

RESOLUTION 02.21

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE CITY OF MADEIRA BEACH MASTER PLAN, AS ATTACHED IN EXHIBIT "A" AND INCLUDING THE AMENDMENTS AS NOTED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City of Madeira Beach Board of Commissioners to have a Master Plan for the future development of the City; and

WHEREAS, in an effort to achieve this goal the Board of Commissioners contracted with a team of consultants to prepare a Master Plan; and

WHEREAS, on May 24, 2002 the consultant team delivered to the City a draft Master Plan which consisted of a series of concepts and recommendations for the future development of the community.

WHEREAS, at the Board of Commissioners workshops of June 4 and 17, 2002, the consultant team answered questions pertaining to the Draft Master Plan, and

WHEREAS, the Board of Commissioners provided input on the issues, concepts and recommendations of the Draft Master Plan and directed the consultant team to bring forth the Final Master Plan for formal action.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA:

SECTION 1. That the City of Madeira Beach Board of Commissioners adopt the City of Madeira Beach Master Plan as identified in Exhibit "A".

SECTION 2. That the adopted Master Plan shall be the concept plan upon which the forthcoming Comprehensive Plan amendments and Land Development Regulations revisions will be based.

SECTION 3. That this Resolution shall become effective immediately upon its adoption.

INTRODUCED AND PASSED by the Board of Commissioners of the City of Madeira Beach, Pinellas County, Florida, on this 27th day of August, 2002.

AYES: (4) Commissioners Koske, Moore, Sturgis and Mayor De Cesare
NAYS: (1) Commissioner Parker
ABSENT: (0)
ABSTAIN: (0)

ATTEST:


Tom De Cesare
MAYOR-COMMISSIONER


Denise M. Schlegel
CITY CLERK



Resolution 02.21

Exhibit A



CITY OF MADEIRA BEACH

300 MUNICIPAL DRIVE * MADEIRA BEACH, FLORIDA 33708

MEMORANDUM

Attachment to: All Madeira Beach Master Plan, July 2002 Documents

From: Paula Cohen, Community Services Director

Subject: Madeira Beach Board of Commissioners Action

On August 27, 2002 the Madeira Beach Board of Commissioners reviewed and commented on the City of Madeira Beach Master Plan document. Contrary to the initiatives and concepts described in the attached Madeira Beach Master Plan - July 2002, the Madeira Beach Board of Commissioners took the following position:

- The City will maintain the C-4 Zoning District
- The posted speed limit on Gulf Boulevard will not be decreased below 35 mph
- The posted speed limit on 150th Avenue will not be decreased below 35 mph
- The City will retain the City-owned property encompassing the Gulf Beaches Library, Rex Place Recreation Complex, and Municipal Building for public purposes only

Following this discussion, the Madeira Beach Board of Commissioners voted (4-1) to adopt in concept the Madeira Beach Master Plan. Accordingly, the Master Plan was adopted in concept pursuant to Resolution 02.21.

The adoption of this Master Plan sets a direction for the City of Madeira Beach. The actual implementation of the concepts and initiatives described in this Master Plan require adoption of Comprehensive Plan amendments and amendments to the Madeira Beach Code of Ordinances. Questions regarding the Master Plan should be directed to:

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

(727) 391-9951

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After some discussion, Mayor De Cesare opened the meeting for public hearing. Hearing no response, Mayor De Cesare closed the public hearing.

Roll Call on the motion carried 5-0: Commissioner Moore-Aye; Vice-Mayor Sturgis-Aye; Commissioner Koske-Aye; Commissioner Parker-Aye; Mayor De Cesare-Aye.

02.68 Resolution 02.21 - Adopts the City of Madeira Beach Master Plan in concept

City Attorney Trask read **RESOLUTION 02.21** by title only. **A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE CITY OF MADEIRA BEACH MASTER PLAN, AS ATTACHED IN EXHIBIT "A" AND INCLUDING THE AMENDMENTS AS NOTED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.**

City Manager Madden explained that the Board of Commissioners:

- Reviewed the draft Master Plan at two workshops in June;
- Concurred with the general concepts and recommendations presented in the draft Master Plan;
- Directed the consultant team to finalize the Master Plan document and bring it forth to adopt in concept.

It was noted the final document includes:

- The elimination of the C-4 zoning district;
- Different design speed limits on Gulf Boulevard; and
- Different design speed limits on 150th Avenue.

The Board of Commissioners had mixed emotions on whether to retain or eliminate the C-4 zoning district; therefore it was left in the master plan and be addressed at a public hearing which will allow the Board of Commissioners to hear from the public.

The reduction in speed along the two major roadways was seen by the consultant team as a major factor necessary to create a pedestrian-friendly environment. The final Master Plan discussed different design speeds for specific segments of roadway, but there is no mention of posting different speeds along the roadway which would create confusion for motorists.

Motion was made by Commissioner Koske, seconded by Commissioner Moore that Resolution 02.21 be passed, signed by the Mayor-Commissioner and attested to by the City Clerk.

Commissioner Koske expressed some concern and requested:

- That "the elimination of the C-4 Zoning District" be removed from the Master Plan;
- That the Master Plan reflect the 35 mile per hour speed limit the Board of Commissioners asked the design team to correct for Gulf Boulevard and 150th Avenue and that the traffic calming issues be removed from the plan.

Vice-Mayor Sturgis agreed with Commissioner Koske on striking the "elimination of the C-4 Zoning District." and changing the variations in speed to be 35 miles per hour.

City Manager Madden also commented the Master Plan recommended that the City sell some of its property around City Hall for development; however, this cannot happen, because the deed to the property states the City cannot sell, transfer or lease this property.

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Commissioner Parker:

- Commented he followed this with great interest and apprehension, because the City paid \$200,000 to create this Master Plan ; but is disappointed in the results;
- Advised he would not vote in favor of the concept to eliminate the C-4 Zoning District;
- Stated he did not like the concept of row houses;

Commissioner Moore:

- Advised she felt that if the Board of Commissioners went back to the beginning when this started - - there were a lot of people, and she felt the biggest thing that came out of it was that it caused people to think.
- Advised that early on Dr. Moore made a statement that the City is going to change and it can change with you or it can change without you - - and that the Master Plan is a broad umbrella, it is not nuts and bolts - - it is a concept.
- Felt that if the City does not have the ability to control what goes on around us - - the way we as a City want to see it happen; there will be chaos.

Vice-Mayor Sturgis wanted to amend the motion by adopting in concept but omitting the portion where it states to eliminate the C-4 Zoning District and to revise the various speed limits on Gulf Boulevard and 150th Avenue to 35 miles per hour.

Commissioner Parker wanted to amend the Resolution to say the City will:

- Never sell the property; and although he understands the City can't do it, therefore the concept should be removed from the Master Plan;
- Not make Gulf Boulevard into two lanes.

Vice-Mayor Sturgis inquired if the Board of Commissioners needed to amend the motion to include the three items. City Manager Madden advised that staff has received direction in terms of implementation, but if the Commission wishes to strike this out of the Master Plan and don't go forward with the C-4 Zoning District and go forward with the 35 mph speed limit, it is doable.

After some discussion, Mayor De Cesare opened the meeting for public hearing.

Tom Edwards of 132nd Avenue and Gulf Lane pointed out that on:

- Page 47 the map was incorrect. The Board of Commissioners and the consultants agreed;
- Page 74 the height requirements were to be modified to reflect a limit on the height of buildings which border the Coastal Construction Control Line; however, the exceptions are sites designated as Community Redevelopment.

Community Development Director Cohen explained that the Comprehensive Plan amendments have not been processed as of this date to the Pinellas Planning Council or the Department of Community Affairs, because the City needed to make sure staff knew exactly what the Board of Commissioners was looking at in the Master Plan.

City Manager Madden explained that a person could not get an exception to exceed the height restrictions without appearing before the Board of Adjustment to get a variance.

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Mr. Edwards elaborated that at the June workshop, Dr. Moore, stated the concept was that it should not be above six stories (parking and five stories).

Bob Derry of 407 South Bayshore Drive stated he agreed with Commissioner Moore that the City needs to have a plan, but he felt that conceptually this may be the worse plan he has ever seen, because there is not any part of it that he can see will work. Mr. Derry advised that as a former corporate planner, none of this will work and the consultants advised the City that increasing density won't impact our sewers or roads. Mr. Derry commented that if you want to build these nodes and limit traffic around 140th Avenue and 150th Avenue, he suggested the City do this with the price of a few strips of traffic tape and do it January through April; and when the traffic backs up from 150th Avenue to John's Pass he wants the Commissioners to tell him how much they like it then, before the Commissioners ever vote on this.

Gerald Davis of 13255 Gulf Lane commented it was a good plan and agreed that Gulf Boulevard should be a lower speed.

Hearing no additional response, Mayor De Cesare closed the public hearing.

Roll Call on the motion carried 4-1: Vice-Mayor Sturgis-Aye; Commissioner Parker-No; Commissioner Moore-Aye; Commissioner Koske-Aye; Mayor De Cesare-Aye.

02.69 Contract for Law Enforcement Services for Fiscal Year 2002-2003 Between the City of Madeira Beach and the Pinellas County Sheriff's Office

City Manager Madden advised the Law Enforcement Contract between the City of Madeira Beach and the Pinellas County Sheriff's Office is for FY 2002-03 and includes one Community Police Officer.

The amount for regular law enforcement service is \$646,021.51 which is a 4.521% increase over the previous year's amount of \$618,078.35. The cost for the Community Police Officer is \$51,894.42, which is an increase over the previous year's amount of \$51,479.73.

City Manager Madden also explained there was one scrivener's error on page 4. It appears the first sentence should read: "This agreement shall be interpreted and administrated in such a manner that it will not" and strike the word "be".

Motion was made by Commissioner Koske, seconded by Commissioner Parker that Board of Commissioners approve the Contract for Law Enforcement Services between the City of Madeira Beach and the Pinellas County Sheriff's Office effective October 1, 2002. The Law Enforcement Contract shall be signed by the Mayor-Commissioner and attested to by the City Clerk.

After some discussion, Mayor De Cesare opened the meeting for public hearing. Hearing no response, Mayor De Cesare closed the public hearing.

Roll Call on the motion carried 5-0: Commissioner Moore-Aye; Vice-Mayor Sturgis-Aye; Commissioner Parker-Aye; Commissioner Sturgis-Aye; Mayor De Cesare-Aye.

02.70 Utility Easement Agreement between the City of Madeira Beach and Pinellas County Utilities regarding Pump Station 163

City Manager Madden explained this agreement is for the reconstruction of the sewer pump station located in front of the Public Works facility at 505 - 150th Avenue. Pinellas County