



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE
BOARD OF COMMISSIONER REGULAR MEETING MINUTES

The Board of Commissioners of the City of Madeira Beach, Florida will meet at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below.

6:00 P.M.

TUESDAY, APRIL 9TH 2013

AUDITORIUM

CALL TO ORDER: The Meeting was called to order at 6:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Terry Lister

ROLL CALL:

MEMBERS PRESENT:

Travis Palladeno, Mayor
Robin Vander Velde, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Nancy Oakley, Commissioner District 3

STAFF PRESENT:

Shane Crawford, City Manager (CM)
Thomas Trask, City Attorney (CA)
Vince Tenaglia, Finance Director (FD)
David Marsicano, Central Services Director (CSD)
Derryl O'Neal, Fire Chief (FC)
Deputy Don Klase, Community Policing Unit (CPU)
Aimee Servedio, City Clerk Pro Tem (CCPT)

APPROVAL OF THE MINUTES: February 12, 2013 Special Workshop, Agenda Setting and Regular BOC meeting
February 26, 2013 BOC Workshop

Motion was made to approve the minutes as written by Commissioner Lister, and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

APPROVAL OF THE AGENDA:

Motion was made to approve the Agenda as written by Commissioner Hodges, and was seconded by Commissioner Lister.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

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SPECIAL RESOLUTIONS:

- A. RESOLUTION 2013-14:** A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA PROVIDING THE RESULTS OF THE MUNICIPAL ELECTION SCHEDULED TO BE HELD ON MARCH 12, 2013; PROVIDING FOR READING BY TITLE ONLY; AND BY PROVIDING FOR AN EFFECTIVE DATE

CA Trask read Resolution 2013-24 by Title only.

Motion was made by Commissioner Lister that the Commission pass Resolution 2013-14, and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Oakley.....YES

Vice-Mayor Vander Velde.....YES
Mayor Palladeno.....YES

INTRODUCTIONS-PRESENTATIONS

A. INSTALLATION OF ELECTED OFFICIALS:

City Charter, Section 4.8, Induction of Board of Commissioners into office at the first regular meeting following the election

Commissioner District 3

Elaine Poe

Elaine Poe was sworn in by CA Trask as Commissioner for District 3.

Commissioner District 4

Patricia Shontz

Patricia Shontz was sworn in by CA Trask as Commissioner for District 4.

B. RECOGNITION OF ELECTED OFFICIALS:

Commissioner District 3

Nancy Oakley for serving for 6 years, March 27, 2007 to April 9, 2013

Mayor Palladeno stated that Commissioner Oakley had to leave, and that he would present her trophy from the City at a later time.

Vice Mayor/Commissioner, District 4

Robin Vander Velde for serving 2 years, March 22, 2011 to April 9, 2013

Mayor Palladeno presented Vice Mayor Vander Velde with a trophy reflecting the City's appreciation for her 2 years of service.

C. PRESENTATION MADE BY FIRE CHIEF O'NEAL:

Promoting of Firefighter Steve Suranyi to Lieutenant

Chief O'Neal stated that he had two announcements to make, both which concerned Firefighter Steve Suranyi. FC O'Neal said that Steve has been with the Fire Department for almost 7 years, and is always ready to help where needed. When it came time to elect a Firefighter of the Year his peers selected him for the honor. The second announcement the Chief had was not a surprise to Steve, as he had been acting Officer for the past year. Steve recently went through an assessment that he did very well on. FC O'Neal asked the Mayor to assist him in pinning a

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new badge on Steve Suranyi raising him to the rank of Lieutenant. Mayor Palladeno thanked the entire Fire Department.

1. PUBLIC COMMENT (limited to 5 minutes): NONE

2. CONSENT AGENDA:

Motion was made by Commissioner Shontz to accept the Consent Agenda as written, and was seconded by Commissioner Lister.

A. SPECIAL EVENT REQUEST:

Special Event Permit for the Old Salt 43rd Annual LOOP Billfishing Tournament & 3rd Annual 102.5 The Bone Fishing Slam **hosted by the Old Salt Fishing Foundation**

Tom Verdensky, President of the Old Salts Club gave a brief overview of the Old Salt 43rd Annual LOOP Billfishing Tournament & 3rd Annual 102.5 The Bone Fishing Slam **hosted by the Old Salt Fishing Foundation**. He stated the 102.5 The Bone Fishing Slam was a free fishing tournament with over \$10,000 in prizes. Mayor Palladeno and Commissioner Lister thanked him for the great job he does raising money for charities and getting the whole community involved.

B. SPECIAL EVENT REQUEST:

Special Event by Overhead Surf Shop, located at 12951 Village Boulevard, to hold the Overhead Skim Classico, a skim board contest, to be held at South Beach Park on May 5, 2013

There was no Representative for this event present.

C. SPECIAL EVENT REQUEST:

Special Event Permit for the 28th Annual Madeira Beach Triathlon on June 1 through June 2, 2013, **hosted by the Florida Race Place**

Fred Rzymek was here to represent this event. He stated that this would be the 28th year this event has taken place, and went on to describe the type of races that would be going on including the youth Splash and Dash. Mayor Palladeno thanked Mr. Rzymek for continuing this event.

ROLL CALL:

Commissioner Lister.....YES	Commissioner Shontz.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Poe.....YES	

3. APPOINTMENTS

A. SELECTION OF VICE-MAYOR

Motion was made by Mayor Palladeno to nominate Terry Lister for Vice Mayor and was seconded by Commissioner Shontz. Mayor Palladeno congratulated him on being voted into the third position at the Florida League of Cities. Commissioner Lister accepted with gratitude.

ROLL CALL:

Commissioner Lister.....N/A	Commissioner Shontz.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Poe.....YES	

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4. BID AWARD

A. APPROVAL OF BID AWARD FOR 2013 FIREWORKS

CM Crawford stated that the budget allows for a \$26,000 fireworks show which includes the barge. Last month they comically asked Mr. Speeler if he would donate the barge. They don't have it donated as of yet, but they have unofficial offers to sponsor that barge. The dilemma is the company needs to know if the City wants \$21K or \$26K worth of fireworks.

Motion made by Vice Mayor Lister that they award \$26,000 to Fireworks Displays Unlimited with the understanding that a barge is to be donated, and was seconded by Commissioner Poe.

ROLL CALL:

Vice Mayor Lister	YES	Commissioner Shontz.....	YES
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Poe.....	YES		

B. APPROVAL OF BID AWARD FOR CLEANING SERVICES FOR THE CITY OF MADEIRA BEACH

Motion was made by Commissioner Shontz to award the bid to USSI and to allow the CM to enter into a contract. This was seconded by Commissioner Hodges. Vice Mayor Lister also made a comment to the CM thanking him for the substantial savings. CM Crawford stated that the cleaning service had been without a contract and by bidding it out there was about a \$25K in savings.

ROLL CALL:

Vice Mayor Lister	YES	Commissioner Shontz.....	YES
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Poe.....	YES		

5. CONTRACT AWARD

A. APPROVAL OF CONTRACT WITH DEUEL AND ASSOCATES, ENGINEERING SERVICES

Motion was made by Commissioner Poe to approve the contract with Duell and Associates, and was seconded by Vice Mayor Lister. Commissioner Shontz also stated that some years ago the City had a contract with this company and it worked out well.

ROLL CALL:

Vice Mayor Lister	YES	Commissioner Shontz.....	YES
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Poe.....	YES		

6. UNFINISHED BUSINESS

A. ORDINANCE NO. 2012-10:

A SECOND READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING SECTION 66-74 OF ARTICLE III OF CHAPTER 66 OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA TO ADD JOHNS PASS PARK (SOUTH BEACH) PARKING LOT TO THE LIST OF CITY PARKING LOTS IN WHICH PRIVATLEY OWNED MOTOR VEHICLES, UP TO 18 FEET IN LENGTH, SHALL BE PERMITTED TO PARK, WITH LIMITATION AND APPROPRIATE PERMITS; AND PROVIDING FOR AN EFFECTIVE DATE..

CA Trask read Ordinance 2012-10 by Title only; this was the second and final reading of Ordinance 2012-10 by Title only.

Motion was made by Commissioner Hodges to pass Ordinance 2012-10, and was seconded by Commissioner Shontz.

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ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

7. NEW BUSINESS

A. RESOLUTION 2013-12: A RESOLUTION SUPPORTING AND ENDORSING SECRETS OF THE SEA MARINE EXPLORATION CENTER AND AQUARIUM.

CA Trask read Resolution 2013-12 by Title only.

Mayor Palladeno asked Lari Johnson to come to the Podium, and give an update on the Aquarium. Ms. Johnson stated that on April 23rd they will be making a major announcement for the Aquarium. She stated that when completed Secrets of the Sea will be 13,500 square feet of interactive exhibits, and is projected to attract 250,000 visitors annually. It will also have an 8 million dollar economic impact on the City. She said that she wanted to publicly thank the City of Madeira Beach and in particular Mayor Palladeno's and CM Shane Crawford's constant assistance and support over the last 2 years. CM Crawford let them know about a Federal Grant that has become a major part of their financing package.

Motion made by Vice Mayor Lister for the City of Madeira Beach to pass Resolution 2013-12, and was seconded by Commissioner Poe.

Vice Mayor Lister stated that it is going to reach about 40,000 students each year and that is great.

ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

B. RESOLUTION 2013-13: A RESOLUTION REQUESTING PRIOROTY DISPATCHING PHASE 3 NOT BE IMPLEMENTED UNTIL AT LEAST 45 DAYS AFTER THE FINCH STUDY IS RELEASED.

CA Trask read Resolution 2013-13 in its entirety.

Motion made by Commissioner Shontz that Resolution 2013-13 be passed on first and final reading, and was seconded by Commissioner Poe.

FC O'Neal stated that they were against anything that will delay First Responder ALS to the citizens of Madeira Beach and thanked the Commission for being the first to pass a Resolution of this kind in the County. Vice Mayor Lister wanted to say that they were getting less service and paying more money, and not having the option of using their own Firefighters.

ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

C. SECOND PUBLIC HEARING RELATING TO A DEVELOPMENT AGREEMENT

A SECOND READING OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND GULFWATERS LAND DEVELOPMENT, LLC.: THE CITY OF MADEIRA BEACH INTENDS TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GULFWATERS LAND DEVELOPMENT, LLC, TO BUILD A RESTAURANT ON PROPERTY GENERALLY LOCATED AT 14080 GULF BOULEVARD, MADEIRA BEACH, FL 33708, [PARCEL I.D. #10-31-15-34344-001-0010], AND LEGALLY DESCRIBED IN EXHIBIT A. THE PROPOSED BUILDING HEIGHT IS 32.83 FEET ABOVE THE BASE FLOOD ELEVATION (BFE). THE PROPOSED BUILDING IS ONE

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OCCUPANCY LEVEL OVER PARKING. THE DEVELOPMENT INTENSITIES OF THE SITE ARE AS FOLLOWS: A MAXIMUM GROSS BUILDING AREA OF 47.7%, A FLOOR AREA RATIO OF 49.2%, AN IMPREVIOUS SURFACE RATIO OF 64.9%, AN OPEN SPACE AREA OF 52.3%, A VEHICULAR USE AREA OF 51.5%, AND A LANDSCAPE AREA OF 22.3%. A TOTAL OF 54 PARKING SPACES ARE REQUIRED AND WILL BE PROVIDED ON-SITE AND THROUGH APPROVED OFF-SITE PARKING ARRANGEMENTS.

CA Trask gave the second reading of the Development Agreement between the City of Madeira Beach and Gulfwaters Land Development, LLC.

CM Crawford stated that an older version of the contract was accidentally placed in the packet; he apologized, and brought their attention to the bottom of page 4, and said that they were taking out the word "not". Also on page 5 there was a typo, and it should be "built" not "build". CM Crawford also refers to the staff report and stated that it is incorrect citing that the tape of the 2nd Planning Commission was cut off. The PC originally voted down the plan, but ultimately did approve it with the 54 parking spaces.

Motion was made by Commissioner Poe to approve the Development Agreement between the City of Madeira Beach and Gulfwaters Land Development, LLC. as approved by the City Manager, and was seconded by Commissioner Shontz.

CM Crawford stated that it was time to introduce the owners of the restaurant. Mr. David Becker, Mr. Doug Nanny, and Mr. Steve Westfall are all here, and have a short presentation. It may answer some questions and then open it up to the public.

Steve Westfall stated that he has owned and operated the Waterfront Pub on Indian Shores for the last 15 years. He said he resides in Downtown St. Petersburg where he also has several more establishments, among those the Café Gala in the Dali Museum. He was happy to have the opportunity to operate a restaurant on the sand. He also said that they will be serving sustainable Gulf seafood. Mr. Westfall said that he hoped to bring a Crown Jewel to the City of Madeira. Vice Mayor Lister asked if they had any idea what the walk up traffic was going to be. It was stated that it would probably be about 25%. Commissioner Shontz said that she has known Steve since he was a teenager, and if his name is attached to it, that it will be a quality place.

Marilynn McGinley, North Bayshore, and PC Member: She was speaking on her own behalf and not that of the Planning Commission, and that she was delighted with the restaurant. Her concern is that with the addition of restrooms to Kitty Stuart Park that it will encourage the homeless and prostitution that can be a problem there. While she appreciated the fact the developers want to improve the park, she is opposed to the addition of the restrooms. She asked CA Trask about the Variance for the 15 parking spaces, and was told that if the agreement was approved that the Variance would also be approved and there would be no need for a Special Magistrate. She wanted to encourage the Commission to uphold the 54 parking spots and eliminate the restrooms.

John Stonebreaker, 80 – 137th Avenue Circle: States that he is in favor of the restrooms and the restaurant.

Steve Kochick, 15301 – 2nd Street: Stated that we live on a barrier Island and there is just not room to do it any other way. Although it looks like a special deal it is the only way this will be possible. This is a great project, but it can't be done for everyone, this is a very special project.

Housh Ghovae, 423 – 150th Avenue: He stated that whatever restaurants that Mr. Westfall has been involved in are excellent. It would be great to have a great restaurant on Madeira Beach. Let the owners worry about the parking, if it is not adequate they will be the ones to suffer the consequences.

Guy Critelli, 13025 Pelican Lane: Stated that he applied for many Variances, but was denied. He is very happy for the restaurant and their opportunity, but it was not fair to give them City land. Cm Crawford clarified for Mr. Critelli that the developer was giving the City 5 feet not the other way around. It will be metered and the City will collect the revenue.

Pete Trott, 378 – 145th Avenue: Stated that we have a lot of good restaurants on Madeira Beach, but this one will be top notch. We needed a fine dining restaurant.

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Lari Johnson, with the Secrets of the Sea Marine Exploration Center stated that Steve Westfall never hesitates to step up to the non-profits in Pinellas County. The idea of serving sustainable seafood from the Gulf ties in beautifully with Secrets of the Sea, and would be great to work together.

Dr. Ed Schroeder, 14130 Gulf Blvd.: He handed out a Special Magistrate handout. Stated that he knew Kitty Stuart, and does not think she would approve of the use of her park donation. He also questioned if there were any deed restrictions, and if was even legal for the City to make this Development Contract. He also had concerns with the hygiene liabilities of the public restrooms, and the City to maintain it. He also wanted to know why the Special Magistrate procedure was not followed. He stated that this will have a major impact on the surrounding neighborhood. He wanted to bring to the attention of the Commission the Special Exception uses in the Code of Ordinances (handout) Chapter 110 Zoning, Article 4, Section 121 Authorization by Special Magistrate, stating that special exception uses shall be permitted only by Special Magistrate.

Jim Madden, 133 – 140th Avenue: Yielded his time to Dr. Schroeder

Dr. Ed Schroeder, 14130 Gulf Blvd.: He stated that he would like to see a recommendation from the Special Magistrate to protect the City, and the adjacent property owners. He is concerned that people on the balcony can see into the homes of the condo owners. He also states concerns about noise, and traffic incidents. The parking requirement requires a Variance, and a hearing. He knows Steve Westfall he is a good person, and has great restaurants. He states that is not in question. He went to Caddy's and was told that on any day there were 2-3,000 people there. It will have a huge impact on the beach.

Arthur Clarke, Arena Condominiums: He lives at the 4th floor level, so he will be looking at the A/C units, and smelling the odors from the exhaust vent. He spoke to the Developers who told him it would be too expensive to change it now. They did say that they would put in the best fans available to eliminate odors. He does not want to smell the odors when he is on his balcony. He also asked that they not use any amplified music, and again was given no specific answer. He thinks that they should have to close the outside bar at 10:00 p.m. and move everyone inside. He assumes that there will be a Variance to allow parking until midnight at Kitty Stuart Park. He was also concerned that alcohol and food in plastic containers will be allowed to leave the restaurant and he feels this needs to be stopped.

Jan Stach, 728 Sunset Cove: She stated that this was a community, and she has been listening to these gentlemen and all she heard was I, I, I. Madeira Beach is a growing Community with young people.

Deby Weinstein, 441 – 129th Avenue: States that she was interested in Dr. Schroeder and would like to yield her time to him.

Dr. Ed Schroeder, 14130 Gulf Blvd.: Wants to build a 5400 square foot per floor Condominium here in Madeira Beach. He also wanted to thank Commissioner Poe for cleaning up the undesirable mess across the street. He3 hopes that they won't return to the Kitty Stuart restrooms or in front of this proposed restaurant. He stated that a Tiki bar is nice, but it will have a major impact. He stated that at Caddy's there were 200 cars parked there on Good Friday. The Caddy's Staff has to park far away. Where will they park for this restaurant? How will people sleep? The R-3 mixed use zoning is dangerous.

Tom Poe, 353 – 144th Avenue: Stated that he has traveled the beaches all throughout Florida, and there is not enough parking on any of them. Get over it. We need a restaurant like this one. He says he likes burgers and beer as much as the next person, but that it would be nice to have a steak and a scotch. Make this happen.

Tim Church, 13413 Boca Ciega Avenue: He stated that he is one of the newer residents of Madeira Beach. It is a diverse area, and that is what he likes about it. His house has been full of family visiting from all over and they wanted to eat on the beach, and they had to go to Caddy's. He would love to have a place that they could walk to and have a nice time. This is not designed to be another Caddy's.

Robin Stach, 728 Sunset Cove: Stated that he was a Native Floridian, and he thinks a restaurant on the beach would be great. It is the Commissions job to decide.

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William Marsh, 114200 Gulf Blvd.: He owns the Shoreline Motel and he had the Flamingo bar south of him. He was up every night until 2:00 a.m., and he had no control over it. He stated that it is devastating to an adjoining property.

Ashok Ponda, 14110 Gulf Blvd.: Kitty Stuart Park is full all day especially on the weekends, and parking will be a big issue. He has called the City numerous times about the homeless people living in the park. He is a heart patient and feels that the noise will keep him up. He stated that the property value on his condo will drop and that will affect the City's taxes. There will be no parking for delivery trucks except in the middle of Gulf Blvd. He also said that the lighting will have an impact to the Sea Turtles that lay their eggs on the beach. He is against the restaurant.

ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

There was a recess called at 7:45 p.m. and the Meeting reconvened at 7:56p.m.

Mayor Palladeno made a mistake in allowing people to yield their time. He stated that people were limited to one 5 minute statement, and apologized for the confusion.

D. AUTHORIZE THE CITY MANAGER TO PROCEED WITH CITY HALL PROJECT--PHASE 1, PHASE 2 OR BOTH.

CM Crawford stated that there was a document in the back of the room called City of Madeira Beach Tentative Capital Improvement Projects, for the benefit of the Commission as well as the public. He said that even though it is a generic document it is meant to give some assurances that one project would not be negated or neglected for another. CM Crawford then went over the list, and explained where the funding sources were coming from. They just found out today that they qualified for a \$322K grant to help with the funding for the Marina dock improvements. They have also applied for grants for the Transient Docking at John's Pass. He said that there is rhyme and reason to what they are doing. CM Crawford then went over the steps that the Commission was going to have to take tonight. 1) To identify the project as being Phase I, Phase II, or both (Item D). 2) Is to hire Bond Council (Item E). 3) Pass Resolution 2013-10 (Item F). 4) Pass Resolution 2013-11 (Item G). 5) Approve the contract with Wannemacher and Jenson.

Motion was made by Commissioner Shontz to proceed with both Phase I and Phase II, and was seconded by Commissioner Poe.

Vice Mayor Lister stated that it couldn't be a better time to borrow the money for this project. Kudos.

Jim Madden, 133 – 140th Avenue: Asked the Commission to consider taking time and to delay these items. Secondly instead of improving the ball fields, and do neighborhood projects first such as drainage. He stated that he had been involved with Bonds before, and they will take a close look at the City. Initially the RFQ went out for a new City Hall, Fire Station, and a Public Works building. It said nothing about the Rec Center. He said that the City hasn't amended their CIE, which is required by State or the CIP which is required by Charter. It was expanded later in a letter sent to the architectural firm by the CM and was not included in the bid process. He had an email that he passed out to the new Commission members regarding the flooding and ponding conditions. He said to take their time and to use due diligence.

Roger Koske, 706 Sunset Cove: Stated that he was against Phase II, but was for the City Hall and Fire Station. He said there is almost enough money to cover to cover Phase I, and the rest could be borrowed from the bank. He is not in favor of going out to Bond. He said that Penny for Pinellas is for non-recurring Capital Improvements and shouldn't be used for Archibald Park that should be funded with the parking meter money only. He doesn't want to see every other Commission after this to be encumbered by this.

Peter Pisciotta, 148th Avenue: He asked if Phase II was in the original RFQ. CM Crawford stated that originally it was not, but the Commission has the authority to change the scope of that, and that they asked for qualifications not for bids. Mr. Pisciotta then asked if it was over \$15K, and was told yes. He stated that Vice Mayor Lister campaigned that his No.1 priority was undergrounding the utilities. He questioned the report on Stormwater. The Mayor stated

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that at some point you have to use common sense the bottom line on the report was if the City wanted to do everything. They need to make decisions on what the priority is, do they want to maintain what exists, or do they want to enlarge some of the pipes. The report is not complete. Mr. Pisciotto also asked what happens when the payments are factored in. FD Vince Tenaglia stated that there was a long term plan that went through all the requirements of the Charter. He also stated that Operating Expenses and Revenues are included, and so were Capital Projects. Mr. Pisciotto wanted to know how they came up with these numbers so fast, but couldn't come up with them over the last 4 or 5 years. The CM stated that the FD just started last March. Mr. Pisciotto stated that there are regulations.

CM Crawford stated that the paperwork that Mr. Pisciotto was referring to was the PowerPoint presentation that was given by CPGW on Stormwater. He said that is not the complete report, and that they were looking at the components of Stormwater, maintain the system they have while addressing the more troublesome areas the City has.

Seymour Shatz, 631 Normandy Rd.: He stated that there had been no bids on sealing the windows, roof repair, or masonry work. The inspection is full of assumptions on the building. The whole replacement of the building is based on the fact that it will cost more than 50% of its worth. There were no independent inspectors called in. He stated that he found an inspector that has been employed by several other Cities, and offers thermo graphic equipment and digital video for \$180 per hour, and how many hours could it take compared to \$9,000,000. No one has taken care of this building, and he does not think a new building is necessary.

Deby Weinstein, 441 – 129th Avenue: States that she is disappointed in a Commission that would chose to finance a \$9,000,000 project that won't benefit the residents. She said that most that came to the previous Meeting that were lobbying for the ball fields were not residents. Some of the speakers that praised the Commissions vision were members of the 9-11 Ad Hoc Committee, and everyone knows how the City is bailing out that project. She quoted the City Manager as saying "that every purchasing rule has been violated in this project". She says that they have not used due diligence in this matter and urges the Commission to do so. What about Archibald? You approved it then you unapproved it. With all the confusion where does it leave the tax payers?

CM Crawford wanted to clarify the statements made about the purchasing of the 9-11 Memorial. When he started as City Manager there were 2 groups, the 9-11 group and the City group. In the early months they recognized it as a City Project, but had already proceeded on. When he made the statement about violating the purchasing rules he felt that it was reasonable to finish the project based on how it was initially started.

Armando Castellon, 553 John's Pass Avenue: He stated that he is a Structural Engineer, the building can't meet code. It would be a waste of money. He also said that it makes sense to include the ball fields, and the Rec Center while the contractors are here. He said this is an island, there will be flooding no matter what. The City hall project needs to be done.

John Lipa, 399 – 150th Avenue: He said that he was listening to everyone speaking, and they are all passionate about their beliefs. It seems to be all about priorities and they all have different views on what should be done first. If the Commission thinks that it should be done first then do it.

CM Crawford stated the speaker makes a very good point, and that all the projects are under way. This just happens that this is the one that came through first. When you hear the analogy of a million balls in the air, that is what is happening here, there are a million balls in the air. In the next 6 months they will knock a few more of the projects out.

Robin Stach, 728 Sunset Cove: He told the Commission that they all needed a raise. He also stated that we live in Florida flooding will always be an issue. He stated that he has said it before, but they are the Commission and they were elected to make the decisions. So make one and let's move on.

Steve Kochick, 15301 – 2ndnd St. E.: None of these projects are new. The Stormwater master plan is the same as it was 10 years ago. Nothing has changed. We don't have the elevation to move the water from the street to the bay. Every year the budget has a vision of priorities and it has not changed since 2000. He believes that the whole project should be done at the same time. If the fields are not included now it won't get done for another 20 years. If

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the projects keep being postponed the price is only going to go up. It is time to pull the trigger. What is the worst that can happen? They don't reelect you.

Pete Trott, 378 – 145th Avenue: Money was more expensive 9 years ago. The best time to do it is now.

June Mohns, 13321 Boca Ciega Avenue: She stated that she understands wanting to move forward and is glad to see it. She thinks that if the Commission wants to have the community behind them that they should take a 90 day hiatus and nail down the costs. She had asked Jeff Larson previously just how much the City could borrow, he told her a lot more since the Millage rate was so low. They need to take the time to include operating and staffing costs for the new building. Stormwater and roads are the priorities.

Marv Merrill, 581 Crystal Drive: He stated that Phase I is a necessity with the City Hall and Fire Department, but he asked the Mayor why do we need a new ball field. Mayor Palladeno told him that it was to make it more user friendly, and to give more green space. Mr. Merrill stated that if the fields were so important then why wasn't it in the 5 year plan. All of a sudden in comes an architect and wants to add Phase II, which is understandable, and putting the City \$10 million in debt. He feels that the Commission has not given a lot of thought as to what the financial impact will be by including Phase II. He would like Phase II put on the back burner.

Martha Boos, 15316 Gulf Blvd.: She admits that she is not up to date on this whole thing, but we shouldn't be borrowing a huge amount of money to do anything. She stated that the City has been putting Money aside for years. She said the City Hall and Fire Station do need to be done, it is making people sick. Stormwater issues needs to be addressed, and the undergrounding of utilities needs to be done. Flooding makes the property value go down. She said that this architect seemed to come out of nowhere and that when she was on the Commission they talked to 2 or 3. The CM replied that the architects were bid out, there was a Commissioner on the evaluation team, and the Commission approved the architect.

ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

E. AUTHORIZE THE CITY MANAGER AND THE CITY ATTORNEY TO HIRE BOND COUNSEL.

Motion was made by Vice Mayor Lister to authorize the CM and the CA to hire Bond Council, and was seconded by Commissioner Hodges.

CM Crawford stated for full disclosure that the Commission would waive the bid process in doing this. The reason for doing this is that there has been experience with this Bond Council with both the CA and the Financial Advisor, so the vote on this will have to be a super majority of 4 yeses to pass.

Peter Pisciotta, 148th Avenue: He asked CA Trask if the Charter allowed them to bypass the RFQ process, and referred him to Section 2.193 Sub 5 of the Charter. He asked how the best interest of the City is compromised by waiving the RFQ process. CA Trask stated that this was not part of the Charter it is a Code provision, and is a legislative activity where the Commission makes the determination as to whether or not those particular provisions have been met. CA Trask stated that if he were asking him personally what he thinks, it really doesn't matter. Once the Commission has made that determination for whatever reason they have, does it need to be expressed to the public, the answer is no. A 4/5 vote is enough to comply with the Code provision. Mr. Pisciotta then stated to the Commission that St. Pete Beach reported a \$1.25 million deficit, so there is a tax increase in their future. He asked the Commission if they commit to no tax increases. CA Trask told the Mayor that the Commission did not have to answer questions, that this was a comment portion, and that this Item was an action Item, and did not even have to be open for discussion, that was discretionary.

Jim Madden, 133 – 140th Avenue: He stated that they are a good Bond Council, but he sees a problem with the City not going out to bid for their services. The complete cost is not included; there are other fees that can be charged. He suggested CA Trask has a conflict with this. He stated that there is a provision in the contract to help with Validation proceedings, but it had already been said that they were going to get insurance so that court proceedings

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would not have to be done, if that is so then why are they being charged for it. He also believes that there should be verbiage added to protect the City. He also questioned traditional bond services, and blue sky references as well as the authorization for the CA and CM to add additional services.

Jeff Larson Financial Advisor for the City stated that this is a fine firm. He said that one of the benefits is that they have the confidence of the CA, and they have a good working relationship.

Roger Koske, 706 Sunset Cove: Says that he trusts the CA implicitly, but feels that it should go out for bid.

Marv Merrill, 581 Crystal Drive: He brought up the fact that the City had to go out for bid on the benches, but not on this \$20K item.

ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

- F. RESOLUTION 2013-10:** A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING CITY STAFF, THE CITY'S FINANCIAL ADVISOR, THE CITY'S BOND COUNSEL AND THE CITY ATTORNEY TO PREPARE THE LONG-TERM TAX-EXEMPT FINANCING OF CERTAIN CAPITAL PROJECTS DESCRIBED HEREIN; ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED WITH PROCEEDS OF SUCH FUTURE FINANCING; PROVIDING CERTAIN MATTERS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

CA Trask read Resolution 2013-10 by Title only.

Motion was made by Vice Mayor Lister to pass resolution 2013-10, and was seconded by Commissioner Shontz.

Peter Pisciotta, 148th Avenue: Gave a hand out to the Commission. He stated that he is really not against the project, but wants the Mayor to hold to his campaign promise of tight fiscal controls. He was concerned that we are in deficit spending, that starting October 1st expenses exceed revenue for the next 5 years. He said that the Governmental Accounting Standards Board (GASB) and the City Charter require there to be a Capital Plan which he claims has not been done. He also wanted to say something about the FEMA 50% rule, he says that there are 3 evaluation methods and the City cherry picked one. He said that multiple renovations are allowed with no waiting period between permits. He stated that Stormwater needs to be done before a disaster strikes.

Jim Madden, 133 – 140th Avenue: He stated that the architects did not include Stormwater renovations in their proposal.

ROLL CALL:

Vice Mayor ListerYES
Commissioner Hodges.....YES
Commissioner Poe.....YES

Commissioner Shontz.....YES
Mayor Palladeno.....YES

- G. RESOLUTION 2013-11:** AMENDING THE FY 2013 BUDGET BY APPROPRIATING EXPENDITURES FOR CONTINUED ARCHITECTURAL SERVICES FOR THE MUNICIPAL COMPLEX RECONSTRUCTION PROJECT, IN THE AMOUNT OF \$866,178.

CA Trask read Resolution 2013-11 by Title only.

Motion was made by Commissioner Shontz, and was seconded by Commissioner Poe.

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Jim Madden, 133 – 140th Avenue: He wanted to know if the City was doing away with the Public Works as there is no provision for the building, or employees.

ROLL CALL:

Vice Mayor Lister	YES	Commissioner Shontz.....	YES
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Poe.....	YES		

H. APPROVAL OF CONTRACT WITH WANNEMACHER JENSEN, ARCHITECTS

Motion was made by Commissioner Poe, and was seconded by Vice Mayor Lister.

Peter Pisciotta, 148th Avenue: He wanted to point out that there had been very little discussion from the Dais tonight. He stated that he wanted to be on record as saying that this is not the way things should be done. The Government needs to be held accountable.

Marv Merrill, 581 Crystal Drive: He wanted to know if the \$866K included the 130K that they were already given the CM answered him that it does not. He said that it was more than the 10% that was quoted.

Mayor Palladeno wanted to address some of the comments that Mr. Pisciotta had made. He stated that they discuss things, and do not do things that are shady. He does not want to raise the millage rate, as he owns a home here too. He said that Stormwater and re paving are both important projects. He has had a lot of residents asking for a swimming pool in the recreational area, and dog parks. This is what he heard from the residents when he asked them during his campaign. The Mayor also said that he has confidence in the CA. He has a great reputation, and he believes in taking his attorneys advice. Mr. Pisciotta stated that all he asks is that the CM, the FD, and all to do is to review what he brought. Mayor said the only thing they are trying to do is to move forward.

ROLL CALL:

Vice Mayor Lister	YES	Commissioner Shontz.....	YES
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Poe.....	YES		

8. OTHER BUSINESS-NONE

9. REPORTS/CORRESPONDENCE:

• **CITY COMMISSION**

Commissioner Shontz wanted to thank the City staff for putting together the Agenda Packet; she said it was well done.

Vice Mayor Lister asked if the Workshop could be rescheduled to April 30th.

Consensus: Yes at the regular time of 6:00

• **CITY ATTORNEY: NONE**

• **CITY MANAGER:**

CM Crawford told Mr. Pisciotta to get with Vince Tenaglia and set something up to walk through some of the issues. He also wanted to say that Deputy Heffner had been nominated Cop of the Year by the City of Madeira Beach, and the invitations will be sent out soon.

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- **CITY CLERK:**

CCPT Aimee Servedio stated the City received a card thanking them for the flowers sent on their behalf to Commissioner Oakley's father's funeral. She also had mail and several other items to give to the new Commissioners. She said that if anyone was going to attend the 2013 Annual Conference of The Suncoast League of Cities and those that were planning to attend would need to give her their registration forms no later than April 17th.

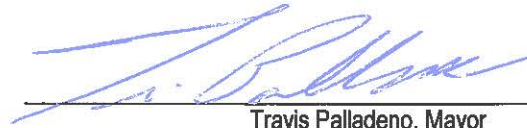
10. ADJOURNMENT: Seeing that there was no further business the meeting was adjourned at 9:41p.m.

Date Approved: _____

5/14/13



Submitted by Aimee Servedio, City Clerk Pro Tem


Travis Palladeno, Mayor

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

THIS MEETING IS TELEVISED LIVE ON CHANNEL 615



I, Patricia Shontz, do solemnly swear or affirm that I am a citizen of the United States of America and a resident of the State of Florida; that I am duly qualified to hold office under the Constitution of the State of Florida and the Ordinances of the City of Madeira Beach; and that I will well and faithfully perform the duties of Commissioner for District 4 on which I am about to enter; and as a recipient of public funds as such officer, that I will support the Constitution of the United States of America and the Constitution of the State of Florida; and that I will, in all respects, observe the Charter and Ordinances of the City of Madeira Beach, Florida.



Commissioner District 4

Sworn to and subscribed before me this 9th day of April, 2013



Thomas Trask, City Attorney



I, Elaine Poe, do solemnly swear or affirm that I am a citizen of the United States of America and a resident of the State of Florida; that I am duly qualified to hold office under the Constitution of the State of Florida and the Ordinances of the City of Madeira Beach; and that I will well and faithfully perform the duties of Commissioner for District 3 on which I am about to enter; and as a recipient of public funds as such officer, that I will support the Constitution of the United States of America and the Constitution of the State of Florida; and that I will, in all respects, observe the Charter and Ordinances of the City of Madeira Beach, Florida.

A handwritten signature in blue ink, reading "Elaine Poe", written over a horizontal line.

Commissioner District 3

Sworn to and subscribed before me this 9th day of April, 2013

A handwritten signature in blue ink, reading "Thomas Trask", written over a horizontal line.

Thomas Trask, City Attorney

March 11, 2013

Additional Planning Commission Minutes

Motion- Mike Noble

Can we make a motion that the staff look at changing the ordinance like you mentioned about the walk up? I think that would make me more comfortable at least. That if we had that as an ordinance. The walk up is gonna seem like the other beach communities. I think walking & bicycling now is more popular than it was.

Peter Kociolek- Can't the commission just decide? We have the Mayor here. I have every confidence he's gonna relate to what went on here this evening. If the commission decides that more parking is needed, then they can decide that, right?

Mike Noble- I'll make a motion that we pass it with corrected parking with 54 spaces

2nd Motion- Elaine Poe

5 Yes

0 No

City of Madeira Beach Tentative Capital Improvement Projects

Project	Estimated Project Cost	Recommended Funding Sources
Archibald Improvements	\$980,000	FY 2013 Budget (\$240K available) and Penny for Pinellas reserves (\$1.08M available)
Municipal Complex	\$9,045,000	General Fund reserves (\$3.34M sewer system funds) and bond proceeds
Stormwater Improvements	\$750,000 initially plus recurring annual funding	Stormwater Fund reserves (\$1.32M available)
Street Resurfacing	\$875,000 initially plus recurring annual funding	FY 2013 Budget (\$875K available) and portion of future Penny for Pinellas collections (approx. \$340K/year)
Marina Dock Improvements	\$1,500,000	General Fund reserves and \$322K in awarded grant proceeds (Boating Improvement Program Grant)
Transient Dock Construction	\$300,000	John's Pass Fund reserves and possible grant proceeds (grant application pending for project design/engineering costs)
Utility Undergrounding	\$8,000,000	Pinellas County has committed up to \$3.29M for this project. Project costs above \$3.29M may require a reduction in the scope of an above-listed project, or the City may need to consider additional borrowing.

From: JMadden235 <JMadden235@aol.com>

To: tpalladeno <tpalladeno@madeirabeachfl.gov>; tlister <tlister@madeirabeachfl.gov>; nhodges <nhodges@madeirabeachfl.gov>; robin <robin@madeiratech.com>; noakley <noakley@madeirabeachfl.gov>; scrawford <scrawford@madeirabeachfl.gov>

Subject: Rain event

Date: Mon, Apr 8, 2013 12:51 pm

Last Thursday the bay area experienced a rain event that lasted about 6 hours. It was reported that Madeira Beach received one-quarter inches of rain. This by no means was a significant storm, it did not even come close to a 5 year storm event. However, as the following picture demonstrate, Madeira Beach neighborhoods had standing water in many areas.





These are just a few of the pictures that were taken to show that flooding in our neighborhoods is a real problem. Standing water erodes the street subbase leading to failures in the surface paving. Moreover, standing water is a safety hazard to vehicular and pedestrian traffic. Before considering a 2 to 4 million dollar investment in ball fields and recreational facilities, the Commission should consider the essential needs of the residents - drainage and street paving. Remember, this was not a major storm event but proper drainage would have addressed all these problems.

Jim

James M. Madden

Madeira Beach, Florida, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 2 - ADMINISTRATION >> ARTICLE VIII. - SPECIAL MAGISTRATE >>

ARTICLE VIII. - SPECIAL MAGISTRATE

[Sec. 2-501. - Intent.](#)

[Sec. 2-502. - Appointment and removal.](#)

[Sec. 2-503. - Conduct a hearing.](#)

[Sec. 2-504. - Powers.](#)

[Sec. 2-505. - Application to appeal; public hearing.](#)

[Sec. 2-506. - Special exception uses.](#)

[Sec. 2-507. - Variances.](#)

[Sec. 2-508. - Reapplication.](#)

[Sec. 2-509. - Appeals.](#)

[Sec. 2-510. - Conflict of interest provisions.](#)

Sec. 2-501. - Intent.

The intent of this division is to create a position of special magistrate with the authority to act and render decisions on requests for variances, special exception uses and appeals of administrative decisions, as set forth below, from the established land development regulations.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-502. - Appointment and removal.

- (a) The special magistrate shall possess an outstanding reputation for civic pride, interest, integrity, responsibility, and business or professional ability. Appointments shall be made by the city manager or his designee on the basis of experience or interest in local government matters. Such appointment shall be submitted to the city commission for its ratification.
- (b) Appointment shall be made for a term of not more than one year. The special magistrate may be reappointed at the discretion of the city manager subject to ratification by the city commission. There shall be no limit on the number of reappointments that shall be given to the special magistrate; provided, however, that a determination be made for each special magistrate at the end of each of his one year terms.
- (c) The city manager shall have the authority to remove the special magistrate with or without cause. Appointments to fill any vacancy shall be for the remainder of the unexpired term. Such removal shall be submitted to the city commission for its ratification.
- (d) The special magistrate shall not be a city employee.
- (e) The special magistrate shall be compensated at a rate to be determined by the city commission.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-503. - Conduct a hearing.

- (a) *Application.* An application for a variance or special exception or an appeal as provided in [section 2-505](#) to appear before the special magistrate shall be submitted 30 days prior to meeting scheduled. The property owner and applicant, if different, must sign the application.
- (b) *Application filing fee.* Applicants will pay a fee, as noted in the fees and collection procedure manual for the city, when the application is submitted.
- (c) *Notification.* When and at such time as an application to appear before the special magistrate is made, the application shall be filed with the city clerk who shall post a 15-day notice of the time and place when the special magistrate shall consider the subject matter on the application. At the time of posting, all property owners within 200 feet in any direction of the property, which is the subject matter of the application, shall be notified and the notice shall be posted on the property itself setting forth the date, time and place of the hearing.
- (d) *Public hearing.*
 - (1) Failure of applicant and/or representative to appear at the advertised public hearing. The special magistrate may continue and table an application to its next regularly scheduled hearing if there is no applicant and/or representative in attendance to address their application at the noticed public hearing. Failure of the applicant and/or representative to appear at the second public hearing, may result in the denial of the application. The special magistrate application fee is non-refundable.
 - (2) The city clerk or his/her designee shall administer oaths to all witnesses.
 - (3) At the hearing, any interested person may be heard upon the subject matter of any application. Members of a specific group or association are requested to appoint a spokesperson who will represent their collective position. Individuals testifying do not have the right to cross-examine the parties, only the two parties (the city and the applicant) may cross-examine each other.
- (e) *Decisions and/or recommendations.* The special magistrate shall, for all applications, reduce to writing, within ten working days of the date of the hearing, his findings of fact, his conclusions of law and his decision as to granting a variance application, granting a variance application with conditions, denying a variance application, granting a special exception use application, granting a special exception use application with conditions, denying a special exception use application or affirming or overruling a decision made by any officer or administrative official of the city under any provision of the city land development regulations.
- (f) *Variance expiration.* All variances granted by the special magistrate and not acted upon within one year of being granted shall automatically expire.
- (g) *Written records.* Minutes shall be kept of all hearings by the special magistrate, and all hearings shall be open to the public. The board of commissioners shall provide clerical and administrative personnel as may be reasonably required by the special magistrate for the proper performance of his duties. The minutes of all proceedings, decisions and/or recommendations of the special magistrate shall be made public record on file in the office of the city clerk.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1031, § 1, 11-9-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-504. - Powers.

The special magistrate shall have the following powers:

- (1) To establish rules and regulations not inconsistent with the provisions of this article.
- (2) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, and determination made by an administrative official in the enforcement of this division after public notice has been given and a public hearing has been held.
- (3) To hear and decide special exception uses to the terms of this division upon which the special magistrate is required to pass as required therein.
- (4) To authorize upon appeal, after public notice has been given and a public hearing held, in specific cases such variance from the terms of this division as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary hardship.
- (5) To table or continue a hearing on an application if additional information is needed or requested by the special magistrate.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-505. - Application to appeal; public hearing.

- (a) *Applications.* Applications to appeal to the special magistrate may be made by any person aggrieved or affected by any decision made by any officer or administrative official of the city under any provision of the city land development regulations, or by any person requesting a special exception use or variance, to the provision of any section or article of the land development regulations. The special magistrate may decide such appeal only after public notice has been given and a public hearing has been held.
- (b) *Staying of work on premises.* An appeal to the special magistrate stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the special magistrate, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order, which may be granted by the special magistrate or a court of competent jurisdiction, on application, on notice to the officer from whom the appeal is taken and on due cause shown.
- (c) *Procedure.* Any person appealing any decision of an administrative official shall make such appeal within 30 days after rendition of the order, requirement, decision, or determination appealed from in writing to the special magistrate and file the appeal, with supporting facts and data with the building and zoning official. This does not, however, restrict the filing of a request for a special exception use or variance by any person at any time except as provided for elsewhere in the city land development regulations. Upon receipt of such appeal, the building and zoning official shall examine such appeal or request application and endorse his recommendation thereon together with all documents, plans, papers or other material constituting the record upon which the action appealed was taken and transmit such record to the special magistrate.
- (d) *Reimbursement of expenses.* The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager or his/her designee, to review and process an administrative appeal.

Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the city for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 1072, § 2, 3-28-06)

Sec. 2-506. - Special exception uses.

- (a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.
- (b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in [chapter 110](#), article IV.
- (c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. Such decision shall be reached only after receipt of a written report from the local planning agency and the holding of a public hearing. Failure of the local planning agency to submit a written report within 30 days after a referral from the special magistrate shall be deemed as an approval of the application by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in [chapter 110](#), article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of this Code. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall be begun or completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-507. - Variances.

- (a) The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate must and shall find that:
 - (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district.
 - (2) The special conditions and circumstances do not result from the actions of the applicant.
 - (3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.
 - (4)

Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- (6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (b) In granting any variance, the special magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The special magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as specified in subsection (a) shall the special magistrate grant a variance to allow a use not generally or by special exception use permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. Financial loss standing alone is not sufficient justification for a variance.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-508. - Reapplication.

An application for the reconsideration or rehearing of an application which has been previously acted upon by the special magistrate may be made in the same manner as provided for at original consideration or hearing. However, no appeal or petition by applicant requesting the same relief or approval for the same property shall without a substantial change as determined by the special magistrate, be accepted for reconsideration or rehearing for a period of three months following the date of any action taken by the special magistrate.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-509. - Appeals.

An aggrieved party, including the local governing authority, may appeal a final administrative order of the special magistrate to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

Sec. 2-510. - Conflict of interest provisions.

- (a) No person who is or may become a party or a witness to a hearing before the special magistrate shall communicate with him concerning variances or special exception uses except at the hearings provided for in this division. This restriction shall extend to any person appearing or interceding on behalf of a party, whether or not such person may have a direct, personal or financial interest in the property which is the subject of the alleged violation.
- (b) The special magistrate shall not communicate with any party, witness, representative of a party, or interceding person concerning any variance or special exception use except at the hearings provided for in this division.
- (c) Failure on the part of the special magistrate to comply with the provisions of this section may constitute grounds for his removal.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06)

FOOTNOTE(S):

⁽²¹⁾ Editor's note—Ord. No. 1071, § 3(Exh. A, § 2), adopted February 28, 2006, changed the title of article VIII from "Special master" to "Special magistrate." [\(Back\)](#)

Madeira Beach Commissioners propose spending over \$9M on a New City Hall. Renovations would cost \$7M less. Our budget is \$5M/year – can we afford new?

The 2012/2013 Madeira Beach Budget:

- ... forecasts deficit spending for this coming year and every year thereafter.
- ... cuts building maintenance by up to 57%; and grounds' maintenance by 21%.
- ... cuts Storm Water spending by \$100,000 at the same time allocating \$150,000 for consultants, contractors, and architects for the New City Hall project
- ... cuts after-school program 12.5%
- ... cuts summer program spending by 35%
- ... cuts "Penny for Pinellas" fund balance by 50%, from \$2M down to \$1M

SOURCE: http://www.madeirabeachfl.gov/Pages/MadeiraBeachFL_Finance/2013/Budget.pdf

Did you know.....

1. FEMA 50% Rule – City's due diligence is incomplete and inaccurate
 - The FEMA Unit 8 Guidelines ("50% Rule") and Pinellas County Codes allow renovation projects with no waiting time between permits, meaning City Hall could be repaired in phases
 - The City under-valued City Hall by 25% for their FEMA 50% calculation
 - FEMA allows 3 different valuation approaches. The City only looked at the lowest one.

2. Madeira City Budget – already under pressure

- Madeira Beach has a backlog of unfunded Capital Projects of \$28.6M
- Property tax revenue has declined 42% since 2007
- Penny for Pinellas" only brings in \$340,000 per year
- A recent engineering report states the **Storm Water system needs \$13.9M - \$23.5M** in repairs. At the current rate of maintenance, it will take 100 to 200 years to repair it
- St Pete Beach has a deficit of \$1.25M and their City Manager is proposing a tax hike

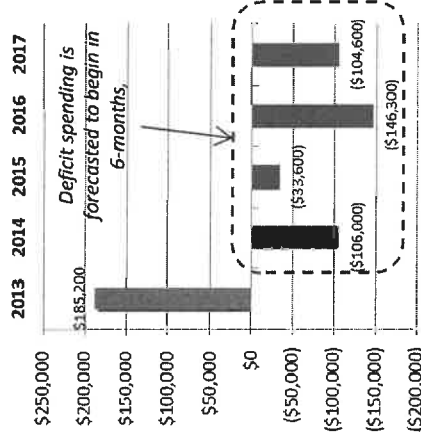
3. New City Hall Complex

- A Capital Plan as required by the City Charter and GASB standards; and has not been done
- The New City Hall is actually smaller than the existing one
- An outside audit of the City's plan excluded operating costs and still eliminated 7 of 8 financing proposals as unaffordable
- Under the City's funding approach, Madeira Beach will pledge 25% of our revenue as collateral to build the City Hall Complex
- Madeira Beach is obligated to use an RFQ process to hire external consultants above \$15,000

Let's do proper Due Diligence and make an informed decision. It's required, it's responsible governance

Annual Budget Surplus (Deficit)

SOURCE: 2012/2013 Madeira Beach CIP



\$2.5M Renovate Plan meets FEMA 50% Rule

PHASE 1

Truss Repair
Roof Repair
Asbestos
Termite Repair
Masonry Patch
Framing
Steel work

PHASE 2

Electrical
Plumbing
Sprinklers
Windows
HVAC
Ext Doors
O'head Doors

PHASE 3

Ceiling
Refinish Floors
Stucco
Painting
Finish Work
Data A/V

Upcoming Capital Projects (\$/MM)	Cost Est. (NOTE 2)	Funded (NOTE 1)	Unfunded
City Hall Complex	\$9.10	\$0.00	(\$9.10)
Storm Water (Hi/Lo Avg)	\$15.00	\$0.50	(\$14.50)
Utility Undergrounding	\$3.40	\$0.01	(\$3.39)
Marina Project	\$1.60	\$0.00	(\$1.60)
TOTAL	\$29.10	\$0.51	(\$28.59)

NOTE 1. CIP from 2013 Budget.

NOTE 2. Does not include ongoing operating costs

MADEIRA BEACH CITY HALL

INITIAL DUE DILIGENCE FINDINGS

OF

ALTERNATIVE TO NEW-CONSTRUCTION FOR

MADEIRA BEACH CITY HALL COMPLEX

APRIL 9, 2013

Prepared and submitted by

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1.0 EXECUTIVE SUMMARY

Should Madeira Beach, a city with a \$5M budget, spend over \$9M to build a new City Hall complex; or spend \$2.5M to renovate the existing City Hall building?

The City has not kept up with infrastructure requirements for years and clearly the City Hall requires attention. But there are other pressing projects that total at least \$30M which has the potential to add \$2.5M/year to the City's budget:

- Under-grounding of Utilities (\$3.4M) which Commissioner Terry Lister stated was his #1 priority
- Storm Water Drainage (\$10M-\$20M). A recent engineering study concluded that 78% of the drains are blocked, 40% significantly
- City Marina (\$1.6M - \$3.5M)
- Archibald Park (\$1M)
- Public Library (\$1M-\$2M). Pinellas County's last un-renovated Library.

1.1 Concerns:

1. **FEMA 50% Rule has not accurately interpreted by the City.** FEMA and Pinellas County documents clearly allow a phased-approach. Repair (versus replace) would save over \$7M. This is the core basis for "Build" vs "Repair." There are also alternative valuation methods; and the City has significantly under-stated the value of the current building by not applying an uplift factor as provided by Pinellas County codes.
2. **Storm Water System underfunded.** Capital Improvement Plan has \$100,000 per year for improvements. At this rate, it will take 100-200 years to complete the \$10M-\$20M in needed repairs.
3. **Deficit Spending has already begun.** According to Madeira Beach's 2012/2013 budget, expenses exceed revenues beginning fiscal year 2014 starting October 1st, 2013; and continues for the remainder of the 5-year projection.
4. **Financial plans do not comply with regulatory requirements.** The City is required to prepare comprehensive Capital Improvement Plan for all capital projects, including support costs. The current CIP shows only \$510,000 in funding for \$29.1-million in projects and does not include any ongoing support costs. Article X Section 10.3 of the Madeira Beach Charter clearly requires additional rigor, as does GASB Section 34 and the GFOA Best Practices guidelines.

1.2 Recommendations:

City should cease further expenditures on the New City Hall complex until the following Due Diligence activities are complete; and the findings have been discussed in well-advertised public sessions.

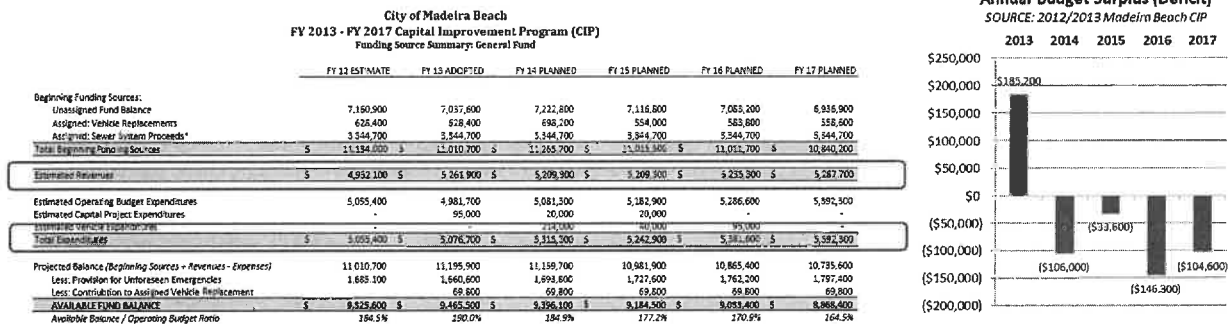
1. **FEMA 50% Rule – may not be an impediment to repair existing building**

- City Attorney should render an opinion on the FEMA 50% Rule interpretation.
 - Alternative valuation methods set forth should be investigated
 - Review Pinellas County's code for repairs under the FEMA 50% rule and determine feasibility of repair versus replace
2. **Financial Compliance with GASB and Madeira Beach Charter.** Prepare a full Capital Improvement Plan, including all foreseeable projects with support costs. Emphasis should be placed on Storm Water Sewer system
- City Attorney opinion on possible liability should a storm cause damage, injury, or death given the current funding of \$100,000 per year will take 100-200 years to complete needed repairs.
 - Prioritize the \$30M in foreseeable capital projects
 - External audit of City Hall funding options that includes ongoing support options and consideration of other funding requirements. Also, a cash-flow projection should be completed to fully understand how a funding recommendation was made for \$300,000 when the City's budget shows a deficit.
3. **Balanced Budget resolution.** The City should commit to a balanced budget, including comprehensive Capital Improvement Plans. St Pete Beach recently announced a \$1.25 deficit; and Madeira Beach projects

2.0 FINDINGS

2.1 Madeira Beach Budget Deficit: Starts October 1st, 2013

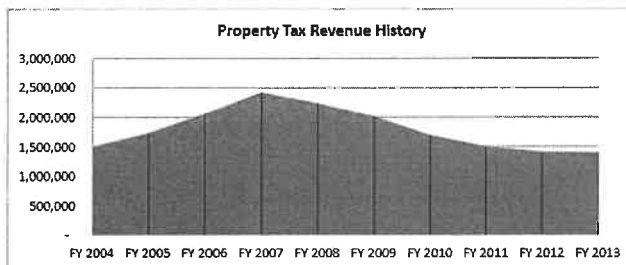
The 2012/2013 Madeira Beach budget forecasts a revenue shortfall starting in FY 2014 (October 1st, 2013). Alarming, it continues for the rest of the forecast.



2.2 Budget cuts, including maintenance cuts by up to 57%

"[The public works building] is literally falling down and somebody is going to get hurt."

City Manager Shane Crawford, 7/2/2012



Madeira Beach revenues have been declining for years, primarily due to declining property tax revenues. The City has generally closed the gap through additional fee sources, but some budget cuts have been necessary.

Interestingly, a primary reason the City is recommending a new City Hall complex is due to increased/excessive maintenance costs which is not supported by this data.

BUDGETED MAINTENANCE	2012	2013	Change
City Hall Building	\$25,000	\$12,000	-52%
Public Works Building	\$7,000	\$3,000	-57%
Fire/EMS Building	\$8,000	\$4,000	-50%
TOTAL	\$40,000	\$19,000	-53%

Another justification for the new City Hall complex is to reduce operating costs, primarily electrical utilities. This too has declined by 10% in the current budget cycle, however even if an additional 30% savings were achieved with a new building, the overall savings would not justify a \$9M expenditure.

ELECTRICITY CHARGES	2012	2013	Change
City Hall/Fire/EMS	\$30,000	\$27,000	-10%

Additional Budget cuts in the 2013 Budget

1. After School Program cut 12.5%
2. Summer Program cut 35%
3. Building Maintenance – including existing City Hall – cut 53%
4. Grounds Maintenance – cut 21%

2.3 FEMA 50% Rule: Not an impediment to repairing existing City Hall

Q: How long do I need to wait between improvement permits when dealing with the 50% rule?

A: Currently, Pinellas County has no waiting period.

Pinellas County <http://www.pinellascounty.org/flooding/faq.htm>

The largest single justification from the Board of Commissioners on why the current City Hall cannot be repaired is due to the FEMA 50% Rule that requires compliance with current codes if repair/improvement costs exceed 50% of the appraised value of the structure. In 2012, the City obtained a quote from Hennessey Construction that placed repairs at \$2.6M, far in excess of 50% of the \$1.4M assessed value.

Further research firmly reveals the FEMA rule is not an impediment.

1. FEMA Unit 8 Instructions clearly cede valuation and wait periods between repairs to municipal jurisdictions.
(http://www.fema.gov/pdf/floodplain/nfip_sg_unit_8.pdf)
2. If the City Hall were destroyed, there would be no way around the 50% Rule, but with a phased series of repairs, the City can fully comply with the FEMA Rule.
3. The FEMA publication describes several methods to determine valuation in addition to simply looking at county tax records (though Collier County allows a 20% uplift to County Assessments if this path is chosen). Recommend obtaining an external Appraisal using FEMA guidelines.
4. Several expenditures are excluded from the 50% Rule, including ornamental items, permit fees, survey fees, paving, landscaping, etc.

The combination of these items allows flexibility in meeting the FEMA Rule for renovations or repairs. Since the current City Hall has adequate capacity (e.g. new City Hall is actually smaller), the Commissioners should conduct due diligence on how the practical application of the FEMA Rule applies to the City Hall capital project.

2.4 4-Phase Repair Plan that meets FEMA 50% Rule and saves \$7M

In order to help [County Code Enforcement] enforce this, you may want to count all applications submitted over, say, one year as one project.

FEMA UNIT 8 Publication http://www.fema.gov/pdf/floodplain/nfip_sg_unit_8.pdf

Creating four phases does not corrupt the intent of the FEMA Rule – there is simply no reason that the entire project be counted as a single ‘improvement project.’

There must be some time horizon to bracket the repairs (most counties use 12-months as recommended by FEMA, though Pinellas County does not. Importantly, this is only a recommendation and is left to the local zoning authority for specifics).

At first glance, spreading a renovation project over 2+ years to comply with FEMA may appear to subvert the 50% Rule. However, some time horizon must be applied, otherwise most homeowners would exceed the Rule over time, say a 20-year period (roofing, paint, kitchen/bath remodel, etc). If 20-years is too long, than what is the right timeframe? FEMA and most counties have set the standard at 1-year (though Pinellas County is even less). Completing the City Hall renovation in four phases over 4-years is well within the guidelines.

SAMPLE PLAN: All Phases meet the FEMA 50% Rule (<\$700K; or 50% of the \$1.4M building valuation).

	Hennessy Bid	Phase 1	Phase 2	Phase 3	Phase 4
General Conditions	\$168,628	\$42,157	\$42,157	\$42,157	\$42,157
Demo, Termite, Asbestos, etc	\$222,150	\$55,538	\$55,538	\$55,538	\$55,538
Paving & Sidewalks	\$28,000	Excluded	Excluded	Excluded	Excluded
Masonry Patch & Tie-downs	\$110,000		\$110,000		
Steel work	\$5,000	\$5,000			
Rough Carpentry & Truss	\$50,000	\$50,000			
Thermal Caulking/Roofing	\$159,000	\$159,000			
Ext/Int/Overhead Doors	\$117,000		\$39,000	\$39,000	\$39,000
Windows	\$325,000	\$52,000	\$94,250	\$94,250	\$84,500
Finish Work (for construction)	\$390,600		\$78,120	\$156,240	\$156,240
Toilet Access's, Lockers, etc	\$52,100	Excluded	Excluded	Excluded	Excluded
Temp Offices	\$51,000	Excluded	Excluded	Excluded	Excluded
Mechanical	\$441,700	\$176,680	\$88,340	\$88,340	\$88,340
Electrical	\$120,600	\$40,200	\$40,200	\$40,200	\$40,200
Generator (firestation)	\$200,000			\$100,000	\$100,000
Data/A-V upgradess	\$168,000	Excluded	Excluded	Excluded	Excluded
Total		\$580,575	\$547,605	\$615,725	\$605,975

2.5 Capital Improvement Plan (CIP): Key to responsible financial

The Manager shall prepare and submit a Capital Program at least three (3) months prior to the beginning of the fiscal year. The Capital Program shall include

1. *A clear general summary of its contents;*
2. *A list of all capital improvements which are proposed to be undertaken with appropriate supporting information as to the necessity for such improvements;*
3. *Cost estimates, method of financing and recommending time schedules for such improvements; and*
4. *The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.*

Charter for City of Madeira Beach.

When Travis Palledeno campaigned for Mayor, he pledged to "implement tight spending controls." A detailed and exhaustive Capital Improvement Plan is critical to develop a context in which significant capital decisions can be made.

Unfortunately, compared to neighboring cities (St Pete Beach, St Petersburg, etc.), Madeira Beach's CIP is vague, incomplete, and truncated; shortcomings that highlighted by the magnitude of the current financial decisions seeking capital funding. The importance of a CIP is described by the *Government Finance Officers Association Committee on Economic Development and Capital Planning* as follows:

1. Allows for a systematic evaluation of all potential projects at the same time.
2. The ability to stabilize debt and consolidate projects.
3. Serve as a public relations and economic development tool.
4. A focus on preserving a governmental entity's infrastructure while ensuring the efficient use of public funds.

The City has met neither their Charter nor the spirit and intent of preparing a CIP, and specifically, enabling decision making of the proposed City Hall complex within the context of other spending priorities. The City Attorney should consider evaluating whether the City Manager has met the fiduciary responsibility to (i) developing a CIP; and (ii) whether the proposed City Hall project has been presented in accordance with the City Charter.

Specifically, the CIP included in the 2013 Budget does not meet the standards described by the Charter.

1. The CIP does not describe ongoing maintenance costs as required
2. Effectively excludes important Projects such as Undergrounding Utilities (\$10,000 budget for a \$3.4M Project over 5-years) and Storm Water Drainage (\$100,000/year would take 235 years to complete the \$23.5M estimate)
3. Does not project out even 2-years for most projects
4. Re-appropriates \$100,000 Storm Water Funds to other CIP projects

REQUEST: The City Attorney may want to consider evaluating whether the City Manager has met the fiduciary responsibility to (i) developing a CIP; and (ii) whether the proposed City Hall project has been presented in accordance with the City Charter.

A word on CIP and “Penny for Pinellas”

Madeira Beach receives approximately \$340,000 each year for Sales Tax. Penny for Pinellas is restricted to Capital Projects, including vehicles. The Budget has shifted funds into this cost-code to cover additional expenditures.

Penny for Pinellas	2012	2013
Street Resurfacing	\$600,000	\$250,000
Beach Walkovers	\$100,000	\$100,000
Beach Groin Rehab	\$100,000	
9/11 Memorial	\$25,000	
Utility Undergrounding	\$10,000	
Johns Pass Electric Install	\$10,000	
EMS Equipment		\$25,000
EMS Vehicle	\$40,000	
TOTAL	\$885,000	\$375,000
Direct "Penny Revenues"	\$327,700	\$342,900
Surplus (Deficit – covered by transfers)	(\$557,300)	(\$31,100)

There are two important items:

1. The City Manager has recommended funding Archibald Park upgrades, estimated at almost \$1M, with “Penny for Pinellas” funds (well in excess of the \$340K revenues even if they were not already pledged).
2. The “Revenue Bond” funding mechanisms for the new City Hall complex pledges 50% of the Penny for Pinellas revenue stream. How will this revenue be replaced in the budget?

2.6 Storm Water system is significantly underfunded

February 26th, 2013 report to the Madeira Beach Commissioners:

- 78% of the outflows are clogged due to oyster growth.
- 40% of the pipes have significant clogging
- Flaws in the system that have contributed to flooding issues
- Recommended solutions to solve most of the problems would cost between **\$13 million and \$23 million**

For Storm Water funding, the 2013 Budget

1. Allocates \$100,000 per year to maintenance. At this rate, it could take to 235 years to complete the needed repairs

2. Shifts another \$100,000 from Storm Water drainage to general CIP funds.

Further, the City Manager has de-emphasized spending in this area suggesting that *"incremental fixes costing much less can be implemented, allowing the city to undertake the more costly long-term upgrades over a period of years."* (3/6/2013 Beach Beacon). He cites no expert knowledge reference from which to make this statement.

REQUEST: City Attorney should evaluate possible legal liability if inadequately maintained storm drains cause property damage, injury, or death. Would the extremely low funding rate (i.e. 200-year maintenance schedule) demonstrate indifference?

3.0 RECOMMENDATIONS

1. **New City Hall project should be paused** until due diligence is completed, including a detailed Capital Improvement Plan with support costs for all projects
2. **Storm Water system should be #1 priority** due to threat of public safety and possible liability
3. **City should initiate feasibility work on a "Renovate" scenario** to repair the existing City Hall over several phases at a cost reduction of \$7M or more/
4. **City Attorney should evaluate:**
 - a. CIP. Whether CIP obligations set forth in Madeira Beach Charter are met, or in the absence of specific guidelines, that the CIP is representative of similar CIPs prepared by well managed municipalities
 - b. Possible liability of under-funding Storm Water repairs

4.0 APPENDIX – PROPOSED CAPITAL IMPROVEMENT PLAN (CIP) FOR MADEIRA BEACH.

Nearby municipalities use a format similar to this, which enables a comprehensive view of all Capital Projects and allows for informed decision making based on priorities. Note that without proper funding the un-funded liability exceeds \$20M over the next 5-years (>\$30M over 10-years, not including new capital projects), and would result in a significant gap that could not be absorbed with existing revenue/tax structures. As St Pete Beach has recently done, taxes would likely be raised.

5-Year Capital Improvement Plan	Prior Year Carryforward (Actual)	2012 Budget	2012 Actual	2013 Budget (\$000's)	ESTIMATE			
					2014	2015	2016	2017
City Hall								
Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Requirements	\$0	\$0	\$147	\$0	\$404	\$602	\$652	\$692
Annual Balance	\$0	\$0	(\$147)	\$0	(\$404)	(\$602)	(\$652)	(\$692)
Cumulative Fund Balance	\$0	\$0	(\$147)	(\$147)	(\$551)	(\$1,153)	(\$1,805)	(\$2,497)
Storm Water								
Resources	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Requirements	\$0	\$100	\$100	\$100	\$3,917	\$3,917	\$3,917	\$3,917
Annual Balance	\$0	\$0	\$0	\$0	(\$3,817)	(\$3,817)	(\$3,817)	(\$3,817)
Cumulative Fund Balance	\$0	\$0	\$0	\$0	(\$3,817)	(\$7,633)	(\$11,450)	(\$15,267)
Undergrounding of Utilities								
Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Requirements	\$0	\$0	\$0	\$0	\$680	\$680	\$680	\$680
Annual Balance	\$0	\$0	\$0	\$0	(\$680)	(\$680)	(\$680)	(\$680)
Cumulative Fund Balance	\$0	\$0	\$0	\$0	(\$680)	(\$1,360)	(\$2,040)	(\$2,720)
Johns Pass Village								
Resources	\$0	\$0	\$0	\$10	\$10	\$10	\$10	\$10
Requirements	\$0	\$0	\$0	\$625	\$625	\$0	\$0	\$0
Annual Balance	\$0	\$0	\$0	(\$615)	(\$615)	\$10	\$10	\$10
Cumulative Fund Balance	\$0	\$0	\$0	(\$615)	(\$1,230)	(\$1,220)	(\$1,210)	(\$1,200)
Marina Fund								
Resources	\$0	\$0	\$0	\$196	\$196	\$196	\$196	\$196
Requirements	\$0	\$0	\$0	\$196	\$196	\$196	\$196	\$196
Annual Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library								
Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Requirements	\$0	\$0	\$0	\$0	\$0	\$600	\$600	\$0
Annual Balance	\$0	\$0	\$0	\$0	\$0	(\$600)	(\$600)	\$0
Cumulative Fund Balance	\$0	\$0	\$0	\$0	\$0	(\$600)	(\$1,200)	(\$1,200)
SUMMARY OF ALL CAPITAL IMPROVEMENTS								
Resources	\$0	\$100	\$100	\$306	\$306	\$306	\$306	\$306
Requirements	\$0	\$100	\$247	\$921	\$5,821	\$5,995	\$6,044	\$5,484
Annual Balance	\$0	\$0	(\$147)	(\$615)	(\$5,516)	(\$5,689)	(\$5,739)	(\$5,178)
Cumulative Fund Balance	\$0	\$0	(\$147)	(\$762)	(\$6,278)	(\$11,966)	(\$17,705)	(\$22,884)