,902.95	3,974.14
827	SECURITY SYSTEM & CAMERAS	6/17/2011	5,311.00	1,416.27
828	SHIP STORE	8/1/2011	454,721.63	346,093.67

829	FIRE ALARM & SECURITY SYSTEM	8/11/2011	5,805.00	1,644.75
865	CHAMBER BUILDING - ASBESTOS SURVEY	10/1/2011	1,120.00	728.00
866	CHAMBER BUILDING - DEMOLITION	10/1/2011	4,650.00	3,022.50
867	SHIP STORE - BOAT LIFT PERMITS	10/1/2011	1,167.13	758.61
868	SHIP STORE - SECURITY SYSTEM	10/1/2011	5,311.00	3,452.15
869	SHIP STORE - ASBESTOS REMOVAL	10/1/2011	1,850.00	1,202.50
870	SHIP STORE - SOFTWARE SYSTEM	10/1/2011	14,902.95	9,686.90
871	SHIP STORE - SUBMERGED LAND LEASE	10/1/2011	9,751.40	6,338.41
872	SHIP STORE - SURVEYING	10/1/2011	1,250.00	812.50
890	MARINA DOCK ELECTRICAL POWER SUPPLY RHAB	9/30/2013	7,100.00	3,490.83
892	BOAT SLIP MASTER PLAN	9/30/2013	72,917.89	60,562.34
905	FUEL PUMP IMPROVEMENT	9/30/2014	1,265.50	-
914	MARINA FENCING	6/13/2014	1,507.00	-
920	FENCE GATE AND ROLLERS	9/30/2014	1,500.00	-
929	MARINA B DOCK REPLACEMENT 1 OF 2	7/1/2015	325,878.68	255,271.63

930	MARINA B DOCK REPLACEMENT 2 OF 2	7/1/2015	440,897.17	345,369.45
942	PUMP-OUT SYSTEM 3 OF 3	8/28/2015	3,579.00	1,312.30
959	SECURITY FENCING AT MARINA	10/24/2014	2,850.00	1,710.00
960	FENCING AT PUBLIC WORKS YARD	11/26/2014	1,100.00	669.17
961	2015 DODGE 2500 4X4 TRUCK	4/2/2015	33,124.00	13,801.66
963	MARINA SIGN	10/1/2014	9,350.00	5,610.00
1007	MARINA A DOCK IMPROVEMENT PROJECT	1/8/2016	338,672.00	245,537.20
1008	MARINA DRY STORAGE IMPROVEMENTS	9/30/2016	14,800.00	11,716.67
1009	MARINA POINT OF SALE UPGRADE	4/1/2016	10,987.95	5,493.97
995-ND	MARINA A DOCK IMPROVEMENT PROJECT	1/8/2016	297,884.60	215,966.33
940-SP	PUMP-OUT SYSTEM 1 OF 3	8/28/2015	4,798.00	1,759.27
941-SP	PUMP-OUT SYSTEM 2 OF 3	8/28/2015	5,850.00	2,145.00
943-SP	MARINA B DOCK ELECTRICAL REPLACEMENT	8/21/2015	17,941.00	12,259.68
945-SP	CITY HALL DOCK REPLACEMENT	6/25/2015	37,695.72	29,318.89

Marina

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Subtotal		2,772,663.21	1,884,924.60
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Stormwater

Stormwater Asset #	Description	Acquired Date	Acquired Cost	Current Book Value
33	DRAINAGE IMPROVEMENTS	12/28/1982	12,765.00	3,618.10
102	REEL/CABLE FOR MINICAM	8/13/1991	2,250.00	-
106	1999 QUICKLOAD TRAILER	8/16/1999	1,590.00	-
109	FILTRATION UNIT	8/31/2000	10,000.00	-
111	DRAINAGE DITCH	4/30/1992	1,471.00	691.02
112	DRAINAGE OUTFALL	6/14/1992	24,997.00	11,832.02
113	141 AVE PUMP STATION	9/30/1993	40,719.00	20,291.37
114	141 AVE PUMP STATION	1/20/1994	32,279.00	16,300.86
116	BAYPOINT DR. CURBING	6/24/1998	13,559.00	8,044.79
117	REPLACE CURBING-JOHN'S PASS	3/10/1998	1,872.00	1,101.32

118	CLEAN & TELEWISE STORM DRAINS	10/24/1997	4,995.00	-
121	CURBS & SIDEWALKS	6/30/1999	19,905.00	10,283.81
122	HANDICAP RAMP	7/31/1999	2,350.00	1,218.96
125	S/W IMPROV-HARBOR DR.	4/20/2001	12,707.00	8,259.52
126	STORMDRAIN REPLACEMENT @ 356-145TH AVE.	8/14/2003	25,200.00	17,556.00
595	STORMDRAIN IMPROVEMENT-BOCA CIEGA DR.	12/30/2003	18,464.40	11,617.13
623	JACK HAMMER, HEX DRIVE BREAKER HAMMER	1/20/2005	1,349.10	-
650	140TH AVENUE IMPROVEMENTS	4/20/2006	1,686,919.61	1,159,757.23
679	2007 FORD RANGER W/LIFT GATE #97	3/12/2007	16,386.57	_____
728	STORMWATER PUMP STATION - 141ST AVE	2/28/2008	608,849.50	446,489.61
791	CAMERA HEAD FOR TV CAMERA	10/1/2010	1,174.49	-
809	2011 FORD F-350	2/14/2011	18,112.00	_____
815	INSTALL DRAINS & STORMDRAIN CURBING	4/29/2011	9,314.00	2,328.50
817	INSTALL BODY/CRANE	4/22/2011	6,072.42	-
822	STEEL GRATES	9/2/2011	2,040.00	-

831	6" TRASH PUMP HONDA 24 TRAILER	11/3/2011	11,065.00	3,411.71
856	STORM DRAIN REPAIR	9/20/2012	7,142.87	6,056.57
857	STORM DRAIN REPIAR	9/30/2012	8,539.50	3,344.64
858	STORM DRAIN REPAIR	9/30/2012	8,772.70	3,435.97
884	SEAWALL REHABILITATION PROJECT	9/30/2013	12,500.00	10,381.93
903	STORM SEWER REPAIR 176 REX PLACE	7/11/2014	11,500.00	6,612.50
926	STORMWATER MASTER PLAN	9/30/2014	43,693.57	25,852.02
951	STORMWATER EASEMENT	5/29/2015	5,000.00	5,000.00
952	SW DRAIN/RDWY IMP: 140TH AVE-CONST	4/16/2015	24,473.75	20,190.84
953	SW DRAIN/RDWY IMP:CRYSTAL/FLAMINGO DR-CONST	4/9/2015	42,299.30	34,896.92
954	SW DRAIN/RDWY IMP: LILLIAN ROAD-CONSTR	3/13/2015	76,714.15	62,969.52
955	STORM SEWER LINING	2/20/2015	7,460.00	6,092.33
956	SW DRAIN/RDWY IMP: REX PLACE-CONSTR	2/20/2015	14,800.00	12,086.67
957	SW DRAIN/RDWY IMP: LILLIAN RD (ENGINEER)	12/19/2014	8,552.50	6,913.27
958	RCLM WTR SVC CONECT: 214 BOARDWALK PLACE	11/26/2014	1,390.00	1,117.79

964	STORM SEWER LINING	2/20/2015	129,643.00	105,875.12
1003	2016 CHEVY SILVERADO 2500HD 4WD 2CAB PK	7/22/2016	34,504.95	23,414.07
1004	2016 CHEVY SILVERADO 2500HD 4WD 2CAB PK	7/22/2016	34,504.95	23,414.07
1005	DRAINAGE & RDWY:CRYSTAL ISL/NORMANDY CON	4/1/2016	350,574.98	306,753.11
1010	STORMWATER POINT REPAIRS	3/11/2016	5,000.00	4,354.17
1011	STORMWATER POINT REPAIRS: 355 14 AVE	7/15/2016	5,000.00	4,437.50
1013	STORMWATER POINT REPAIRS	9/2/2016	5,800.00	5,195.83
1034	REPLACE RCP PIPE & INTO SEAWALL	7/28/2017	48,390.00	45,365.62
1035	DREDGING AT 15459 FOR STORM OUTFALL	2/10/2007	14,500.00	13,291.67
1036	INSTALL OF 140 LF MOD VALLEY CURB	12/2/2016	5,840.00	5,304.67
1037	ENGINEERING & SURVEYING N. BAYSHORE/PARS	8/11/2017	185,459.00	174,640.56
1041	BOCA CIEGA AVE PROJECT 1B	8/17/2018	3,784,610.57	3,753,072.15
1042	REX PLACE PROJECT	9/11/2018	1,028,195.97	1,023,911.82
1043	ENGINEERING FOR SW IMPROVEMENTS	10/1/2017	8,613.50	4,306.75
1053	SW REPAIR/BACKFLOW PREVENTION	7/13/2018	30,885.00	30,498.94

1054	2018 ELGIN WHIRLWIND STREET SWEEPER	7/6/2018	294,345.00	286,986.37
1055	BOCA CIEGA AVE PROJECT 1C	8/17/2018	461,394.60	457,549.64
988-SP	DRAINAGE & RDWY: CRYSTAL ISL/NORMANDY CON	4/1/2016	354,983.22	310,610.32
1040-SP	BOCA CIEGA AVE PROJECT 1A	8/17/2018	200,191.78	198,523.52
1031-ND	GULF BLVD. IMPROVEMENTS PHASE 1	9/1/2017	2,036,838.36	1,963,285.87
893-SP	SEAWALL REHABILITATION PROJECT	9/30/2013	122,225.00	101,514.64
921-SP	2014 FORD EXPLORER 4X4	6/27/2014	28,147.00	3,752.93
922-SP	2014 POLARIS RANGER 400	3/21/2014	11,853.00	987.75
1050-SP	2017 FORD EXPLORER 4X4	11/20/2017	31,986.00	27,797.36
846-ND	CURRENCY SCANNER SORTER	9/27/2012	2,819.00	-
883-ND	SEAWALL REHABILITATION PROJECT	9/30/2013	155,650.00	129,275.99
902-ND	COMMERCIAL SCANNER	4/18/2014	5,220.00	-
CS-100	LAND - LIFT STATION EASEMENTS	10/1/1953	20,413.00	20,413.00

Stormwater

Subtotal

12,256,832.31 10,952,286.36

Key

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	LAND
	FACILITIES
	EQUIPMENT

TABLE B-3
INVENTORY OF CAPITAL SERVICES ASSETS: PUBLIC SAFETY SERVICES
EMS/FIRE

Asset #	Description	Acquired Cost
266	#010021 OUTDOOR WARNING/PUBLIC ADDRESS SYSTEM	31,570.61
605	2004 PIERCE ENFORCER FIRE PUMPER	353,820.00
607	RADIO, PORTABLE, MOTOROLA XTS5000	3,308.00
609	OPTICOM / GULF BLVD @ 140TH AVE #938	5,879.00
610	OPTICOM / GULF BLVD @ 150TH AVE #936	5,879.00
636	WASHING MACHINE, CONTINENTAL	4,065.00
693	OPTICOM / GULF BLVD @ MADEIRA WAY #934	3,564.00
694	OPTICOM / DUHME @ AMERICAN LEGION #931	1,675.00
695	OPTICOM / 150TH AVE. @ MADEIRA WAY #935	7,713.78
696	OPTICOM / 150TH AVE. @ DUHME RD. #932	7,713.77
712	HOSE RACK, GEARGRID	1,714.00
715	RESCUE SAW, STIHL TS-700 14"	1,003.26
875	FIRE DEPT. HOSES	8,463.10
877	FIRE DEPT. TOUGHBOOK LAPTOPS	7,451.04
886-ND	FIRE DEPT. EXTRACTION EQUIPMENT	17,750.00
891	FIRE DEPT. SCBA AIR TANKS	93,546.81
909	FIRE HOSES	1,727.37
910	TOUGHBOOKS	3,864.48
911	CUSTOM BED FOR POLARIS	4,000.00
912	POWER ROLLER W/5" COUPLING JAW	8,195.00
913	DIGITAL STATION ENCODER	10,662.00

921-SP	2014 FORD EXPLORER 4X4	28,147.00
931	SHARK FIXTURE AT FIRE STATION	1,000.00
932	EMS JET SKIS (2) & OUTFITTING	30,811.40
933	FIRE STATION FACILITY COMPONENTS	3,743.52
934	BUNKER GEAR - BELK	2,584.72
935	BUNKER GEAR - CHILDERS	2,584.72
967	FIRE STATION	1,753,379.05
973	FIRE STATION FFE	75,565.00
1016	SAUNA ROOM AT FIRE HOUSE	10,754.91
1017	SECURITY SYSTEM AT FIRE HOUSE	5,954.94
1018	ELECTRONIC UPGRADES AT FIRE HOUSE	7,334.50
1019-SP	2017 FIRE TRUCK INCLUDING FIREHOSE & HEA	713,027.36
1045	EXTRICATION TOOLS FOR T25	17,644.00
1046	SOFTWARE (MOBILE-EYES)	9,220.00
1050-SP	2017 FORD EXPLORER 4X4	31,986.00
1061	CONCRETE APPROACHES FIRE STATION	62,091.05
1062	APX 8000 PORTABLE RADIOS	14,568.06
1063	FIRE STATION A/C UNITS	11,985.00

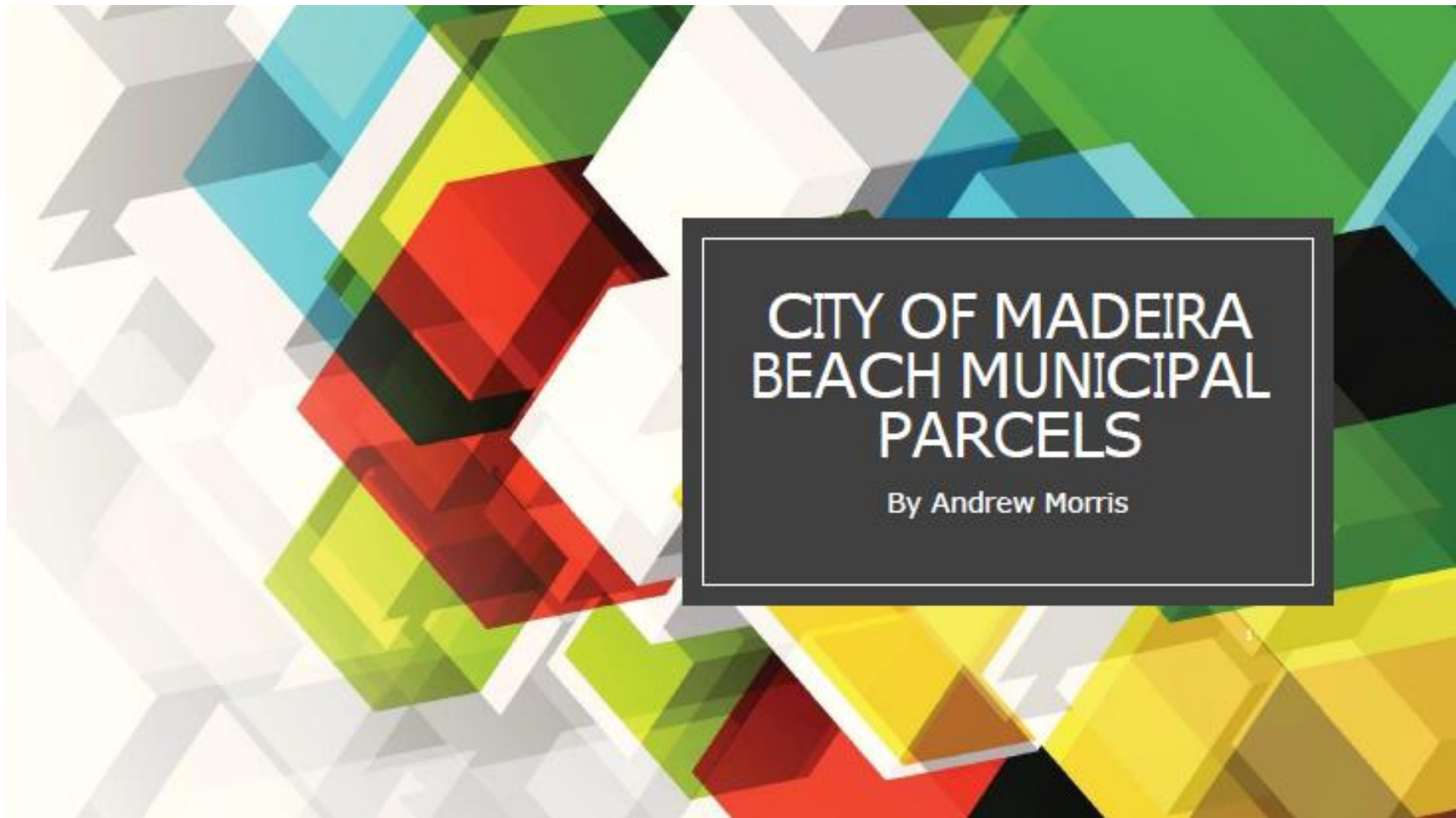
3,365,946.45

APPENDIX C

City of Madeira Beach Municipal Lands Inventory

The majority of the value in the City's fixed assets is in its barrier island land holdings. City staff are in the process of establishing a Geographic Information System ("GIS") to improve staff's ability to perform geospatial analysis of issues of municipal concern or importance as they arise. This technology is quite common-place now in municipal government and the data the GIS contains for analytical purposes will prove essential as the City moves forward with proportionate-share development fees and other advanced municipal endeavors in the future.

The following worksheets were supplied by the City's Community Development Department and provide a visual capture of the real estate owned by the City, its rough area in acreage, and its value according to the Pinellas County Property Appraiser. These data provide the bases for the acres of improved municipal facilities and services that determine the numerator for the LOS standards for improved municipal culture and recreation, and mobility facilities and services.



Municipal Owned Parcels Summary Table

OBJECTID	SLEGAL	PARUSEDSC	Zoning	ACRES	LANDSQFOOT	PHYADDR1	PARCELID	LANDVAL
1	GULF SHORES SUB	VACANT COMMERCIAL	R-3	0.081	3520 GULF BLVD	09-31-15-34306-001-0100	0500	
2	WILLIAMS, BILL	VACANT COMMERCIAL	R-2	0.085	3549 129TH AVE E	15-31-15-47546-002-0110	177264	
3	GULF SHORES 2ND ADD	VACANT COMMERCIAL	R-3	0.140	6364 GULF BLVD	10-31-15-34344-001-0011	949025	
4	LONE PALM BEACH	VACANT COMMERCIAL	R-1	0.174	7584 HARBOR DR	09-31-15-52032-000-0360	85	
5	MADDERA BEACH MARINA BEING	AIRPORTS (PRIVATE OR COMMERCIAL), BUS TERMINALS, MARINE TERMINALS, PIERS, MARINAS	C-4	5.502	256870 503 150TH AVE	09-31-15-00000-140-0300	5210440	
6	WILLIAMS, BILL	VACANT COMMERCIAL	C-1	0.060	3669 VILLAGE BLVD	15-31-15-47012-000-0270	205700	
7	MITCHELL'S BEACH REVISED	VACANT COMMERCIAL	C-3	0.109	6716 GULF BLVD	15-31-15-58320-011-0070	349719	
8	MITCHELL'S BEACH REVISED	LEASEHOLD INTERESTS (GOVERNMENT-OWNED PROPERTY LEASED BY A NON-GOVERNMENTAL LESSEE)	C-1	0.222	9882 12628 VILLAGE BLVD	15-31-15-58320-040-0200	889606	
9	GULF SHORES 3RD ADD HILPARK	VACANT COMMERCIAL	R-1	0.130	4630 W BAYSHORE LK	10-31-15-34352-013-0270	240670	
10	WILLIAMS, BILL	VACANT COMMERCIAL	R-3	0.066	4154 129TH AVE E	15-31-15-47546-001-0130	259146	
11	USALYADOLLO BEING A 5TH ADD	VACANT COMMERCIAL	R-3	0.043	1891 GULF BLVD	09-31-15-00000-410-0200	0500	
12	BAY POINT ESTATES 1ST ADD	VACANT COMMERCIAL	R-1	0.085	4145 SUNSET CV	10-31-15-04402-005-0240	850	
13	MITCHELL'S BEACH REVISED	VACANT COMMERCIAL	R-3	0.300	15499 GULF BLVD	15-31-15-58320-005-0130	1119809	
14	BAY POINT ESTATES 2ND ADD	VACANT RESIDENTIAL	R-1	0.219	9257 BAY POINT DR	10-31-15-04500-000-0000	373051	
15	MITCHELL'S BEACH REVISED	VACANT COMMERCIAL	R-3	0.155	6743 GULF BLVD	15-31-15-58320-005-0050	514420	
16	LONE PALM BEACH 5TH ADD	VACANT COMMERCIAL	C-3	0.032	1407 1ST ST E	09-31-15-52014-004-0141	85	
17	PARK AREA, BEING PT LOT 13	VACANT COMMERCIAL	R-3	2.570	112224 GULF LN	15-31-15-00000-420-0100	10440300	
18	CRYSTAL ISLAND 1ST ADD	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS	R-1	1.895	73852 LILLIAN DR	10-31-15-19960-000-0000	1255407	
19	CRYSTAL ISLAND	VACANT RESIDENTIAL	R-1	0.023	1002 PLAMINGO DR	10-31-15-19960-000-0561	49426	
20	PART OF SE 1/4 OF SEC 1830	FOREST, PARKS, RECREATIONAL AREAS	P-RP	1.51	85771 101TH AVE	09-31-15-00000-140-0470	7457210	
21	CITY HALL COMPLEX DESC AS	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS	P-RP	20.354	302590 300 MUNICIPAL DR	09-31-15-00000-130-0100	13408020	
22	GULF SHORES 4TH ADD	VACANT RESIDENTIAL	R-1	0.090	2490 S BAYSHORE LK	10-31-15-34306-010-0070	345760	
23	ELLEN SUB	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS	C-1	0.412	17829 VILLAGE BLVD	15-31-15-25032-000-0010	1219219	
24	MADDERA BEACH VETS PARK	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS	R-3	2.351	196246 10102 GULF BLVD	09-31-15-00000-130-0300	10332570	

Municipal Owned Parcels Summary Map





Parcel 1:Gulf Shores Sub

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF BLVD
Parcel ID	09-31-15-34308-001-0160
Zoning	R-3
Acres	0.081
Land Square Foot	3520
Land Value	\$8500

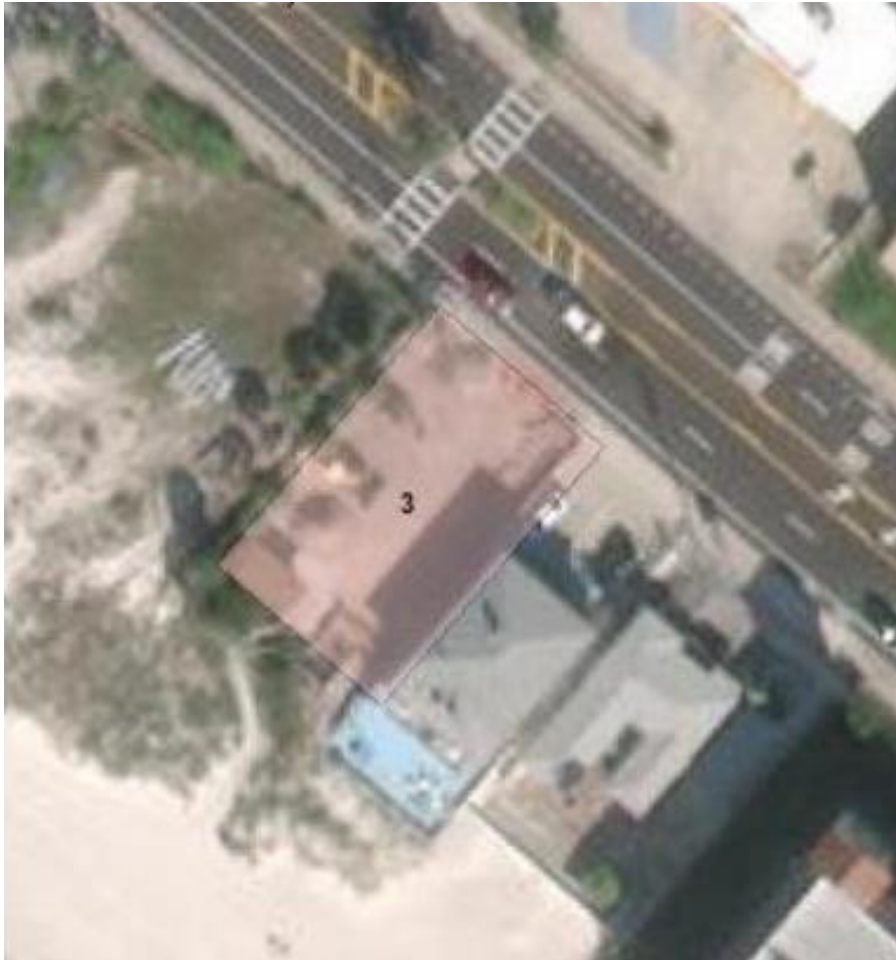
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Parcel 2: William's, Bill

Attribute	Values
Description	VACANT COMMERCIAL
Address	129TH AVE E
Parcel ID	15-31-15-97848-002-0110
Zoning	R-2
Acres	0.065
Land Square Foot	2849
Land Value	\$177,934

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Parcel 3: Gulf Shores 2nd Add

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF BLVD
Parcel ID	10-31-15-34344-001-0011
Zoning	R-3
Acres	0.146
Land Square Foot	6364
Land Value	\$949,025

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Parcel 4: Lone Palm Beach

Attribute	Values
Description	VACANT COMMERCIAL
Address	HARBOR DR
Parcel ID	09-31-15-52632-000-0390
Zoning	R-1
Acres	0.174
Land Square Foot	7584
Land Value	\$85

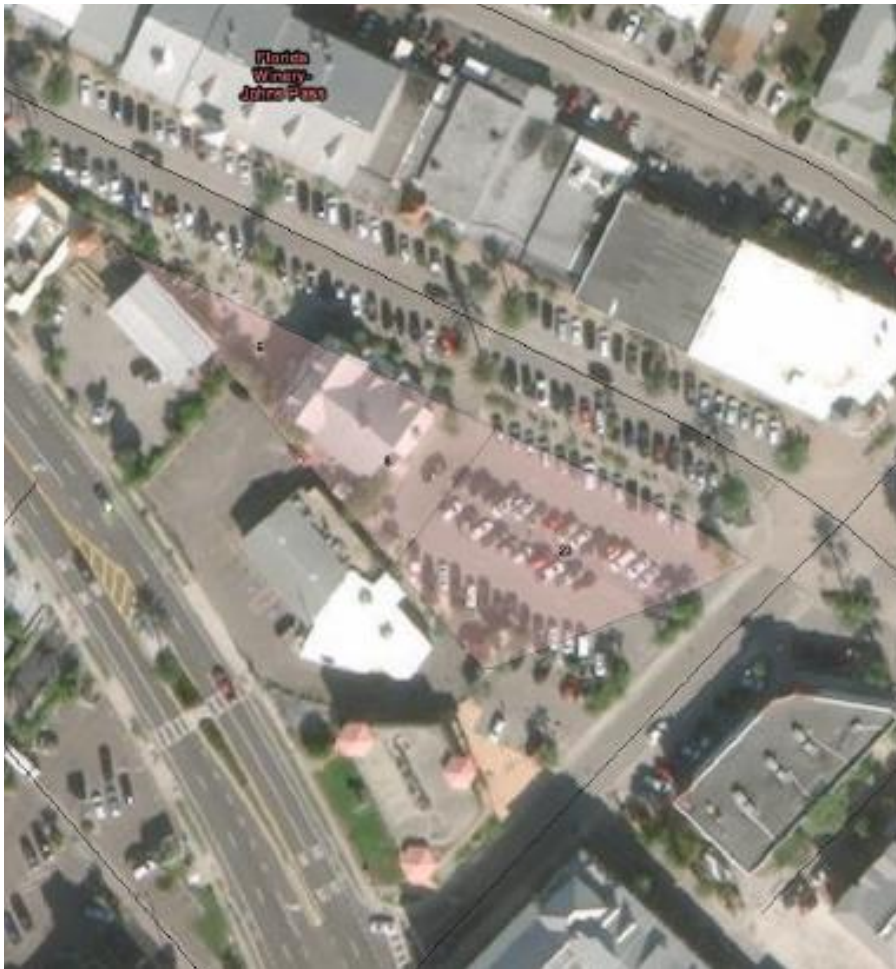
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Parcel 5: Madeira Beach Marina

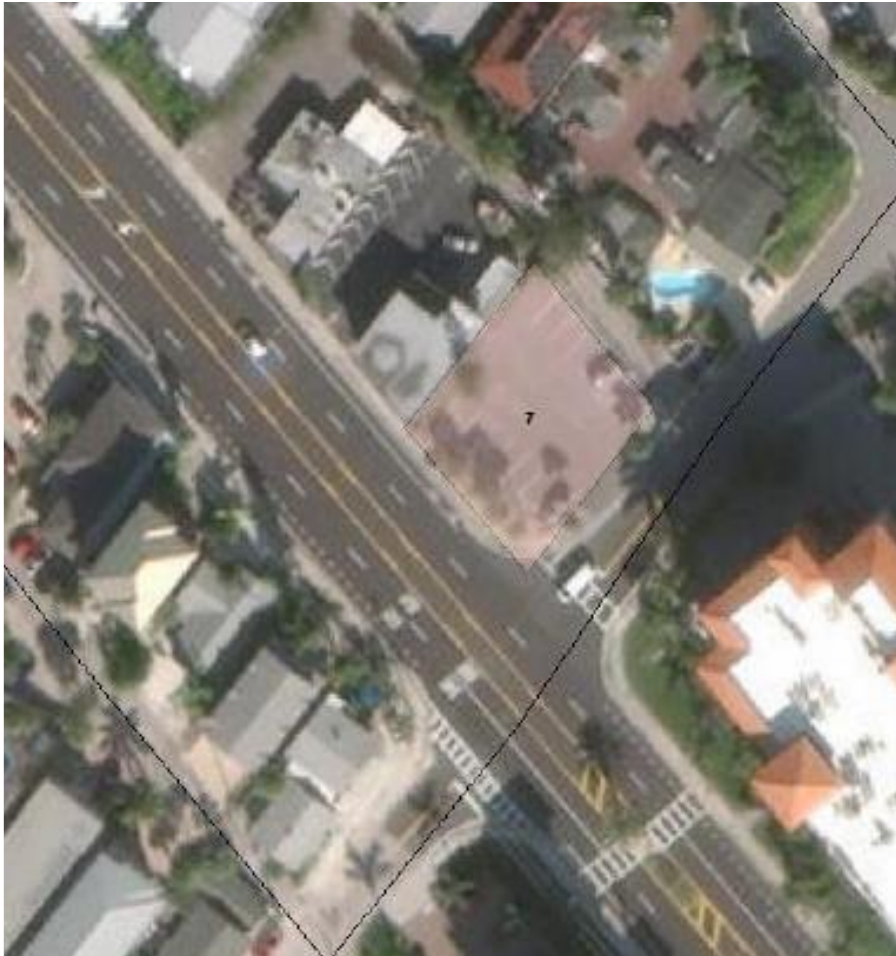
Attribute	Values
Description	AIRPORTS (PRIVATE OR COMMERCIAL), BUS TERMINALS, MARINE TERMINALS, PIERS, MARINAS
Address	503 150TH AVE
Parcel ID	09-31-15-00000-140-0300
Zoning	C-4
Acres	5.502
Land Square Foot	239,676
Land Value	\$5,210,440

8



Parcel 6: William's, Bill

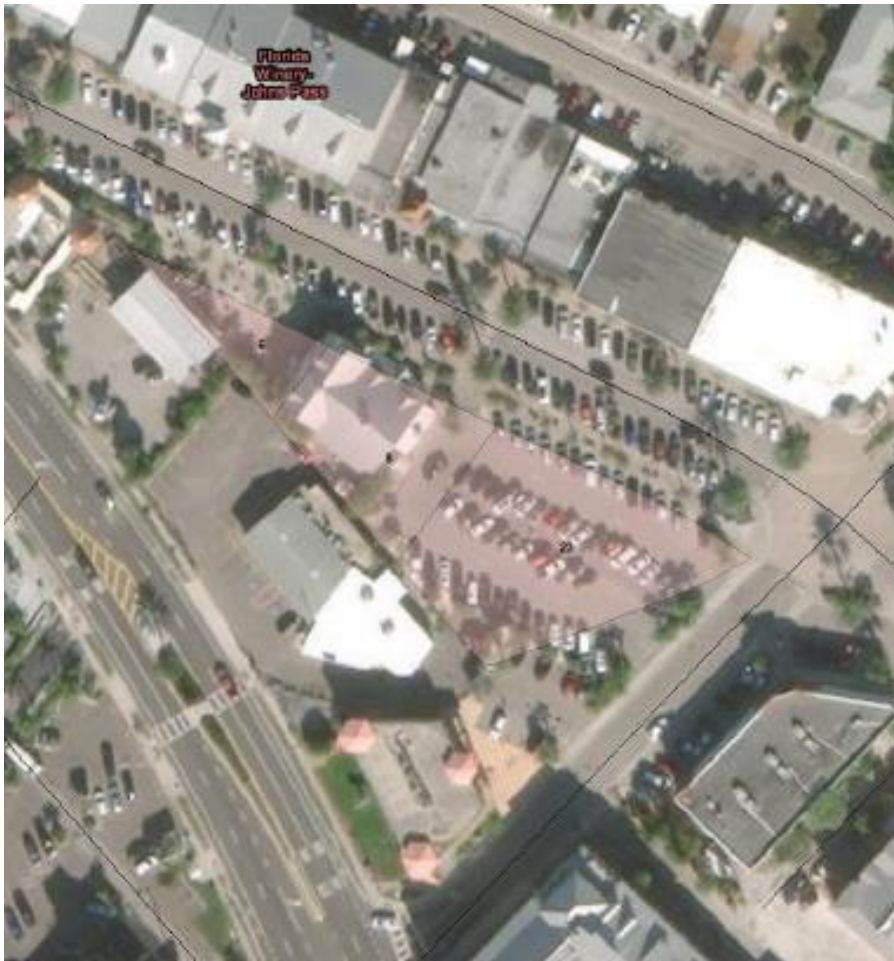
Attribute	Values
Description	VACANT COMMERCIAL
Address	VILLAGE BLVD
Parcel ID	15-31-15-97812-000-0270
Zoning	C-1
Acres	0.092
Land Square Foot	3999
Land Value	\$205,700



Parcel 7: Mitchell's Beach Revised

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF BLVD
Parcel ID	15-31-15-58320-011-0010
Zoning	C-3
Acres	0.159
Land Square Foot	6774
Land Value	\$346,119

10



Parcel 8: Mitchell's Beach Revised

Attribute	Values
Description	LEASEHOLD INTERESTS (GOVERNMENT-OWNED PROPERTY LEASED BY A NON-GOVERNMENTAL LESSEE)
Address	12928 VILLAGE BLVD
Parcel ID	15-31-15-58320-043-0200
Zoning	C-1
Acres	0.222
Land Square Foot	9692
Land Value	\$689,609

11



Parcel 9: Gulf Shores 3rd Add Replat

Attribute	Values
Description	VACANT COMMERCIAL
Address	N BAYSHOREDR
Parcel ID	10-31-15-34362-013- 0210
Zoning	R-1
Acres	0.106
Land Square Foot	4626
Land Value	\$248,676

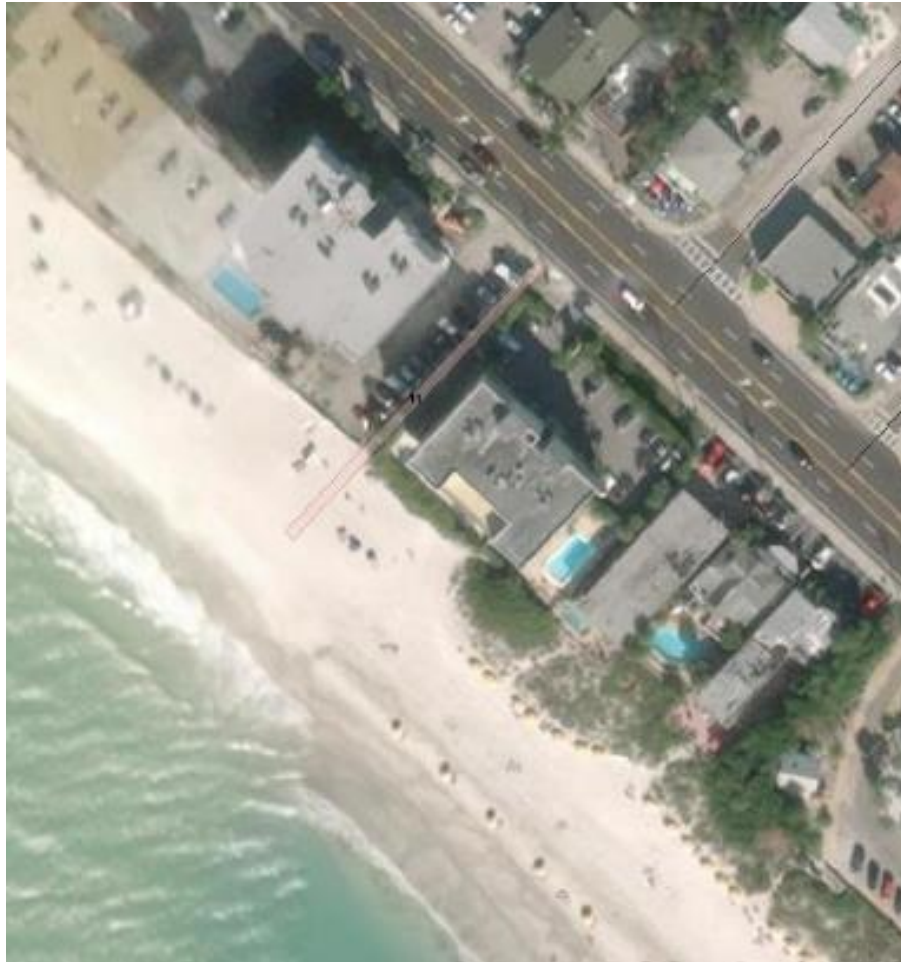
12



Parcel 10: William's, Bill

Attribute	Values
Description	VACANT COMMERCIAL
Address	129TH AVE E
Parcel ID	15-31-15-97866-001- 0130
Zoning	R-2
Acres	0.096
Land Square Foot	4164
Land Value	\$259,148

13



Parcel 11: Beach Access Being A Strip

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF BLVD
Parcel ID	09-31-15-00000-410-0200
Zoning	R-3
Acres	0.043
Land Square Foot	1891
Land Value	\$8,500

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Parcel 12: Bay Point Estates 1st Add

Attribute	Values
Description	VACANT COMMERCIAL
Address	SUNSET CV
Parcel ID	10-31-15-04482-003-0240
Zoning	R-1
Acres	0.095
Land Square Foot	4143
Land Value	\$850

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Parcel 13: Mitchell's Beach Revised

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF BLVD
Parcel ID	15-31-15-58320-003-0130
Zoning	R-3
Acres	0.356
Land Square Foot	15499
Land Value	\$1,119,909

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Parcel 14: Bay Point Estates 2nd Add

Attribute	Values
Description	VACANT COMMERCIAL
Address	BAY POINT DR
Parcel ID	10-31-15-04500-002-0060
Zoning	R-1
Acres	0.219
Land Square Foot	9557
Land Value	\$372,051

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Parcel 15: Mitchell's Beach Revised

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF BLVD
Parcel ID	15-31-15-58320-005-0050
Zoning	R-3
Acres	0.155
Land Square Foot	6743
Land Value	\$514,420

18



Parcel 16: Lone Palm Beach 5th Add

Attribute	Values
Description	VACANT COMMERCIAL
Address	1ST ST E
Parcel ID	09-31-15-52614-004-0141
Zoning	C-3
Acres	0.032
Land Square Foot	09-31-15-52614-004-0141
Land Value	\$85

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Parcel 17: Park Area, Being PT Lot 13

Attribute	Values
Description	VACANT COMMERCIAL
Address	GULF LN
Parcel ID	15-31-15-00000-420-0100
Zoning	R-3
Acres	2.576
Land Square Foot	112224
Land Value	\$10,448,300

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Parcel 18: Crystal Island 1st Add

Attribute	Values
Description	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS
Address	LILLIAN DR
Parcel ID	10-31-15-19980-000-0830
Zoning	R-1
Acres	1.695
Land Square Foot	73852
Land Value	\$1,255,467

21



Parcel 19: Crystal Island

Attribute	Values
Description	VACANT RESIDENTIAL
Address	FLAMINGO DR
Parcel ID	10-31-15-19962-000-0561
Zoning	R-1
Acres	0.023
Land Square Foot	1002
Land Value	\$49,426

22



Parcel 20: Part of SE ¼ Of Sec Desc

Attribute	Values
Description	FOREST, PARKS, RECREATIONAL AREAS
Address	150TH AVE
Parcel ID	09-31-15-00000-140- 0410
Zoning	P-SP
Acres	1.51
Land Square Foot	65771
Land Value	\$1,957,310

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Parcel 21: City Hall Complex

Attribute	Values
Description	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS
Address	300 MUNICIPAL DR
Parcel ID	09-31-15-00000-130-0100
Zoning	P-SP
Acres	20.284
Land Square Foot	883580
Land Value	\$13,466,626

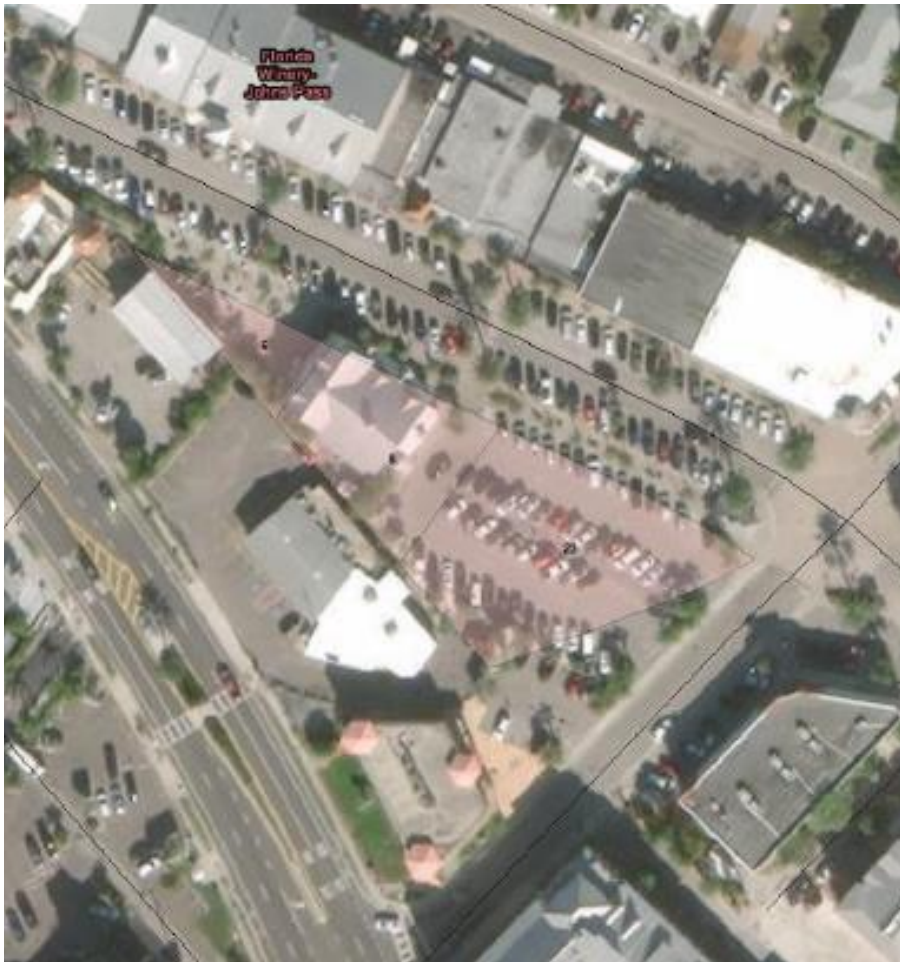
24



Parcel 22: Gulf Shores 4th Add

Attribute	Values
Description	VACANT RESIDENTIAL
Address	S BAYSHORE DR
Parcel ID	10-31-15-34380-016-0010
Zoning	R-1
Acres	0.068
Land Square Foot	2945
Land Value	\$95,793

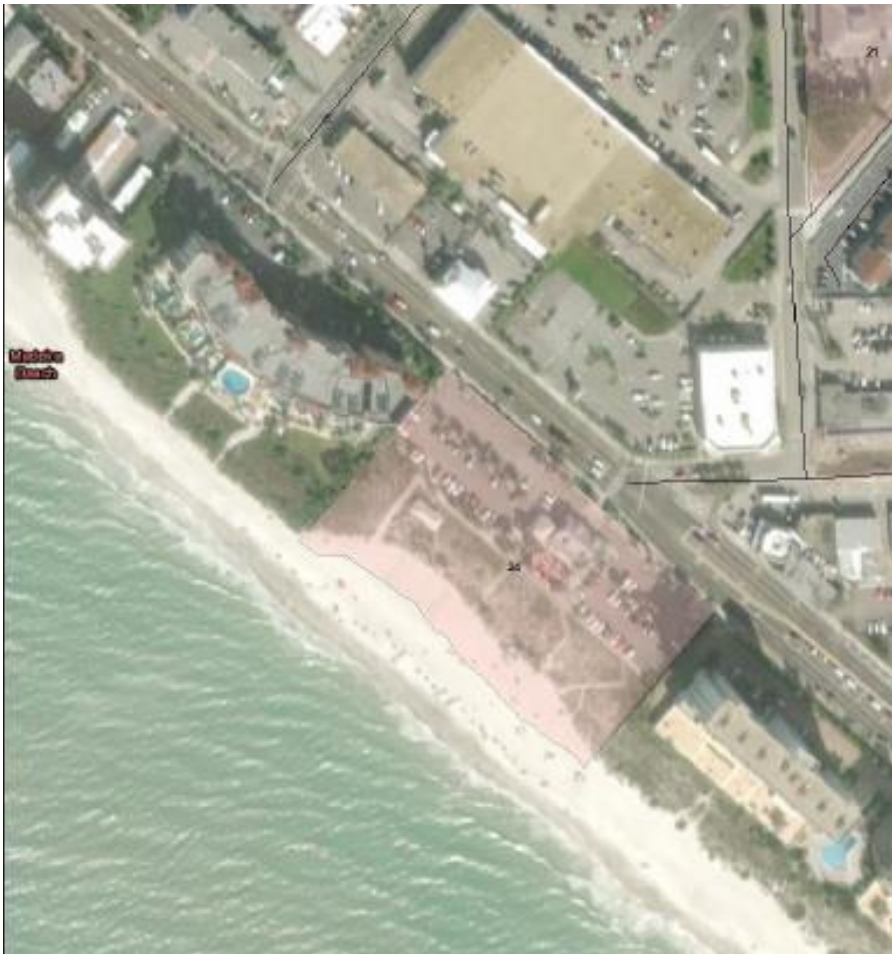
25



Parcel 23: Ellen Sub

Attribute	Values
Description	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS
Address	
Parcel ID	15-31-15-25632-000-0010
Zoning	C-1
Acres	0.412
Land Square Foot	17929
Land Value	\$1,219,519

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Parcel 24: Madeira Beach Vets Park

Attribute	Values
Description	MUNICIPAL, OTHER THAN PARKS, RECREATIONAL AREAS, COLLEGES, HOSPITALS
Address	15102 GULF BLVD
Parcel ID	09-31-15-00000-130-0500
Zoning	R-3
Acres	3.357
Land Square Foot	146244
Land Value	\$15,332,576

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Sources

- FGDL. (2020). Florida Parcel Data Statatwide-2019. [Shapefile]. Retrieved from <https://www.fgdl.org/metadataexplorer/explorer.jsp>