

A Special Workshop Meeting of the City of Madeira Beach Board of Commissioners was held at 5:00 p.m. on August 9, 2016 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida. Mayor Palladeno called the meeting to order.

MEMBERS PRESENT: Travis Palladeno, Mayor
Housh Ghovaei, Vice-Mayor
Terry Lister, Commissioner
Nancy Hodges, Commissioner
Ellaine Poe, Commissioner

CITY STAFF PRESENT: Shane Crawford, City Manager
Vicent M. Tenaglia, Assistant City Manager
Aimee Servedio, City Clerk
Thomas Trask, City Attorney
Dave Marsicano, Public Works/Marina Director
Michelle Orton, Planning and Zoning Director

A. CALL TO ORDER

Mayor Palladeno called the meeting to order at 5:00 pm.

B. ROLL CALL

The City Clerk called the roll.

Mayor Palladeno stated that those wishing to provide public comment tonight can do so at the regular meeting. There are cards in the back.

C. TOPICS

1. PRESENTATION BY THE TAMPA BAY REGIONAL PLANNING COUNCIL - Sean Sullivan, Executive Director

Mr. Sullivan commented that he was asked by Vice Mayor Ghovaei to provide a presentation to the commission. He has a brief power point to share and provide Nick a flash drive. He is the executive director of the Tampa Bay Regional Planning Council and has been with the planning council for approximately six months. The council has been around since 1962 and they have 26-member governments in their organization. He listed several counties that are members as well. They have ten meetings a year and they last around two hours. Members pay an annual due of \$2,000. Their mission statement is to serve their citizens and member governments by providing a forum to foster communication coordination, and collaboration to identify and address issues and needs regionally. They cover six counties, approximately 5,000 square miles, and represent 3.4 million people. Their moto is being "a convener of the region." They provide awards on an annual basis which are reviewed by their member governments. One of the services that they provide that would be helpful to Madeira Beach is preparing emergency preparedness plans. They provide a local emergency planning committee and we are the first in the state to provide a disaster planning guide. They do storm surge modeling. They have a staff of ten. They are currently working on post disaster recovery plans and recently completed a commodity flow study. He commented that they are very proud of the focus on the environment and Bay management. They produce the Bay Soundings Magazine which focuses on environmental issues that are prevalent in the area. This magazine will go fully electronic in the future. They work with the Florida Department of Transportation on storm water outreach. They also have an economic development focus and are designated as an economic development district. He commented that they have formulated their economic plan on pillars, which include design, economic analysis and energy. They have completed several redevelopment studies. They are advocating for one regional

transportation plan. His background is working with the Federal Transit Association. They have a livable community's subcommittee. He stated that they welcome the city's interest in becoming a partner.

Mayor Palladeno stated that he knows Bob Manning, the past president, and that they are doing an outstanding job. There are 42 members on the council.

Vice-Mayor Ghovae stated he served on TVPRC for many years. He enjoyed being apart of that group. He learned a lot from the other cities. This is a wonderful opportunity for the city and recommended that the city become a member.

Mayor Palladeno asked if they would like to meet in a workshop to discuss joining.

Mr. Crawford indicated that they do have money for things like this. He recommended that they wait until the new budget year in October. The commission can give a thumb up and he can plan for it in the budget.

The Commission said they agree with joining.

2. FUNDING REQUEST FROM THE TREASURE ISLAND AND MADEIRA BEACH CHAMBER OF COMMERCE - Shane B. Crawford, City Manager

Mr. Crawford commented that the executive director from the chamber is in attendance along with some of the other board members. He serves on the executive committee. This chamber has proven that it adds value. Routinely the city has funded it in a limited way. Treasure Island has committed \$5,000 and he is requesting that Madeira Beach donate \$5,000 as well.

Mayor Palladeno stated that the president has done a great job at the helm of the chamber.

Mr. Crawford indicated that the Tampa Bay Chamber is seeking to unify with the Treasure Island and Madeira Beach Chamber. Those conversations are currently taking place. This chamber provides a personal touch to Madeira Beach. They belong to both chambers. Recently both chambers have been present at ribbon cuttings.

Vice-Mayor Ghovae commented that he has served on the Chamber of Commerce for a long time and sees a lot of value in their existence. He stated that he trusts in Missy. He does want to see the value for next year if they make the request again.

Mr. Crawford commented that they can attract events through the events department. For \$5,000 it is money well spent.

The Commission agreed with funding the request.

Mr. Crawford indicated that it is part of his budget.

3. AMENDMENT TO THE LAND DEVELOPMENT REGULATION - CONDO-HOTEL - Travis Palladeno, Mayor

Mr. Crawford said Sam Lewis is looking to develop the other half of Madeira Bay. The issue deals with people that own condo-hotel units not being able to return to their units with 60 days. They want to amend the language back to the original language.

Ms. Orton stated that she did contact Forward Pinellas and they stated that if they wanted to make any changes to the condo-hotel requirements all amendments need to go through Forward Pinellas for approval. This is a use that must be approved and abide by the county rules. Because condo-hotels contain a higher

density they need to adhere to county rules. They can move it forward, but they have to bring it to them. There are two land uses and three zoning districts on the property.

Mr. Crawford commented that they just want to change the allowance to allow people to use their units and not have to wait. Right now, an owner of a condo-hotel unit can stay there for 30 days and then has to wait 60 days before they can use it again. This has created a situation that sales are being prohibited in Madeira Beach and Barefoot Bay.

Mr. Crawford asked if they would have to amend any land uses to the site because it is supposed to be treated like a hotel and have a front desk.

Vice-Mayor Ghovae responded that he has some reservations and wanted to check with other cities. That they could be opening a can of worms.

Mr. Crawford stated that right now they are losing sales. It will prohibit people from purchasing the expansion units. People want more rights to the units they are purchasing. Right now, they have three existing condo hotel developments that are having a hard time selling their units because of this regulation.

Mayor Palladeno commented that they are requesting tonight to move forward with the discussing the issue with Forward Pinellas.

Mr. Crawford commented that they could have ramifications from this, but he wants to see if they have options.

Ms. Orton said she would need to create a staff report to send to Forward Pinellas and then take it to the planning commission. She said that she will keep them abreast of the issue.

Mr. Ghovae directed staff to review the state code on the issue.

4. AMENDMENT TO THE LDR – FLOODPLAIN MANAGEMENT - Michelle Orton, Planning and Zoning Director

Ms. Orton indicated that FEMA in 2016 required all communities to change their flood plain ordinance. An example was sent to all communities. Madeira Beach did not complete theirs, so at this time she is requesting that they sent the amendment through the planning commission to help their CRS. One of the changes to cumulative value of the property. If someone expands their home, they are allowed to stay within the 50% rule. Right now, the code allows someone to upgrade their home up to 50% of the value. The next week they can then apply for another permit. This change will put them on hold for an entire year before they can pull another permit for substantial improvement. She spoke with several communities regarding their cumulative requirements and she found that other require anything from one year to ten years. The other requirement is regarding free board. They now require one foot of freeboard and if they increase this by another foot it will increase their CRS points by 200. This will give a higher discount for flood insurance. They have a 20% savings at this time and they need to increase this to 500 points to receive a 25% savings.

Vice-Mayor Ghovae cautioned the commission that if they raise the freeboard by one foot they will also raise the height of the building by one foot.

Ms. Orton commented that the height is measured from BFE plus one foot of freeboard. 30 feet will be measured from this.

Commissioner Lister asked if the substantial improvement is 50% and would they have to wait another year if they used the full 50%.

Ms. Orton confirmed that it is 50% and by the proposed ordinance they would have to wait one more year to pull another permit. They can use up to 50% for one year.

Commissioner Lister asked if they would be reassessed on that amount.

Ms. Orton responded that the value would take effect when they reassessed the property. They get a copy of all of the city's building permits.

5. DISTRIBUTION OF SUBMITTED PLANNING COMMISSION APPLICATIONS AND TABULATION SHEETS - Shane B. Crawford, City Manager, Aimee Servedio, City Clerk

Mr. Task indicated that they are going to distribute to the Commission tabulation sheets and planning commission applications. He suggested that they place their vote in the column with their label at the top. At the end of the meeting the city clerk will collect these and calculate the vote which will be brought back at the commission's next meeting.

Mr. Crawford interjected that they will tabulate the vote at this meeting and announce it so that the losing candidates will not have to come to the next meeting.

Mr. Task stated that he would want a specific motion to be made at the next meeting based on the tabulation.

Commissioner Poe stated that there is an error in the district number being four and not three.

Mr. Task responded that they should cross this out and write three. He asked that they finish number five and give those to the manager.

6. DISTRIBUTION OF SUBMITTED CIVIL SERVICE COMMISSION APPLICATIONS AND TABULATION SHEETS - Shane B. Crawford, City Manager, Aimee Servedio, City Clerk

The Commission followed the same instruction for tabulating number six for the Civil Service Commission.

The City Clerk said there is another error in the application. It states that the highest ranked applicant will be chosen, but this is incorrect, it should state the lowest ranked applicant.

Commissioner Poe commented that it is a little confusing.

Mr. Crawford for time sake they can move onto number seven while staff tabulates the results.

7. DISCUSSION OF LIBRARY BOARD VACANCY DUE TO LACK OF APPLICATIONS - Shane B. Crawford, City Manager

Mr. Crawford said he is bringing this up because there are a couple different ways for them to handle it. They did not receive any applications for the library board. He stated that they can re-advertise and state that if someone did not get on the planning commission or the civil service commission that they can apply for the library board. He will advertise for the vacancy and then bring it back to the commission for a vote.

The Commission agreed.

Vice-Mayor Ghovae stated that they received a lot of great applicants.

Mr. Crawford said the library board meets about nine times during the year and takes the summer months off.

Commissioner Lister stated that the library board is open to commissioners as well.

Vice-Mayor Ghovae asked what time of day the meetings are.

Mr. Crawford responded that it is the third Monday of the month at 4:00 pm for about one hour.

The City Clerk announced that they have Robin Biloski, Sonny Flynn and Mike Noble for the planning commission.

Mr. Crawford stated that if they are not here tonight they can be sworn in at the planning commission meeting.

The City Clerk announced that they have Jim Everett and Tammy Slater-Kendrick for the Civil Service Board.

D. ADJOURNMENT

Mayor Palladeno adjourned the meeting at 5:47 pm.

The August 9, 2016 BOC Special Workshop Meeting Minutes were approved on

MINUTES WERE NOT APPROVED.

Maggi Black, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk