



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING FEBRUARY 28, 2024 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 6:00 p.m. on February 28, 2024, 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
Andrew Laflin, Finance Director/City Treasurer
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

John Connolly, Madeira Beach resident, asked if the access road at the Bicentennial Park could be used for loading and unloading kayaks. City Manager Gomez said it would be added to a future agenda.

4. BOARD OF COMMISSIONERS

A. BOC Roles & Responsibilities

Commissioner Brooks said she wanted the item on the agenda to get clarification. The City Manager explained the roles and responsibilities of the Board of Commissioners as stated in the

City Charter and BOC Policy Handbook, which were included in the Agenda packet. The BOC Policy Handbook is reviewed within 90 days following the election.

Commissioner Brooks said they need to be mindful that they are elected officials and are there to serve the community as a whole, not to target any individual or business.

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

5. BUILDING DEPARTMENT

A. Code Enforcement/Satellite Office

Building Official Frank DeSantis asked the Commission permission to move forward with the Code Enforcement Satellite Office. An RFP went out in November 2023, and the lowest bid received was approximately \$220,000 from Mali Contracting Corp. It was budgeted for FY 2024 using the Building Department Funds. They could start construction immediately and have it done in about three months.

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

The consensus of the Board was to move forward with the project.

6. COMMUNITY DEVELOPMENT

A. City of Madeira Beach Master Plan (Presented by Kimley-Horn)

Community Development Director Jenny Rowan explained the item and introduced Hanna Shaffer, Urban Planner at Kimley-Horn. Ms. Shaffer introduced the project team and gave a PowerPoint presentation. The project would take about 12 months to complete, and it would be broken down into four phases. They wanted to create a plan that would be actionable and implementable. She responded to questions and comments from the Board:

- The City Engagement Phase would include a wide range of activities like traditional workshops, charrettes, and smaller group engagements. It would be mostly focused on resident feedback.
- The deliverables could look similar to the Duany Plan. They wanted to provide a plan that would work best for the city.
- They wanted to provide something feasible and implementable. All of their plans include things that could be done quick, short-term, mid-term, and long-term.
- The synergy between tourism and residents could be addressed in the plan and a guideline for what they want the City to look like in 20 years.
- Resiliency issues would be addressed in the plan.
- Kimley-Horn has an in-house grant expert to assist with federal and state grant opportunities.

B. John's Pass Village Activity Center Plan and Zoning

Director Rowan gave a PowerPoint presentation and reviewed the item. The densities and intensities were corrected in John's Pass Village to be consistent with the Countywide Plan, and the Alternative Temporary Lodging Use Standard was adopted. The whole area is broken down into six character districts, which would be different zoning districts. The Board will vote on the Future Land Use Map at the next Board of Commissioners meeting. The Zoning Map will come in the future. The zoning does not reflect the character of what is built in the Village, and that will be corrected in the Land Use Map, the Comprehensive Plan, and the Zoning Map.

Director Rowan said Alternative Standards are only allowed with an approved Development Agreement. In order to use the Alternative Temporary Lodging Use Standards, Development Agreements must, at a minimum, include:

- A concurrency analysis
- Hurricane evacuation plans
- Mobility management
- Design considerations
- Operating characteristics and restrictions

The Board of Commissioners could ask for additional requirements. Anything over 2,001 square feet of building area would be considered a major site plan and would require a neighborhood meeting and Planning Commission review.

Director Rowan explained where they are in the process:

- Last week, the Countywide Plan established the Activity Center
- It goes to the Board at the March 13th meeting for final action
- Amend the Land Development Code to establish Activity Center zoning

Director Rowan and Long Range Planner Andrew Morris responded to questions and comments from the Board:

- Commercial use only looks at the Floor Area Ratio (FAR). Residential and temporary lodging looks at Units Per Acre (UPA) and FAR.
- The county uses the measurement depending on the type of land use, but Activity Centers are usually measured in all-inclusive FAR, making it more controlled.
- The word "existing" deals with the Code and not what is actually there now.
- The proposed UPA in the John's Pass Resort area is 60 UPA by right for temporary lodging up to 75-100, depending on the lot area size. A Planned Development can not violate the Future Land Use or the Special Area Plan.
- The county would have allowed 100 UPA by right.
- The primary goal is to bring the existing buildings into compliance.
- Because Fishermans Alley cuts through many parcels in John's Pass Village, it limits the size and scale of what could be built there. The ground floor commercial and parking requirements take up a lot of the FAR.

- If it is not adopted, they would have to go back to the county and ask them to change the land use back to what it was.
- They would have more control of the exterior look of a building.

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

7. FIRE DEPARTMENT

A. Statewide Mutual Aid Agreement

Fire Chief Clint Belk said it is an agreement put out through the State Emergency Response Plan every few years. The last time it was signed was in 2018. It would allow them to provide or receive mutual aid in case we would be impacted by a disaster and allow them to request funds from FEMA for reimbursement.

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

B. Redington Emergency Services Building Update

Chief Belk gave an update on the project. There would be an agreement from the county that will be presented to the Board. Usually, the City would front the money and request reimbursement from the county, but they would change it so there would be no fiscal impact to the City. Wilder Architecture, Inc. is completing the second half of the plans, and they hope to break ground in July.

Chief Belk gave an update on the Medic Unit. They received the equipment, and it has been installed. The unit was at Motorola getting the wireless modem installed, and he hoped it would be in service by Wednesday of next week.

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

8. PUBLIC WORKS DEPARTMENT

9. RECREATION DEPARTMENT

A. ADA Bus Purchase

Recreation Director Jay Hatch reviewed the item. He obtained a purchase contract, and with the trade-in of a shorter bus, it would be within budget. The bus would be a larger bus with ADA capabilities and would serve the Social Club, after school programming, and special events. He said there is starting to be a need for it, and three individuals are licensed to drive it.

Vice Mayor Kerr asked if they looked at grants to help with the purchase. Director Hatch said he did not think so but would look into it.

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

City Attorney Tom Trask said the Second District Court of Appeal issued its mandate on the case Mr. Gay filed against the City and former Mayor Hendricks, Commissioners Andrews, Price, and Hodges. The mandate ended the lawsuit, and the case is final.

Commissioner Brooks asked for an approximate cost to the City for attorney fees. The City Manager said he would get the amount.

10. ADJOURNMENT

Mayor Rostek adjourned the meeting at 7:19 p.m.

James “Jim” Rostek, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk