BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, November 18, 2026 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF THE AGENDA**
5. **PROCLAMATIONS - Mayor**

   A. Martha Braddock 100th Birthday Proclamation

6. **REPORTING THE NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION RESULTS**

   A. Unofficial Election Results - November 3, 2026 Municipal General Election

7. **PRESENTATIONS (limited to 10 minutes each)**

   A. Parking Garage Study Presentation

8. **PUBLIC COMMENT**

   Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

   If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

   For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial proceeding and can be entitled to present evidence at the hearing, including

the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director not less than five days prior to the hearing.

9. APPROVAL OF THE MINUTES

A. 2026-10-14, BOC Regular Meeting Minutes

B. 2026-10-28, BOC Special Meeting Minutes

C. 2026-10-28, BOC Regular Workshop Meeting Minutes

10. CONSENT AGENDA

Any member of the Board of Commissioners can ask to pull a consent item for separate discussion and vote.

11. PUBLIC HEARINGS

A. ORD 2026-10, Chapter 106, Vegetation - Second Reading and Public Hearing

B. ORD 2026-11, Section 110-423 - Intersection Visibility - Second Reading and Public Hearing

C. ORD 2026-12, Repealing Section 110-670 – Landscaping green area - Second Reading and Public Hearing

D. ORD 2026-13, Chapter 82, Definitions Related to Chapter 106 - Second Reading and Public Hearing

E. ORD 2026-16 Temporary Parking Use - Lots located adjacent to Gulf Boulevard or within John’s Pass Village Activity Center - Second Reading & Public Hearing

12. UNFINISHED BUSINESS

A. Resolution 2026-12, Designating the City of Madeira Beach as a "City of Kindness"

B. Resolution 2026-13, Designating the City of Madeira Beach as a "Purple Heart City"

C. Forward Pinellas Membership Appointment/Re-appointment

D. 2025 National Flood Insurance Program’s (NFIP) Community Rating System (CRS) Annual Report

13. CONTRACTS/AGREEMENTS

A. 2026 Emergency Medical Services ALS First Responder Agreement, Amendment 2

14. NEW BUSINESS

A. Res 2026-14, Reimbursement of Capital Expenditures

15. AGENDA SETTING (12/9/2026 BOC Workshop)

A. "Draft" 2027 BOC Meeting Schedule

B. Memorial Day Celebration

C. Sister City Designation

D. MOU- GIS Interlocal Agreement

E. LDR Update Proposal

F. Parking on Residential Streets

G. Parking Meter Kiosks

H. Garage Discussion

I. R. O. C. Parking / Rex Place

J. Roadmap to Sell Development Rights from 555 150th Avenue

K. Health Insurance Opt Out Compensation Program

16. REPORTS/CORRESPONDENCE

A. Board of Commissioners - Reports/Correspondence

B. Board of Commissioners - 2026 Meetings Report through October (Informational)

C. Board of Commissioners - 2027 Meetings Schedule "Draft"

D. City Attorney

E. City Clerk

F. City Manager

17. RESPOND TO PUBLIC COMMENTS/QUESTIONS

18. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim;

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 to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

CITY OF MADEIRA BEACH, FLORIDA
PROCLAMATION
HONORING MARTHA BRADDOCK ON HER 100TH BIRTHDAY
NOVEMBER 15, 2026

WHEREAS, Martha Braddock will celebrate the remarkable milestone of her 100th birthday on November 15, 2026, marking a century of life, cherished memories, and extraordinary experiences; and

WHEREAS, Martha Braddock has been a proud resident of the City of Madeira Beach since 1960, making her home in our community for more than six decades and witnessing the growth and transformation of our beautiful coastal city; and

WHEREAS, Martha raised seven children in her family home at 13054 Gulf Lane, demonstrating remarkable strength, perseverance, and unwavering devotion to her family; and

WHEREAS, following the passing of her husband in the mid-1960s, Martha courageously embraced the responsibility of raising her children primarily on her own, exemplifying resilience, determination, and unconditional love; and

WHEREAS, Martha's life represents the enduring values of family, dedication, and strength, and her remarkable journey serves as an inspiration to her family, friends, neighbors, and the entire Madeira Beach community; and

WHEREAS, the City of Madeira Beach is honored to recognize Martha Braddock for her extraordinary milestone and her more than 66 years as a valued member of our community.

NOW, THEREFORE, I, Anne-Marie Brooks, Mayor of the City of Madeira Beach, Florida, on behalf of the Board of Commissioners and the residents of our community, do hereby proclaim November 15, 2026, as

"MARTHA BRADDOCK DAY"

in the City of Madeira Beach, Florida, and extend our heartfelt congratulations and best wishes to Martha Braddock on the joyous occasion of her 100th birthday. May this special milestone be filled with love, happiness, and the appreciation of a grateful community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Madeira Beach, Florida, to be affixed this 12th day of November 2026.

CITY OF MADEIRA BEACH, FLORIDA
PINELLAS COUNTY

_____
Anne-Marie Brooks, Mayor

UNOFFICIAL ELECTION RESULTS
CHARTER AMENDMENTS
NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION

Ballot Question
City of Madeira Beach
No. 1 Charter Amendment

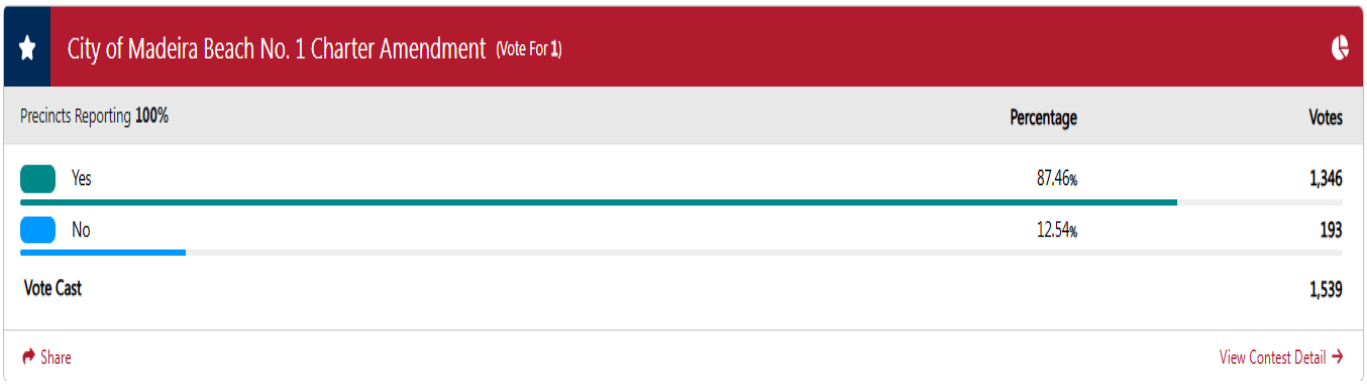
Change Municipal Election Date from March to November

Shall the City of Madeira Beach Charter be amended to change the date of regular municipal elections from March to November, so City elections occur in conjunction with the State General Election?

Cambiar la fecha de las elecciones municipales de marzo a noviembre

¿Deberá enmendarse la Carta Municipal de la Ciudad de Madeira Beach para cambiar la fecha de las elecciones municipales ordinarias de marzo a noviembre, de manera que las elecciones municipales se celebren conjuntamente con la Elección General del Estado?

Yes / Si
No / No



Ballot Question
City of Madeira Beach
No. 2 Charter Amendment

Change Candidate Qualifying Period from December to June

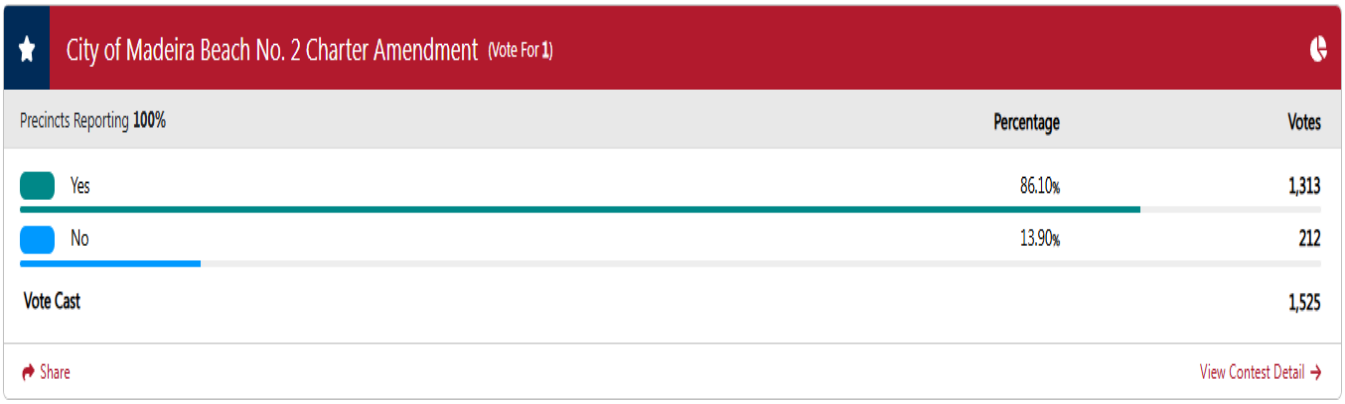
Shall the City of Madeira Beach Charter be amended to change the municipal candidate qualifying period from the first two full weeks in December, excluding weekends, to the first two full weeks in June, excluding weekends, to align with the revised November municipal general election schedule?

Cambiar el período de calificación de candidatos de diciembre a junio

¿Deberá enmendarse la Carta Municipal de la Ciudad de Madeira Beach para cambiar el período de calificación de candidatos municipales de las dos primeras semanas completas de diciembre,

excluyendo los fines de semana, a las dos primeras semanas completas de junio, excluyendo los fines de semana, a fin de ajustarlo al nuevo calendario de la Elección General Municipal de noviembre?

Yes / Si
No / No



Ballot Question
City of Madeira Beach
No. 3 Charter Amendment

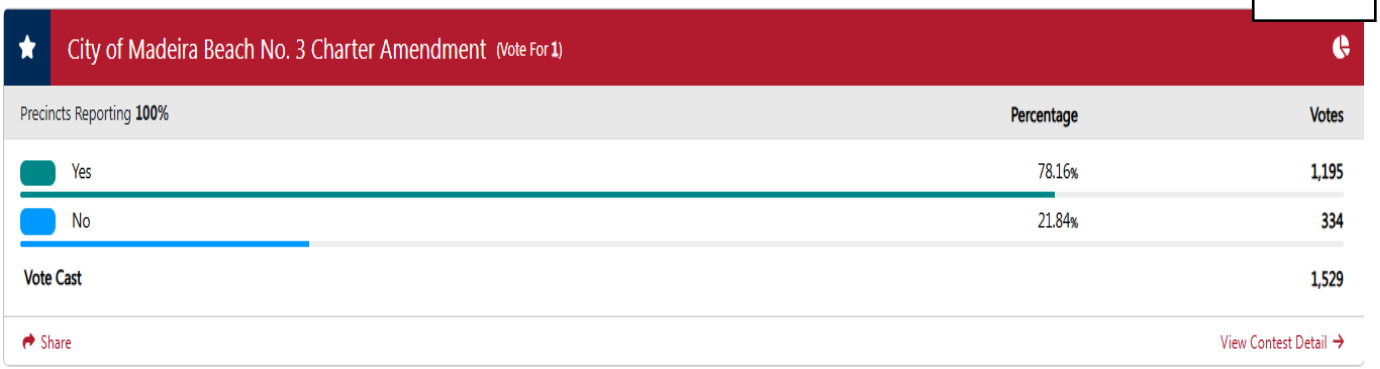
Extend Terms of Elected Officials to Implement November Elections

Shall the City Charter be amended to temporarily extend the terms of Commissioner District 3 and Commissioner District 4 until certification of the November 2027 election results; and the terms of Commissioner District 1, Commissioner District 2, and Mayor-Commissioner until certification of the November 2028 election results in order to implement the transition from March municipal elections to November municipal general elections?

Extender los mandatos de los funcionarios electos para implementar las elecciones de noviembre

¿Deberá enmendarse la Carta Municipal de la Ciudad para extender temporalmente los mandatos del Comisionado del Distrito 3 y del Comisionado del Distrito 4 hasta la certificación de los resultados de la elección de noviembre de 2027; y los mandatos del Comisionado del Distrito 1, del Comisionado del Distrito 2 y del Alcalde-Comisionado hasta la certificación de los resultados de la elección de noviembre de 2028, con el fin de implementar la transición de las elecciones municipales de marzo a las elecciones generales municipales de noviembre?

Yes / Si
No / No



City of Madeira Beach No. 3 Charter Amendment (Vote For 1)

Precincts Reporting 100%	Percentage	Votes
Yes	78.16%	1,195
No	21.84%	334
Vote Cast		1,529

Share

View Contest Detail

City of Madeira Beach Parking Study Phase One

Phase One Summary Report

DRAFT

September 24, 2026



CITY OF MADEIRA BEACH, FLORIDA
INCORPORATED 1947
PINELLAS COUNTY

ADEAS
TRANSPORTATION ENGINEERING • PLANNING

CONTENTS

PHASE ONE SUMMARY REPORT

Study Overview and Scope · Page 3

Existing Parking Use · Page 4

Parking Garage Layout Considerations · Page 8

Making Better Use of Existing Garage · Page 15

Overall Assessment · Page 19

Study Overview and Scope

The City of Madeira Beach Parking Feasibility Study was initiated at the direction of the City Board of Commissioners to evaluate available parking information and to provide a recommended plan of action. The Scope of Professional Service separates the work into two core parking tasks:

- Existing Conditions and Demand Analysis
- John's Pass Village Needs Assessment

Task 1 reviews existing parking supply and current utilization for areas north and outside John's Pass Village including public, private, on-street, and off-street parking, and documents locations with surplus or deficient parking. Task 2 separately evaluates parking needs within John's Pass Village.

Within John's Pass Village, the scope calls for review of up to three City-selected locations to determine whether they are feasible to meet parking demand and to estimate the amount of additional parking needed. The feasibility review considers whether a garage can fit and function at each site, along with constructability, utilities, parcel dimensions, zoning and land use, access and operations, permitting or property needs, developable parking capacity, cost, and major risks. The three locations evaluated in Phase One are located at 130th Avenue, John's Pass Park, and at the John's Pass Village Lot.

The garage concepts are therefore one part of a broader parking study rather than the sole purpose of the work. The initial scope assumes stand-alone public parking garages without ancillary uses and applies typical costs and design treatments at a planning/conceptual level. It does not assume detailed financial bonding projections or engineering design layouts. That distinction allows this evaluation to compare garage feasibility with observed parking conditions, and to consider operational improvements before determining whether any site should advance into more costly detailed engineering or financial analysis investments.

To establish how existing parking is actually being used, multiple occupancy counts were conducted during different days and times. These field observations provided a direct measure of parking occupancy, where spaces remained available, and how conditions changed between peak and lower-demand periods.

The existing John's Pass Village Garage provides an important real-world comparison because it shows how a structure of similar scale functions in the study area. The existing garage is approximately 115 by 180 feet with 318 spaces, and field observations documented more than 10 percent availability even during peak observation periods. That remaining capacity is significant because it indicates that improved visibility, wayfinding, access, and coordination may increase effective parking supply without immediately needing to build another structure.

The operational recommendations follow the same systemwide approach. Better wayfinding, coordination with the existing private garage, parking partnerships, possible parking expansion at the Fisherman Alley's planned development, overflow and drop-off opportunities, and streetscape improvements along Village Boulevard are each evaluated alongside new construction. These measures can improve how existing parking spaces are found and used, address specific access problems, and test lower-capital improvements before the City commits to a major garage investment.

Taken together, the findings describe a connected parking system rather than a single-site problem. Occupancy varies by location and time, while access, walking distance, signage, pricing, circulation, and the visibility of existing parking significantly influence where drivers choose to park. For that reason, the potential benefit of a new garage should be considered together with the improvements that could make current public and private parking work more effectively.

The purpose of this summary report is to give the City a clear record of the work completed in Phase One, the principal findings, and the alternatives that can be tested next. It does not select a preferred garage site. Instead, it places garage feasibility in the context of existing parking performance and identifies practical operational improvements that can move forward while any larger capital decision is considered.

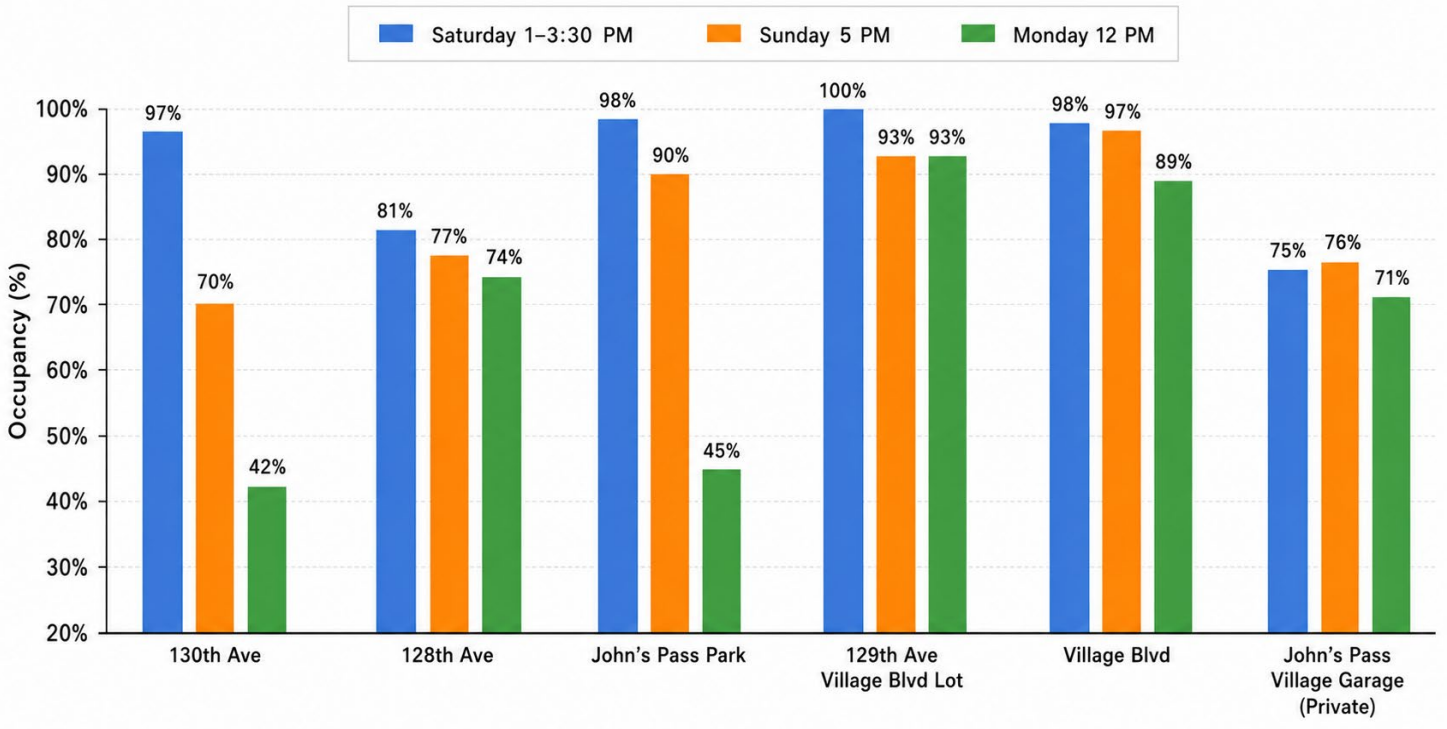
Existing Parking Use

To understand how parking was actually being used, Phase One relied on repeated fieldwork rather than a single snapshot. Multiple parking-occupancy counts were completed at different locations, days, and times, while separate field reviews documented access, circulation, signs, walking routes, driver decision points, and the condition of surrounding parking areas. The team then compared those observations with available parking-revenue spreadsheets and Placer.ai visitation data. Cross-checking the sources helped distinguish recurring patterns from one unusually busy or quiet observation and created a more complete record of how the parking system functions. This combination of repeated counts, on-site review, and independent data comparison is the basis for the location-by-location findings that follow.

The location-by-location results demonstrate why supply and occupancy have to be considered together. The John's Pass Village Lot experienced the greatest observed occupancy of the three possible garage sites, while the private John's Pass Village Garage directly across the street retained more than 10 percent availability during peak observations. That contrast points to a practical opportunity: before adding new supply, the City can test whether

better visibility, wayfinding, pricing information, and pedestrian connections can direct more drivers to capacity that already exists.

The occupancy data shown above was collected during June 2026 across multiple observation periods, including Saturday afternoon, Sunday evening, and Monday around midday. The observations were intentionally spread across weekend and weekday conditions to show how parking demand changes by day and time rather than relying on a single peak-period count. June also represents an important seasonal period for Madeira Beach, as regional tourism and recreational travel increase following the end of the school year and the beginning of summer vacation. Together, these observations provide a useful comparison of peak activity and the variation in parking use across the study area.



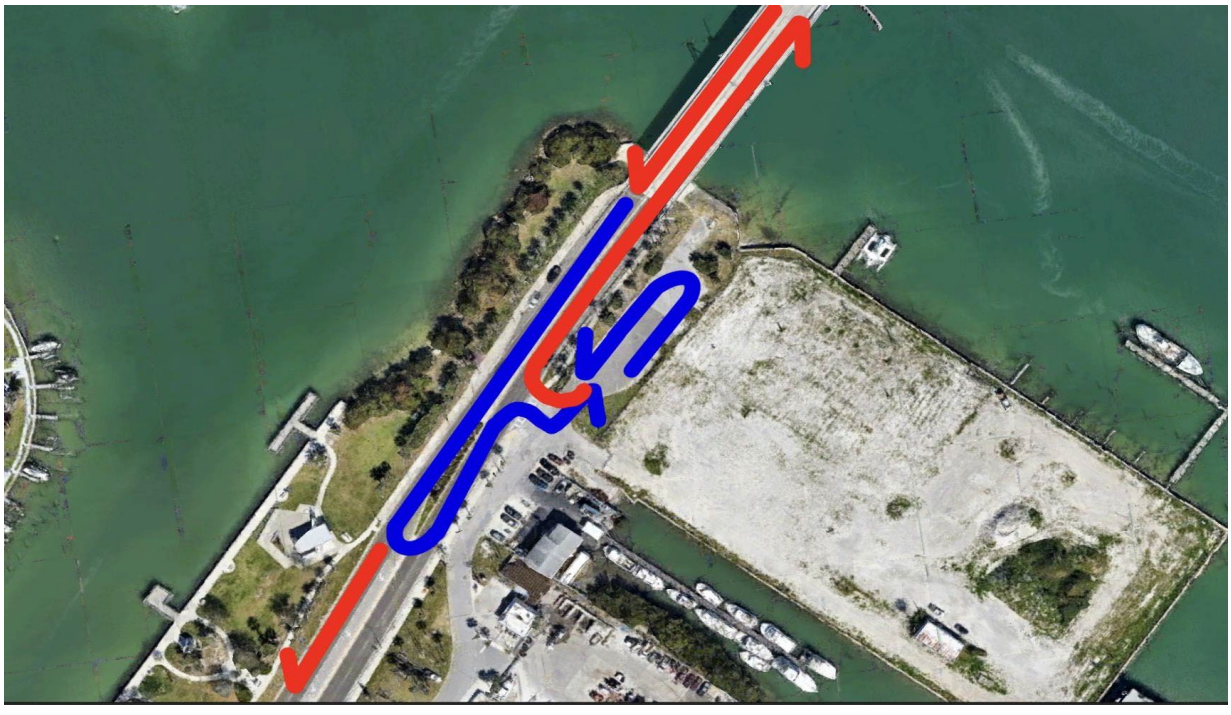
Access from the City Marina

The new City property next to the Marina on the south side of Tom Stuart Causeway was first reviewed as a potential park-and-ride location. The site could intercept some trips before they reach the beach and John's Pass, but circulation is a central constraint. From the marina, Gulf Boulevard and John's Pass lie generally to the southwest. Reaching those destinations requires drivers to reconnect with 150th Avenue, cross the causeway toward Gulf Boulevard, and continue south, while some site movements may still require indirect turns or double-back travel. That makes access less direct and less intuitive for visitors.

A right-in/right-out pattern would be more effective where possible. That approach would simplify movements, but it would not by itself solve every access question. A park-and-ride location must work as part of a complete trip, including arrival, parking, transfer, return, and departure.

A full median driveway opening would require an FDOT permit and would be located close to the bridge span. The preliminary findings do not treat that opening as an easy or assumed improvement. It remains an access issue that would need to be resolved before the marina could be relied upon as a significant park-and-ride location.

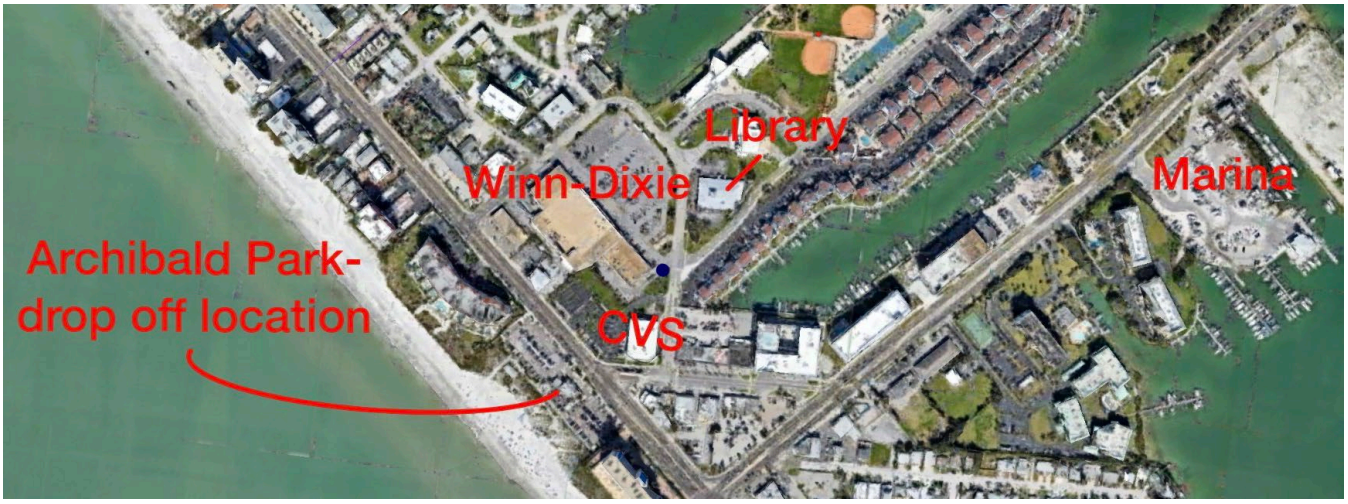
The marina park-and-ride concept therefore illustrates the difference between having land available and having a parking location that is easy to use. The site may offer an opportunity, but its value depends on circulation, clear signage, visitor understanding, and the connection to the destinations being served.



Drop-Off, Overflow, and Walking Routes

A drop-off area serves a different purpose from long-term parking. Its usefulness depends on safe loading, a clear route for vehicles, and a convenient path for passengers after they leave the vehicle. That walking distance matters especially for beach visitors, who frequently carry chairs, tents, coolers, and other heavy items. Overflow parking likewise depends on more than the number of spaces: drivers need to know where it is, when it is available, what it costs, and how easily they can reach their destination from it.

The preliminary findings recommend considering a drop-off location within Archibald Park with more affordable overflow parking nearby, perhaps near CVS or the Winn-Dixie shopping center. The existing library site should also be considered because it is City-owned and already serves as parking for special events at R.O.C. Park. Together, these options broaden the parking discussion beyond constructing new spaces and identify locations that may already be positioned to support beach parking and special events concurrently.



Pedestrian access should be treated as a primary test for every overflow or drop-off option. That applies to Archibald Park, the library site, and potential overflow near the shopping centers. A location with available spaces may still perform poorly if the walk is unclear, indirect, uncomfortable, or impractical for visitors carrying beach equipment. Safe, legible walking routes are therefore part of the parking solution itself.

These ideas also connect to the wayfinding recommendation. Signs and parking information should guide drivers before they reach the most congested decision points. If overflow, drop-off, and existing garage options are presented clearly, some drivers may choose them before circulating through the busiest areas.

Parking Garage Layout Considerations

For general planning, the preliminary findings suggest an efficient garage example with a minimum structure footprint of approximately 120 by 250 feet and about 300–400 spaces. The example is intended to show the scale that may be needed for an efficient structure. It is not a final requirement for every parcel, and it does not establish the exact capacity of a building on any of the three sites.

The findings also separate the garage footprint from the idea of wrapping retail around the structure. Retail would require additional area and would affect the overall layout. A parcel that can hold the parking structure alone may not have enough room for retail, circulation, entrances, pedestrian routes, and the other parts of a workable project.

Garage height cannot be established from footprint alone. The preliminary garage concepts were developed with approximately three to four parking levels as a planning assumption, subject to the final site layout and applicable City height restrictions. The existing John's Pass Village Garage provides a useful local capacity benchmark at approximately 115 by 180 feet with 318 spaces, but that capacity reflects the complete circulation and ramp design rather than the outside dimensions alone. A site-specific concept still must account for ramps, turning areas, columns, stairs, accessible routes, entrances, circulation, and the City's Land Development Code height restrictions before a final level count or capacity can be assigned.

The existing John's Pass Village garage is approximately 115 by 180 feet, smaller than the generalized 120-by-250-foot planning example. That comparison reinforces why outside dimensions alone do not determine capacity and why each site needs its own circulation and ramp layout.

Construction Cost Considerations

For planning purposes, the generalized construction for a new 320-space garage range from approximately $11 million to $14 million, or about $34,375 to $43,750 per gross space. This is a construction benchmark rather than a complete project budget. Design, financing, operations, and site-specific mitigation would be evaluated separately if a concept advances.

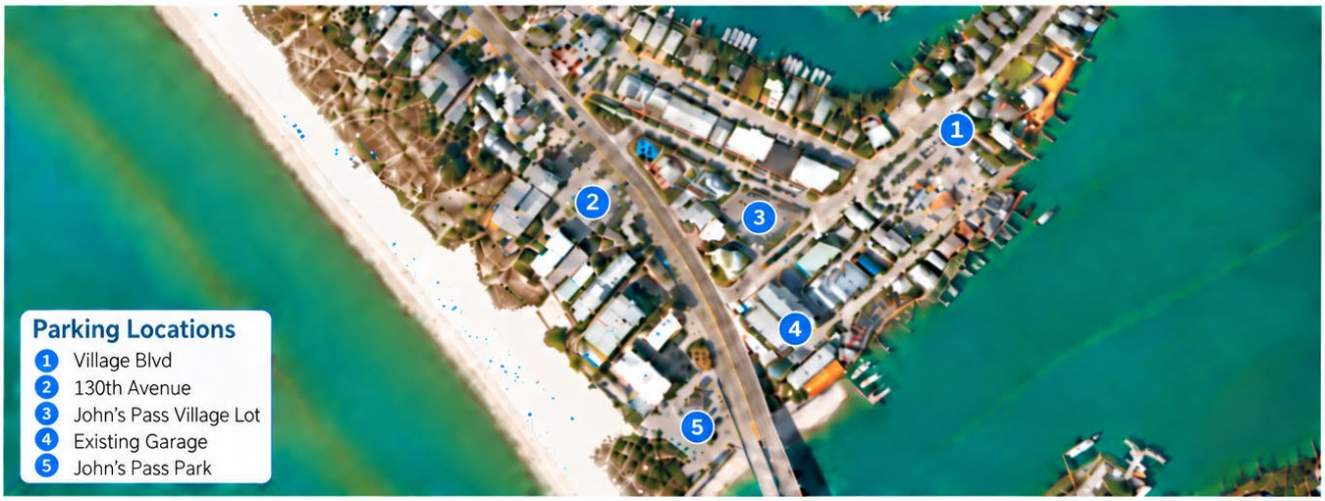
The price range does not imply that each site may cost the same amount. Stormwater mitigation, coastal structural hardening, utility conflicts, access maintenance, parcel geometry, and the efficiency of the final layout all influence construction cost. These factors are especially important when comparing a compact site with a larger site that can accommodate circulation more efficiently.

Cost per space is most useful when paired with net-new capacity. A garage may contain hundreds of gross spaces while replacing existing surface parking on the same property.

Comparing the project cost with the actual increase in usable public parking gives the City a better measure of the investment than gross capacity alone.

Parking Garage Sites Overview

The three potential garage sites are not interchangeable. Each has a different combination of observed occupancy, physical size, access, property conditions, and design constraints, as summarized below.



Location	Main considerations
130th Avenue	Comparatively low observed occupancy; compact parcel; Duke Energy utility easement; layout and height constraints.
John's Pass Park	Variable observed occupancy; approximately 365-space preliminary design concept; coastal construction requirements; Recreational/Open Space land use; outside the John's Pass Village Activity Center.
John's Pass Village Lot	Highest observed occupancy; compact footprint; vertical and visual effects; limited room for retail wrapping; located directly across from the existing garage.

John's Pass Village study area and parking locations.

The comparison does not rank the sites or imply that one has been selected, each site has unique considerations. In practical terms, 130th Avenue is constrained by parcel efficiency and a utility easement; John's Pass Park combines the largest preliminary garage concept

with coastal and land-use compatibility issues; and the John's Pass Village Lot combines the highest observed occupancy with a compact site, vertical design effects, and the existing private garage directly across the street.

Compatibility considerations differ by site and should be evaluated concurrently with the conceptual layout. All three sites share land-use, zoning, and compatibility challenges. For example, John's Pass Park carries a Recreational/Open Space land-use category and lies outside the John's Pass Village Activity Center, which may limit ancillary uses and complicate a mixed-use garage concept. At 130th Avenue, parcel size and the Duke Energy easement affect the feasible layout. At the John's Pass Village Lot, the compact footprint, surrounding activity, building height, and relationship to the existing private garage are central to the design.

130th Avenue: Space and Utility Limits

Across the completed counts, occupancy at the 130th Avenue lot ranged from approximately 42 percent at Monday noon to approximately 97 percent on Saturday afternoon, with Sunday evening at about 70 percent. Although the lot filled during the Saturday peak, it showed lower use than the busiest John's Pass locations across the broader set of observations. Occupancy is only one part of the evaluation: the parcel is also compact for an efficient garage structure, and the Duke Energy utility easement could materially affect the building footprint, circulation, and project cost.

The compact parcel should be tested against the general 120-by-250-foot planning benchmark. If that footprint cannot be accommodated, the concept may require a taller structure, a different ramp arrangement, or fewer spaces. Each of those choices affects parking efficiency, visual character, access, and the number of net-new spaces created.

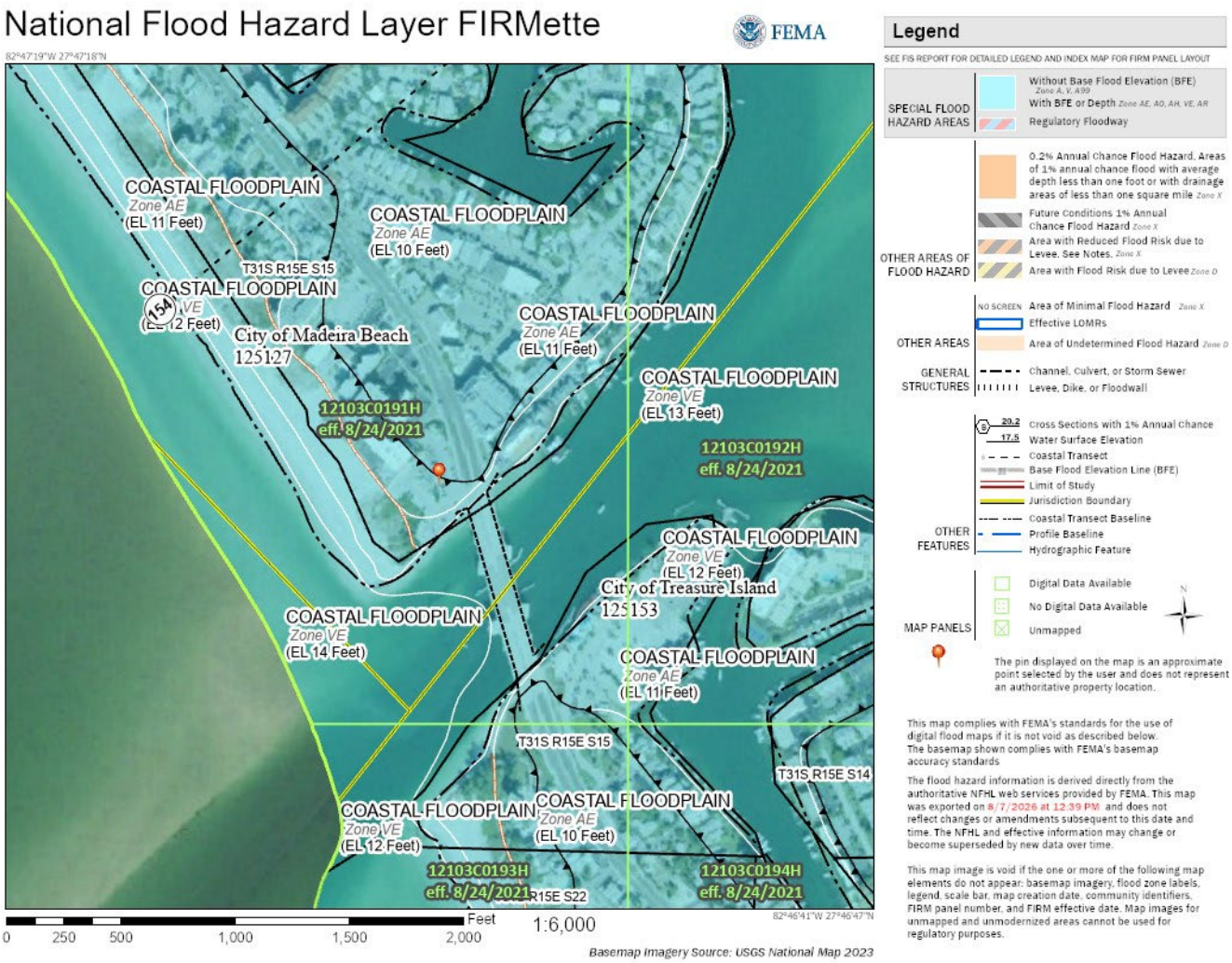
The Duke Energy easement is a separate utility constraint because it may affect the placement of foundations, columns, ramps, and other structural elements. Phase One did not include a Duke Energy relocation quote. The report therefore does not assign a dollar amount to easement mitigation or relocation. Before the site is advanced, direct coordination with Duke Energy should establish what facilities are present, what can be built within or around the easement, whether relocation is necessary, and the actual cost.

In summary, the 130th Avenue site can be described as a lower occupancy location with significant footprint and utility challenges.

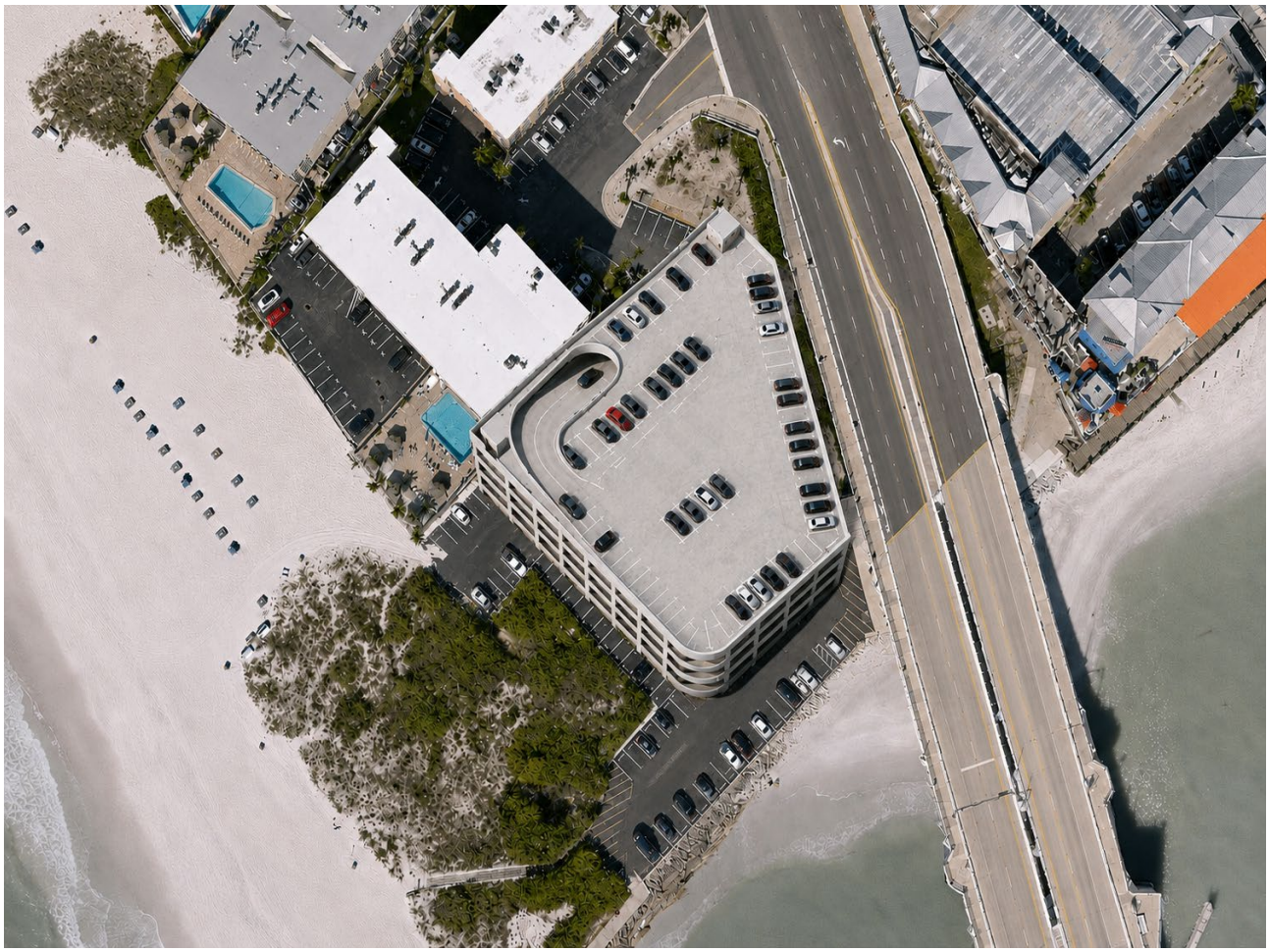
John's Pass Park: Capacity and Coastal Conditions

Multiple occupancy observations at John's Pass Park showed substantial variation by day and time, ranging from approximately 45 percent to 98 percent across the completed counts. The John's Pass Park concept is the largest of the three preliminary garage concepts at approximately 365 spaces. That estimate provides a useful design comparison and should be considered together with the surface spaces displaced by construction, the circulation required within the structure, and the coastal and land-use conditions that apply to the property.

The findings state that the Coastal Construction Control Line and the FEMA coastal floodplain must be considered. They identify FEMA coastal floodplain panel 12103C0191H as effective August 24, 2021 and state that additional structural integrity and mitigation costs would be required. These conditions connect the site's apparent capacity with the additional work needed to build in a coastal setting.



John’s Pass Park also presents a land-use compatibility challenge. The site has a Recreational/Open Space land-use category, which may limit ancillary uses associated with a garage, and it is not within the John’s Pass Village Activity Center. Those land-use conditions should be evaluated together with the approximately 365-space concept, coastal design requirements, and observed occupancy before the site is advanced.



Conceptual John’s Pass Park structured-parking rendering.

John's Pass Village Lot: Use and Design Tradeoffs

The John's Pass Village Surface Lot had the highest observed occupancy of the three potential garage sites and is directly across the street from the existing John's Pass Village Garage. That combination makes it a unique location to evaluate, while also making the relationship between existing and new parking a central part of the evaluation.

The preliminary findings state that the John's Pass Village Lot would require a smaller garage footprint with significant vertical visual effects. A smaller footprint may push more parking upward, making building height and appearance more noticeable. The findings also state that wrapping retail around the garage would be difficult. These issues distinguish the John's Pass Village Lot from a larger site where the parking structure and surrounding uses may have more workable space.



A broader redevelopment concept could explore coordination with the VFW property and other adjacent property owners if the City wishes to study a larger project area. Until property agreements are secured, however, the current garage analysis should remain tied to the specific John's Pass Village Lot rather than the larger surrounding property area. This keeps the capacity comparison grounded in property that is actually available for the preliminary concept.

The John's Pass Village Lot's high observed occupancy supports careful review, but it should not be considered separately from the private garage across the street, which retained more than 10 percent availability during peak observations. Improved wayfinding, pricing information, visibility, walking routes, and coordination with that garage should be tested at the existing garage. Before the City commits to adding new structured capacity at this location.

Stormwater and Coastal Design

Stormwater mitigation and coastal structural hardening are identified as cost factors for a new garage. These issues apply to the general construction discussion and are especially important at the John's Pass Park location, where the findings also reference the Coastal Construction Control Line and the FEMA coastal floodplain.

Coastal design affects more than the visible building. Structural systems, foundations, elevations, drainage, materials, and protection from coastal conditions may all influence the final design and price. The preliminary findings do not assign separate amounts to these items, so they should not be converted into a detailed cost allowance without further detail and a topography survey.

Stormwater planning also has to be considered with the site layout. A garage footprint, vehicle circulation, pedestrian routes, and any surrounding retail use all compete for space. If stormwater measures require additional area or construction, the effect may be greater on a compact site than on a larger parcel.

Parking occupancy and constructability should be considered simultaneously. The 365-space estimate at John's Pass Park is accompanied by coastal requirements, and the general $11–14 million range is accompanied by a caution that site conditions may influence cost. Keeping those statements together avoids presenting capacity without the constraints that may influence the feasibility.

Utility Conflicts and Site Preparation

Utility conflicts are listed among the factors that may influence construction cost at each garage location. At 130th Avenue, a utility constraint is known to exist: the Duke Energy easement could affect the placement of the garage and may require mitigation, adding cost and potentially limiting the usable building footprint. The initial findings do not detail a final relocation plan, construction agreement, or price for addressing the easement. For John's Pass Park and the John's Pass Village Lot, the available information does not identify a confirmed utility conflict within the proposed garage footprints. This does not establish that utility conflicts are absent at those sites; rather, there is not enough site-specific utility information at this stage to determine whether existing lines, easements, or facilities would interfere with construction. Additional utility mapping and coordination would therefore be needed before those sites could be evaluated on the same level as the known constraint at 130th Avenue.

An easement or utility conflict can affect where a garage is placed and how the foundations, columns, ramps, and access points are arranged. On a small site, even a limited conflict may have a larger impact because fewer alternative layouts are available. That is why utility conflicts should be investigated in more detail with the garage concept rather than treated as a cost item added after the layout is complete.

Site preparation also connects to stormwater and coastal work. The findings identify these matters together as possible cost drivers. A site that appears to support a particular number of spaces may require changes once utility clearances, structural protection, drainage, and circulation are shown on the same plan.

Before any site is advanced, a concept should show how the garage avoids or addresses known conflicts. The resulting layout can then be used to update the space count and construction range.

Making Better Use of the Existing Garage

The preliminary recommendations call for stronger wayfinding to maximize use of the existing John's Pass Village Garage and other existing parking assets. They also recommend working with the garage owner to improve signage and cleanliness. These actions respond directly to the observation that the private garage still had more than 10 percent availability during peak observation periods, and significant availability during other observation periods.

Wayfinding should help drivers recognize the existing garage in advance to without unnecessary circulation. Directional information should begin at major decision points—

including the approach from Gulf Boulevard, rather than only at the garage entrance. Consistent facility naming, advance signs, and clear pedestrian connections can make the garage function as a more visible part of the overall parking system.

Coordination with the garage owner is important because the structure is privately owned. A partnership could address signs, entrance visibility, cleanliness, parking information, and other improvements that make the facility easier to find and use. Resolution 2022-02 commits the additional revenue generated by the $0.50 citywide hourly parking-meter increase to the design, engineering, and construction of a parking garage facility within one-half mile of John's Pass Village. It is recommended that the city consider using this money towards improving the existing garage before committing to the monies needed to independently build a new garage.

The existing garage also provides a useful physical comparison. It is described as approximately 115 by 180 feet with 318 spaces. That example can inform discussion of garage scale while remaining separate from the proposed 120 by 250-foot efficiency example. The important point is not that one design can be copied directly, but that how existing capacity, driver behavior, and proposed construction relate to one another.



The image illustrates the difference between vehicle access to the existing John's Pass Village Garage and a potential pedestrian alternative. The **red route** shows the relatively indirect and difficult-to-identify driving path required to reach the garage entrance, including multiple turns after crossing the bridge that may not be obvious to visitors unfamiliar with the area. The **blue route** illustrates one alternative in which visitors can also park at **John's Pass Park** and walk underneath the bridge to John's Pass Village. This comparison shows how parking convenience depends not only on where spaces are available, but also on how easily drivers can find them and how directly visitors can reach their destination.

Partnerships and Fisherman's Alley

Partnerships may be an important part of any future structured-parking strategy because they can reduce the amount of new capital the City must independently procure. The estimated $11–14 million construction range reinforces the value of testing partnership opportunities before the City assumes the full cost of a new, separate garage.

The recommendations specifically call for considering whether the planned garage at Marriott Fisherman's Alley could be modified or expanded to provide additional parking capacity before the City advances another new garage. That option should be evaluated while the project is still being defined because it may add structured parking within an already planned development and reduce the amount of separate stand-alone construction required.

A parking partnership should address more than capital contribution. Property control, operations, hours of public availability, parking rates, maintenance, signage, revenue allocation, enforcement, and wayfinding all determine whether partnered spaces can function as a dependable part of the City's parking system.

Village Boulevard Street Parking and Streetscape Options

The preliminary recommendations call for Village Boulevard on-street parking and streetscape improvements to better accommodate curbside management, golf-cart parking, e-bikes and scooters, rideshare, and autonomous vehicles. This part of the study broadens the parking discussion beyond conventional automobile spaces.

Curb space has to serve several activities. Passenger pickup and drop-off, deliveries, golf carts, bicycles, scooters, and parked vehicles may all compete for limited frontage. Organizing these uses can reduce confusion and make the remaining parking easier to use, even when the total number of conventional spaces does not change.

Preliminary layout work indicates that converting the existing angled parking along Village Boulevard between 129th Avenue and the northwest terminus of Village Boulevard corridor to 90-degree perpendicular parking may increase the supply from approximately 109 spaces to approximately 125 spaces, thus creating about 16 additional spaces. That gain should be confirmed through a preliminary streetscape design that also shows aisle width, turning movements, pedestrian paths, loading, rideshare, golf-cart parking, e-bike and scooter areas, and other curbside needs.

A preliminary streetscape concept plan is recommended to test perpendicular parking, curb uses, and the connection to the John's Pass Boardwalk before this option is compared with a new garage.

Information Needed for the Next Phase

If the City wishes to pursue a John's Pass Village parking garage concept further, the first demand-related step should be to extend the completed occupancy work across additional seasons and major-event conditions. Those counts should build on the existing weekday and weekend observations so the City can determine whether the peak conditions documented in Phase One are recurring.

The revenue spreadsheets and Placer.ai data provide useful supporting information, but neither source can determine parking occupancy by itself. Revenue records show parking activity through payments collected, but they do not directly show how many spaces were occupied at a specific time, how long individual vehicles remained parked, or how frequently spaces turned over. Placer.ai provides estimates of visitation and movement based on sampled location data, but it does not directly count vehicles or identify the number of occupied parking spaces. These sources therefore help identify broader patterns and provide context for the field observations, but direct occupancy counts are needed to confirm how consistently peak parking conditions occur.

If a specific garage site is carried forward, the next concept should detail the building footprint, number of levels, entrances, internal circulation, pedestrian routes, displaced surface spaces, and the constraints unique to that property.

Detailed engineering and financial or bonding analysis should follow only after a site-specific concept has been defined. Before the City considers advancing a garage with an approximately $11–14 million construction cost, that work should update the estimate to account for stormwater, coastal hardening, utilities, design, financing, operations, and other site conditions and should test repayment or break-even scenarios using realistic parking-rate and occupancy assumptions.

Importantly, the operational recommendations herein can move forward while a garage concept is still being refined. Improved wayfinding, coordination with the existing garage owner, overflow and drop-off options, the library site, Fisherman's Alley partnerships, pedestrian connections, and Village Boulevard streetscape changes each should be tested first to generate additional information before the City commits to major new construction.

Overall Assessment

Phase One shows that Madeira Beach's parking needs are best understood as a system of different locations, access conditions, and user choices rather than as a single shortage with a single solution. Repeated occupancy observations, field reviews, parking-revenue information, and Placer.ai visitation data were each referenced together to evaluate where parking is heavily used, where capacity remains available, and how circulation, wayfinding, walking distance, and visibility affect the usefulness of that supply.

The garage evaluation establishes useful planning benchmarks but also shows meaningful differences among the three sites. The 130th Avenue site combines wide variation in observed occupancy with a compact parcel and Duke Energy easement. John's Pass Park has the largest preliminary concept at approximately 365 spaces but carries coastal and land-use compatibility constraints. The John's Pass Village Lot has the highest observed occupancy, yet it is compact, visually sensitive, and directly across from an existing 318-space private garage that retained availability during peak observations.

The study also identifies actions that may improve parking performance without immediately committing to another garage: stronger wayfinding to the existing garage, coordination with its private owner, Archibald Park drop-off, overflow near CVS or Winn-Dixie, use of the library site, safer pedestrian connections, park-and-ride evaluation at the City Marina, Fisherman's Alley partnerships, and a Village Boulevard streetscape concept that could add approximately 16 spaces through perpendicular parking.

Phase One does not establish a preferred garage location. It establishes a practical sequence for the next decision: to improve and better connect existing parking assets, test lower-capital operational changes, and collect targeted seasonal information while any garage concept is refined. If the City later elects to pursue new structured parking, a site-specific engineered layout and detailed financial or bonding analysis should precede a major capital commitment. This approach preserves the garage option while ensuring that a new structure is evaluated against the full range of methods of how the existing parking system can be made more effective at substantially lower costs to the city.

MINUTES

BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 14, 2026
6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on October 14, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Eddie McGeehen, Vice Mayor/Commissioner District 3
David Tagliarini, Commissioner District 1
Housh Ghovaee, Commissioner District 4

MEMBERS ABSENT: Chuck Dillon, Commissioner District 2

CHARTER OFFICERS PRESENT: Mike Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 6:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

City Attorney Tom Trask gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL

City Clerk Clara VanBlargan called the roll. Commissioner Dillon was absent.

4. APPROVAL OF THE AGENDA

Commissioner Tagliarini moved to approve the Agenda as written. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

5. PROCLAMATIONS

6. RECOGNITION AND APPRECIATION

A. Keys to the City Plaques to Audrey Cevaer and Kandi Maiden, Founders of the Trash Pirates

Commissioner Ghovaee presented two Key to the City Plaques to Trash Pirates founders Kandi Maiden and Audrey Cevaer, recognizing their sustained volunteer work and contributions to Madeira Beach's environmental health and beautification. He noted that the group had conducted 97 monthly cleanups and said the plaques were intended to acknowledge the founders and recognize the broader volunteer team. The plaques conferred the Key to the City on the recipients and cited their leadership, dedication, and service to the community.

Commissioner Ghovaee expressed concerns and ideas for improving the city and encouraged participation and collaboration with the Board, emphasizing that commissioners serve the community.

7. PRESENTATIONS

There were no presentations.

8. PUBLIC COMMENT

A resident of East Madeira Avenue thanked the Trash Pirates and said their work had raised awareness throughout the beach community. He added that the group's efforts had spurred other cleanup initiatives, including Trash Turtles and other beach-area cleanups.

9. APPROVAL OF MINUTES

A. 2026-09-09, BOC Regular Meeting Minutes
B. 2026-09-09, BOC Special Meeting Minutes
C. 2026-09-18, BOC Special Meeting Minutes
D. 2026-09-23, BOC Regular Workshop Meeting Minutes

Commissioner Tagliarini moved to approve the meeting minutes as written. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

10. CONSENT AGENDA

A. **Gulf Beaches Public Library Service Contract**
B. **Landscape Contract Renewal**
C. **Agreement for State Governmental Relations Services with Myers Consulting Group, LLC**
D. **RFP #26-12 Holiday Decor**

Mayor Brooks read the Consent Agenda Items.

Commissioner Ghovaee requested that item 10. C, the Agreement for State Governmental Relations Services with Myers Consulting Group, LLC, be removed for separate discussion.

Vice Mayor McGeehen moved to approve the Consent Agenda, excluding Agenda Item 10. C. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

C. Agreement for State Governmental Relations Services with Myers Consulting Group, LLC

Commissioner Ghovaee said the City Manager was pleased with the City's government-relations representative and asked him to report on work completed and anticipated work for the coming year. He also asked whether the stated fee included insurance, travel time, mileage, and meals.

The representative, RJ Myers, thanked the Board for the opportunity to continue representing the City. He reported that the prior year included securing a $500,000 reallocation for the Area 3 Road project and meetings with the Florida Department of Environmental Protection on grants. He said several grant applications were in progress and that he had met with each commissioner since the legislative session ended. He described his role as an extension of the City's team and offered to meet with commissioners to discuss district needs and potential funding.

Mr. Myers said committee weeks were expected to begin in December, with the legislative session expected to start in March and end in early May. He anticipated continuing to pursue appropriations and other state funding, with priorities to be discussed with the City Manager.

Commissioner Ghovaee asked whether the representative could report to the Board and residents during the session so the public could hear about the work and results. Mr. Myers agreed to report as requested, remotely when he was in Tallahassee and in person when available. The Board then considered the agreement.

Commissioner Ghovaee moved to approve the Agreement for State Governmental Relations Services with Myers Consulting Group, LLC. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

11. PUBLIC HEARINGS

A. Ordinance 2026-10, Chapter 106, Vegetation – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-10 by title only.

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Planner II Joseph Petraglia summarized the proposed changes, which had been discussed at a June workshop and reviewed by the Planning Commission on three occasions. He said the ordinance would resolve conflicts over artificial turf and state preemption for single-family homes, update tree regulations and the permitted tree list, and allow less restrictive landscape materials, including shell and gravel, throughout the City. He added that the changes were intended, among other things, to make it easier to close out permits for people rebuilding after the hurricanes.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee asked about artificial-turf specifications. Mr. Petraglia said the proposed standards were based on FDEP (Florida Department of Environmental Protection) standards and

included a minimum permeability rate of 10 inches per hour through all layers. The product specifications the City had collected generally exceeded that standard.

Commissioner Ghovaee asked how much artificial turf could be installed. Mr. Petraglia explained that, for residential properties, the proposed code would allow artificial turf to count toward the landscape requirement, subject to the applicable impervious-surface ratio and other code provisions. Compliant turf for residential properties could cover the full lot, except for drainage basins or landscape buffers; commercial properties would be treated differently. All landscaping would remain subject to general maintenance requirements. For turf in the right-of-way, the City could remove it with at least seven days' notice, and the adjacent property owner would be responsible for associated costs. She confirmed that work in a Department of Transportation right-of-way would still require applicable state permits and compliance.

Commissioner Tagliarini asked how the existing requirements affected a typical homeowner rebuilding after a storm. Mr. Petraglia explained that the current requirement for 25 percent vegetative ground cover could be difficult to meet when a property was built to the maximum impervious surface ratio. The resulting lack of space for other materials could cause landscape inspections to fail and delay the issuance of a certificate of occupancy. He confirmed that the proposed changes would allow additional materials to qualify and would not render existing developments or approved site plans nonconforming.

Commissioner Tagliarini moved to approve Ordinance 2026-10, Chapter 106, Vegetation, after first reading and public hearing. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Ordinance 2026-11, Section 110-423, Intersection Visibility – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-11 by title only.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Tagliarini asked whether the ordinance primarily codified the City's existing interpretation of the intersection-visibility provision. Mr. Petraglia confirmed that it did not change that interpretation. He noted that a workshop discussion had considered reducing the height limit from 36 inches to 30 inches, but that change could not be made because it would conflict with Senate Bill 180 by imposing a more restrictive requirement.

Commissioner Tagliarini asked whether Public Works, law enforcement, or residents had reported visibility concerns that prompted the clarification. Mr. Petraglia confirmed that only City staff had.

Vice Mayor McGeehen moved to approve Ordinance 2026-11, section 110-423, Intersection Visibility, after the first reading and public hearing. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

C. Ordinance 2026-12, Repealing Section 110-670, Landscaping Green Area – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-12 by title only.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor for public comment. There were no public comments.

Commissioner Tagliarini asked whether repealing the section would create substantive changes or new requirements. Mr. Petraglia said the action was organizational only, because the landscape regulations were now contained in Chapter 106. No public comment was offered.

Commissioner Ghovaee moved to approve Ordinance 2026-12, Repealing Section 110-670,

Landscaping Green Area, after first reading and public hearing. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

D. Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106 – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-13 by title only:

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor for public comment. There were no public comments.

Commissioner Tagliarini moved to approve Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106, after first reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

E. Ordinance 2026-16, Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John's Pass Village Activity Center – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-16 by title only:

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee asked whether the required accessible parking spaces and accessibility provisions would remain mandatory. Community Development Director Marci Forbes confirmed that the ordinance retained these requirements.

Commissioner Tagliarini asked how many parcels might qualify. Director Forbes said no complete parcel review had been conducted and that some potentially eligible properties still contained substantially damaged buildings. Staff estimated that three to five property owners had already expressed active interest.

Commissioner Tagliarini asked how compliance would be monitored after December 31, 2029. Director Forbes said the City would coordinate with code enforcement, conduct regular checks, track noise or nuisance complaints, and retain the authority to revoke the temporary use if an operator failed to comply. The application would require applicants to acknowledge the conditions, including the expiration date.

Commissioner Tagliarini moved to approve Ordinance 2026-16, Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John's Pass Village Activity Center, after first reading and public hearing with the changes mentioned. Commissioner Ghovaee seconded the motion.

Before the vote, City Attorney Trask identified a typographical error in the ordinance, in which a reference to Section 109-975 should read Section 110-975. He said it would be corrected before the second reading. Director Forbes also noted a misspelling of "impervious" to be corrected.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

F. Ordinance 2026-18, Calling for a November 3, 2026 Municipal Election – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-18 by title only:

ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL GENERAL ELECTION ON NOVEMBER 3, 2026 FOR PLACING THREE (3) CHARTER AMENDMENTS ON THE BALLOT FOR THE MADEIRA BEACH VOTERS TO DECIDE ON; PROVIDING FOR PUBLICATION; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION; PROVIDING FOR POLLING LOCATIONS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee said moving the election to November was intended to improve voter turnout compared with a March election and save on election costs.

Commissioner Ghovaee moved to adopt Ordinance 2026-18, calling for a November 3, 2026 Municipal General Election, after second reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

12. UNFINISHED BUSINESS

A. Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing

City Attorney Tom Trask read Resolution 2026-07 by title only:

RESOLUTION 2026-07

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA ADOPTING AN INVENTORY OF CITY OWNED FEE SIMPLE PROPERTY AND DETERMINING WHICH PUBLIC PROPERTY IS APPROPRIATE OF USE AS AFFORDABLE HOUSING; PROVIDING FOR SEVERABILITY, CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney said the resolution requires a public hearing, so public input on the ordinance is needed.

Commissioner Ghovaee asked what prompted the resolution. The City Attorney explained that state law required municipalities to prepare an annual inventory of city-owned property and identify property appropriate for affordable housing.

Commissioner Tagliarini asked whether approving the inventory would obligate the City to dispose of any listed property. Director Forbes clarified that the City was required to identify its property and indicate what might be available. The City Attorney said that although the City must do so, it only needs to state that it is available.

Commissioner Tagliarini also asked whether any complications had been identified for the property at 555 150th Avenue that would affect future housing. Director Forbes said none had been identified in connection with the resolution.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Tagliarini moved to adopt Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Resolution 2026-08, Affordable Housing Property Tax Exemptions

City Attorney Tom Trask read Resolution 2026-08 by title only:

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, OPTING OUT OF PROVIDING THE 80-120% AMI "MISSING MIDDLE" PROPERTY TAX EXEMPTION TO DEVELOPMENTS THAT WOULD OTHERWISE QUALIFY PURSUANT TO FLORIDA STATUTE 196.1978(3)(O); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

Mayor Brooks opened the floor to public comment. There were no public comments.

City Attorney Trask explained that the annual resolution would opt the City out of the "missing middle" property-tax exemption for qualifying developments serving households earning between 80 and 120 percent of area median income. He said state law allowed the City to opt out because Pinellas County met the statutory criteria for a sufficient supply of affordable housing, and that opting out would retain the associated tax revenue for the City.

Commissioner Tagliarini thanked the City Attorney for the explanation and said it answered the questions posed.

Commissioner Tagliarini moved to adopt Resolution 2026-08, Affordable Housing Property Tax Exemptions. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

C. Resolution 2026-09, Establishing a Volunteer Program

City Attorney Tom Trask read Resolution 2026-09 by title only:

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE CITY OF MADEIRA BEACH VOLUNTEER PROGRAM; PROVIDING FOR THE PURPOSE AND ADMINISTRATION OF THE PROGRAM; ESTABLISHING ELIGIBILITY AND PARTICIPATION REQUIREMENTS; ESTABLISHING VOLUNTEER OPPORTUNITY AREAS; AUTHORIZING THE CREATION OF VOLUNTEER GROUPS; ESTABLISHING VOLUNTEER RESPONSIBILITIES AND LIMITATIONS; PROVIDING FOR TRAINING, BACKGROUND

CHECKS, AND VOLUNTEER AGREEMENTS; PROVIDING FOR REIMBURSEMENT OF APPROVED EXPENSES; PROVIDING FOR COMPLIANCE WITH APPLICABLE LAWS AND CITY POLICIES; PROVIDING FOR VOLUNTEER RECOGNITION; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Tagliarini credited the City Manager with developing an overarching volunteer program intended to bring volunteer initiatives under a common structure. He noted that the City had begun work on a volunteer recruitment plan, application and waiver process, uniform concepts, and training-cost estimates, and said the framework would support initiatives such as a volunteer ambassador program.

Mayor Brooks agreed that residents had expressed a strong desire to volunteer after the hurricanes and said the resolution would get the City on the right path to make that happen.

Commissioner Tagliarini moved to adopt Resolution 2026-09, Establishing a Volunteer Program. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

13. CONTRACTS/AGREEMENTS

There were no contracts and agreements.

14. NEW BUSINESS

A. Forward Pinellas Membership Appointment/Re-appointment

Mayor Brooks said the application was for her reappointment as the City and Big-C's representative on the Forward Pinellas Board.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee moved to appoint Mayor Brooks to serve as a member of the Forward Pinellas Board. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Civil Service Commission Appointments

The Board of Commissioners made the appointments by ballot.

The City Clerk reported that five members serve on the Civil Service Commission, and that two members' terms expire on October 30, 2026. The new term is three years, expiring on October 30, 2029. Three applicants applied, of whom two are currently serving on the Commission and applied for reappointment:

- Christopher “Chip” Tedeschi for Appointment
- James Michael Paul for Reappointment
- Judithanne McLauchlan for Reappointment

Applicants James Michael Paul and Christopher “Chip” Tedeschi were present at the meeting, introduced themselves to the Board, and briefly told their background.

The City Clerk distributed the ballots. The City Attorney asked each Commission member to write their name on the ballot.

The City Clerk read the ballot results into the record:

Mayor Brooks
- James Michael Paul
- Christopher “Chip” Tedeschi

Vice Mayor McGeehen
- James Michael Paul
- Christopher “Chip” Tedeschi

Commissioner Tagliarini
- James Michael Paul
- Judithanne McLauchlan

Commissioner Ghovaee
- James Michael Paul
- Judithanne McLauchlan

DRAFT

Results:

- James Michael Paul 4 votes
- Judithanne McLauchlan for Reappointment 2 votes
- Christopher "Chip" Tedeschi 2 votes

The City Clerk announced that James Michal Paul was appointed to serve a new term. The other two applicants tied with two votes each. She distributed a new ballot to each Commissioner to vote again on appointing the second applicant:

- Judithanne McLauchlan for Reappointment
- Christopher "Chip" Tedeschi

The City Clerk read the ballot results into the record:

Mayor Brooks

- Christopher "Chip" Tedeschi

Vice Mayor McGeehen

- Christopher "Chip" Tedeschi

Commissioner Tagliarini

- Judithanne McLauchlan

Commissioner Ghovaee

- Christopher "Chip" Tedeschi

Results

- Judithanne McLauchlan 1 vote
- Christopher "Chip" Tedeschi 3 votes

The City Clerk announced that Christopher "Chip" Tedeschi would serve as a new member on the Civil Service Commission. He will be notified of the next Civil Service Commission meeting.

C. Approval to Trade-In Sanitation Truck #26 and Purchase New 2026 Battle Motors Rear Loader

Mayor Brooks opened the floor to public comments. There were no public comments.

Public Works Director Megan Wepfer requested authorization to trade in sanitation truck #26, a 2020 model, and to purchase a new 2026 Battle Motors rear loader. She said the truck was used primarily on the commercial route, had approximately 55,000 hard miles, and was used only when necessary because it required substantial maintenance. She described sanitation trucks as typically providing five to seven years of good service before maintenance became burdensome.

Ms. Wepfer reported that RDK, the City's side-loader leasing provider, had offered a $101,000 trade-in value for the 2020 truck. The new truck's purchase price was $248,900, well below the

$400,000 budget. She said the City would need to add lights and minor logos but would remain significantly under budget.

Commissioner Ghovaee asked whether a 2027 model was available. Ms. Wepfer said it likely was, but the City had secured a better price on the new 2026 model, which would have zero miles. She also noted that newer vehicles could have more issues than older ones.

Commissioner Tagliarini asked whether the purchase maintained the City's planned replacement schedule. Ms. Wepfer confirmed that it did.

Commissioner McGeehen thanked Director Wepfer for the due diligence in keeping it under budget and with the trade-in of $101,000.

Mayor Brooks asked about the City's leased side-loader. Ms. Wepfer explained that leasing a single side-loader was appropriate because the City had staffing for only one; if it broke down, the leasing company could provide a replacement. A rear-loader required additional personnel, and a breakdown could require the City to call in temporary staff.

Commissioner Tagliarini moved to approve the purchase of the 2026 Battle Motor Garbage Truck and the trade-in of Truck #26, a 2020 Kenworth T880 Garbage Truck. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

15. AGENDA SETTING (October 28, 2026 Regular Workshop)

- John Levique Pirate Days
- RFI 2023-06 Amendment Discussion

Mayor Brooks read the items listed in Agenda Setting.

<u>Added Items</u>

- City Manager - John's Pass Signs
- Commissioner Tagliarini - Parking on Residential Streets
  Commissioner Tagliarini provided an informal survey of residents who had opted to receive his communications, which he said was intended to inform the upcoming workshop discussion.
- Mayor Brooks requested that the City Manager provide a brief follow-up on topics raised at prior meetings, which included:
  - Purple Heart City

DRAFT

- Kindness initiatives
- Committee for the City's 80th anniversary

Commissioner Ghovaee raised a request from former Mayor John Hendrickson for food and monetary assistance for people affected by Hurricane Isaiah. The Mayor said the City posted today asking for donations, but they can talk about that in correspondence.

16. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Commissioner Tagliarini summarized his informal survey of residential street parking in his correspondence list, seeking to gauge their feelings about parking on residential streets, whether for residents or free for contractors:

- **What is your relationship to the property?**
  80% of respondents were full-time residents.
- **On average, how often are vehicles parked on the street in front of or near your property?**
  62% said this ranged from occasional to very frequent.
- **How would you describe the impact of street parking in your neighborhood?**
  56% characterized the impact as negative.
- **Have you experienced problems related to street parking in your neighborhood?**
  Respondents raised concerns about safety, emergency-vehicle access, visibility at intersections and driveways, and traffic congestion.
- **To what extent do you support or oppose a citywide ordinance prohibiting parking on residential streets?**
  64% either supported or strongly supported no parking on residential streets.
- **If a citywide prohibition were adopted, should any exceptions be allowed?**
  The top three exceptions that were stated were for guest parking permits, service and contractor permits, and the possibility of designated overnight parking for residents.
- **Which approach would you prefer for residential street parking?**
  60% preferred some sort of parking prohibition in residential streets.

Commissioner Tagliarini said they could look in more detail on the results of the survey, and he will have a presentation at the next workshop.

Commissioner Tagliarini said he represents the board on the John's Pass Village Merchants Association. He was happy to see Commissioner McGeehen and Mayor Brooks in attendance in support. He praised the association's regular meetings and community engagement, including its "Meet the Merchants" initiative and its Google event calendar. He noted that 9,856 burgers were sold during Burger Week, that the association was considering holding Village Fridays on the third Friday of each month, and that the seafood festival would emphasize free parking and trolley service.

Commissioner Ghovaee reiterated former Mayor Hendrickson's suggestion that Madeira Beach assist residents affected by the hurricane. As the Mayor had stated, the wheels are already in motion, which is commendable.

Mayor Brooks reported that the City launched a donation drive on social media today for hurricane-stricken panhandle communities. Requested items included cleaning supplies, batteries, flashlights, first-aid supplies, brooms, shovels, work gloves, toilet paper, nonperishable items, water, and diapers. Clothing was not accepted at this time. Donations could be delivered to City Hall Monday through Friday, 9:00 AM to 4:00 PM, through October 30, for delivery to affected communities. The Mayor encouraged everyone to share the notice and contribute, noting the generosity Madeira Beach had received after its own disaster.

B. Board of Commissioners – 2026 Meetings Report through August 2026 - Informational

The Mayor said the item was received for informational purposes. She thanked the City Clerk for preparing the report.

C. City Attorney

No report.

D. City Clerk

The City Clerk reminded Madeira Beach voters to vote on November 3, 2026.

E. City Manager

The City Manager reported on the following:

- The City's due diligence stage for the property at 554 150th Avenue. A preliminary survey draft was expected by the end of the following week. The City had ordered the survey after identifying a discrepancy between the property appraiser's view and the City's earlier understanding of the property. The title commitment has been issued and will be reviewed against the survey once completed. The Phase I environmental assessment was complete, and the consultant did not recommend a Phase II assessment; however, the site does remain in the Florida Department of Environmental Protection's abandoned tank restoration program. Both appraisals exceeded the $3.5 million purchase price.
- The City's 80th-anniversary update. Staff has been developing ideas to assemble a group of volunteers for the new volunteer program to plan the 80th-anniversary event. The goal is to create a short-term residential group to develop ideas for successful community events. Once that is up and running, he would provide an update at the next meeting.
- The Area 3 roadway and drainage improvements had reached substantial completion, with final as-builts being prepared for closeout.
- At the Marina, the seawall, fuel-dock walkway, and gangway were complete. Next, the team will reconnect water, power, and the pump-out, with completion expected in late October or early November.

- A recent fishing event for children with special needs hosted more than 40 children and their families at the Marina.
- They onboarded a new Recreation Director, Recreation Leader II, and a bus driver, and had begun a resident needs assessment for the Recreation Department. Shannon Schafer explained that the assessment would ask residents about desired recreation programs, events, and park amenities to guide future planning. The City expected to release the assessment on its website and social media the following day.
- The FDEP adaptation plan and vulnerability update grant had been approved, totaling approximately $485,000, and work had begun.
- The stormwater check-valve resilience grant - Public Works Director Megan Wepfer provided an update on the stormwater check-valve resilience grant. She said staff had installed 17 valves, exceeding the original expectation of 13, and were assessing whether they could complete three or more additional locations within budget. She explained that the valves helped prevent high-tide water from reaching streets in low-lying areas. The contractor was temporarily unavailable due to surgery, giving staff time to assess additional locations and confirm budget alignment.
- John's Pass Seafood Festival – Director Schafer reported that "Gather for Grouper" was scheduled for Thursday, October 22, beginning at 6:00 PM. The festival was scheduled for October 23–25; the Recreation Center would close Friday on the 23rd for event setup. Friday's festival hours were from Noon to 9:00 PM, with children's trick-or-treating from 6:00 to 9:00 PM and a costume contest at 8:00 PM. The Board was invited to staff a booth and distribute candy. Saturday's event was scheduled from 10:00 AM to 9:00 PM. Mad Beach Brewing will host an adult costume contest from 6:00 PM to 9:00 PM; Sunday's event on the 25th is scheduled from 10:00 AM to 6:00 PM.
- In response to Commissioner Ghovaee's request for updates on Archibald Park, Tom and Kitty Stuart Park, and the John's Pass Jetty, the City Manager said the City Attorney had provided comments on a request for proposals for the Archibald Park Snack Shack concession. Staff expected to review the comments and issue the solicitation the following week; the process was expected to take about 45 days before they receive results from the bidders.
- Director Wepfer reported that the Tom and Kitty Stuart Park restroom was expected to enter production at any time now and that plans had been submitted to Keystone for a proposal. She noted that the Board had approved a not-to-exceed amount of $500,000. She also said coconut palms were being considered for the beach side of the park and noted that palms had recently been planted at Archibald Park.
- Regarding John's Pass Jetty, Director Wepfer said the City was awaiting permits and had submitted an application for an FDEP CPI grant. The City had completed the grant questionnaire and expected to hear more around December.

17. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks said the only comment received praised the Trash Pirates and all the people from the community who come out on the first Saturday of each month at John's Pass Bell Tower and at Saltwater Hippy, where they gather at this end of the City. She encouraged everyone to participate.

18. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:16 p.m.

ATTEST: _____
Anne-Marie Brooks, Mayor

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

DRAFT

Commission Member's Name: _____

City Clerk

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	✓	✓	✓	O	✓	4
2	Judithanne McLauchlan	O	O	✓	O	✓	2
3	Christopher "Chip" Tedeschi	✓	✓	O	O	O	2
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Anne-Marie Brooks

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	●	O	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	●	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: V.M EDDIE McGeehen

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	●	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	O	●	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: 

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	O	●	O	O	
2	Judithanne McLauchlan	O	O	●	O	O	
3	Christopher "Chip" Tedeschi	O	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Joan H Ghovbee

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	O	O	O	●	
2	Judithanne McLauchlan	O	O	O	O	●	
3	Christopher "Chip" Tedeschi	O	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: City Clerk

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	O	O	O	O	
2	Judithanne McLauchlan	O	O	●	O	O	1
3	Christopher "Chip" Tedeschi	●	●	O	O	●	3
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Anne-Marie Brooks

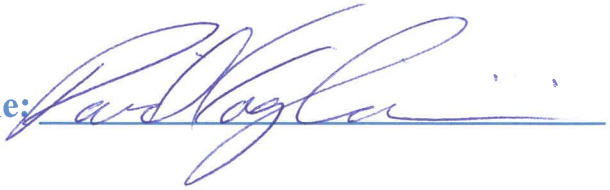
CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	O	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	●	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Edd-[illegible]

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	●	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	O	●	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: 

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	O	O	O	O	
2	Judithanne McLauchlan	O	O	●	O	O	
3	Christopher "Chip" Tedeschi	O	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Hansh Ghovaee

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	O	O	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	O	O	O	O	●	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

MINUTES

BOARD OF COMMISSIONERS
SPECIAL MEETING
OCTOBER 28, 2026
3:30 P.M.

The City of Madeira Beach Board of Commissioners held a special meeting at 3:30 p.m. on October 28, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Eddie McGeehen, Vice Mayor/Commissioner District 3
David Tagliarini, Commissioner District 1
Chuck Dillon, Commissioner District 2
Housh Ghovaee, Commissioner District 4

MEMBERS ABSENT:

CHARTER OFFICERS PRESENT: Mike Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

DRAFT

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 3:39 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

3. PUBLIC COMMENT

There were no public comments.

4. CONTRACTS/AGREEMENTS

A. Approval of Acquisition – 545 150th Avenue

The City Manager explained:

- Due diligence consisted of a Phase I environmental site assessment, two appraisals, and a survey, which was in draft form and not included.
- The survey confirmed there was no overlap, so all of the submerged land is owned by the Pruitt property until the city purchases it, after which it would be owned by the city. If the

Board elected to proceed, the document would be certified before closing.

- The Phase I assessment was performed by NOVA Engineering and Environmental. NOVA found that a Phase II assessment was not required. The City Manager noted that there is some contamination at the site from an underground storage tank, but that it affects the soil and not the groundwater, so no Phase II assessment would be needed.
- The two appraisals came in at approximately $3.7 million and $4.5 million (stated later as $4.52 million). The City was not averaging them, but both were above the $3.5 million purchase price. The price was well below both.
- Under the Purchase and Sale Agreement, city liens are accepted as permitted exceptions, and satisfactions will be recorded post-closing. This was a material inducement for the seller to enter into the agreement and was added at the August meeting. The seller will satisfy the county lien.
- The recommendation is that the Board proceed with the $3.5 million purchase. The closing costs were not yet known, but they expected them to be under $50,000.

Commissioner Tagliarini asked about the impact of the soil condition on the city. The City Manager clarified that it is soil contamination. The contamination would have no impact on the site unless the building were demolished. Even then, the city would remain under a State program that pays for removing the top two feet of soil and for bringing replacement soil back in.

Commissioner Tagliarini asked whether the result meant the city would incur no additional expense due to the contamination. The City Manager said that if the building were demolished, the city would need to conduct an asbestos survey because of the building's age, but only before demolition. Commissioner Tagliarini thanked him.

Commissioner Ghovaee asked for the acreage of uplands versus wetlands on the property, which should be included in the survey. The City Manager said he had not included the draft survey report in his materials. Mayor Brooks said the appraisal should include that information.

Commissioner Ghovaee clarified that he was asking about the usable upland area, not the entire area. The City Manager explained that the appraiser treats upland and submerged land as the total land area. The Mayor said the city owns the land under the water and could fill it with dirt if it wanted to. Commissioner Ghovaee said wetlands and especially submerged land could not be filled. The Mayor said she believed the upland versus water breakdown was somewhere in the documents provided, though she could not recall where. Commissioner Ghovaee said he had not seen a breakdown but estimated about 0.12 acres of upland out of roughly 1.38 acres for the entire property, including wetlands.

Commissioner Ghovaee asked the City Manager whether the building could be saved, whether it had structural issues, and whether it could be used long-term. The City Manager said he believed it could be used long-term, though he did not know for how long. He said the city has 30 days to close, and an inspection can be conducted within that time. Based on the photographs in the appraisal, he believed the building could be used and would not need to be torn down. Future use would depend on how the Commission decides to develop "those three properties."

Commissioner Ghovaee asked whether Public Works could use the building. The City Manager said the Commission could direct that option and that staff would closely review it as a temporary Public Works facility. In response to Commissioner Ghovaee, the City Manager confirmed that the building has no elevator and that modifications would need to be evaluated.

Mayor Brooks asked for an anticipated closing date. The City Manager said the seller has 30 days to close and is "very motivated," so he expected closing within about two weeks. Mayor Brooks confirmed with the City Manager that the required motion was to proceed with closing under the contract the Board had previously approved.

Commissioner Tagliarini moved to proceed with closing on the acquisition of 545 150th Avenue at a purchase price of $3.5 million, based on the contract previously approved by the Board. Commissioner Dillon seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Dillon	"YES"
Commissioner Ghovaee	"NO"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-1.

5. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments to address.

6. ADJOURNMENT

Before adjournment of the meeting, Commissioner Dillion asked for an update on Tom and Kitty Stuart Park. The City Manager said he would provide that to him directly after the meeting.

Mayor Brooks adjourned the meeting at 3:50 p.m.

ATTEST: _____ Anne-Marie Brooks, Mayor

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

DRAFT

MINUTES

BOARD OF COMMISSIONERS
REGULAR WORKSHOP MEETING
OCTOBER 28, 2026
2:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 2:00 p.m. on October 28, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Eddie McGeehen, Vice Mayor/Commissioner District 3
David Tagliarini, Commissioner District 1
Charles "Chuck" Dillon, Commissioner District 2
Housh Ghovaee, Commissioner District 4

MEMBERS ABSENT:

CHARTER OFFICERS PRESENT: Michael Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 2:00 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

3. PUBLIC COMMENT

There were no public comments.

4. PROCLAMATION

A. World Acts of Kindness Day; November 13, 2026

Mayor Brooks read a proclamation proclaiming November 13, 2026, as World Acts of Kindness Day.

5. PRESENTATION

DRAFT

A. Civil Service Commission Report – Chair Jerry Cantrell

Civil Service Commission Chair Jerry Cantrell presented the Civil Service Commission annual report.

6. BOARD OF COMMISSIONERS

A. City of Kindness Designation ("Draft" Resolution 2026-12)

The City Clerk said the Mayor introduced the idea. She prepared the resolution, which the City Attorney reviewed. It designates Madeira Beach a City of Kindness and commits the City to fostering a culture of compassion, empathy, and community engagement. The Clerk noted that the annual World Acts of Kindness Day proclamation, which the Mayor had read earlier in the meeting, would continue each year.

B. Random Acts of Kindness Proclamation (Annually)

The City Clerk explained that the designation includes two annual proclamations: the November proclamation for World Acts of Kindness Day, read at the start of the meeting, and this one for Random Acts of Kindness Week. The second would be returned for the Mayor to read into the record on February 10, 2027. If that date changes, the Clerk will adjust the proclamation. That week would give the City an opportunity to carry out special acts of kindness. There are many good ideas. She will ensure both proclamations are issued each year. Mayor Brooks said she loved it.

C. Purple Heart City Designation ("Draft" Resolution 2026-13)

The City Clerk presented the draft resolution, which originated with the commissioners. It would designate and proclaim Madeira Beach a Purple Heart City and recognize August 7 of each year as Purple Heart Day in the City. She explained that this is the formal action the Commission would take at its next meeting to make the designation, similar to the Kindness designation, and that the City had already issued the Purple Heart Day proclamation for this year and would do so annually.

Mayor Brooks said there are specific requirements that must be met before a sign designating the City as a Purple Heart City can be placed at the City entrance, and that this resolution is one of those requirements. The City Clerk said both resolutions provide for an implementation procedure that the Commission can develop, listing everything the Commission wishes the City Manager to carry out for each designation.

Commissioner asked whether they need to determine how many signs will be placed, suggesting more than one, not just at the entrance. They could place an immediate sign on Gulf Boulevard so tourists and others driving by would see and recognize the designation. The Clerk acknowledged the suggestion.

D. Purple Heart Day Proclamation

Mayor Brooks stated that the Purple Heart Day Proclamation for August 7, 2027 was informational, and the City Clerk confirmed this.

E. Memorial Day Celebration

Mayor Brooks stated that she had not yet had an opportunity for a meaningful conversation with the Fire Chief about the Memorial Day celebration and therefore could not provide further information. She asked whether any commissioner had input.

F. Sister City

Commissioner Ghovaee, who had raised the topic, said it had been briefly discussed at an earlier meeting. It is valuable to connect with other cities, whether local, out-of-state, or international, for tourism and collaboration. He recalled traveling to Atlanta several years earlier with Pinellas Park's mayor at the time, when Pinellas Park was Atlanta's sister city, and spending an evening speaking with them and learning how they do business and how we do it.

Mayor Brooks noted that there are specific requirements for establishing a sister city and asked whether the commissioner had reviewed them. The City Clerk explained that the City previously had a sister city resolution but later dissolved it because we were doing more of the work and both sides have responsibilities. Commissioner Ghovaee agreed that it has to work both ways.

G. Committee for the City's 80th Anniversary

The City Manager introduced the item as a discussion of staff's ideas for the committee and asked Megan, the City's staff member overseeing event planning, to present them.

Megan Powers, assistant to the City Manager, reported that she had been working with the City Manager on event-planning goals for the 80th anniversary, including a committee that would involve residents, business owners, and others. She said staff would submit a draft plan once it is finished, hopefully by the next meeting. The proposed structure was as follows:

- The committee would consist of five resident volunteers, one appointed by each commissioner. They would be unpaid, and their appointments would be announced at a Board of Commissioners meeting and recorded in the Clerk's minutes.
- Two non-voting staff liaisons, chosen by the City Manager, would serve, likely one from Recreation and one from the City Manager's office. One would serve as the designated facilitator and take minutes or notes, and the other would serve as backup.
- The first meeting would be held about ten days after the Board's appointment. If practical, the committee would meet twice a month, though likely monthly at first, and more often as decisions become necessary.
- The committee would not follow Robert's Rules of Order, and no formal motions would be made. It is "a committee of collaboration and to get things done." The facilitator could take a consensus only if at least three residents were present. The facilitator would summarize aloud and ask for objections.

- Members not consistently available for the 80th committee meetings could be replaced after staff notified the Board and reopened the application process.
- All meetings would be announced and posted on the website, with public input at the start of each meeting. Residents could also email commissioners or staff.
- The City would review costs, funding, safety, and permitting. The City Manager would then present the committee's consensus recommendations to the Board for approval, modification, or denial.
- Appointments, ideally at the next Board meeting or workshop, after the plan is approved. A concept plan for the Board sometime after January 1. A final schedule and budget in February 2027. A Founders Day celebration on Cinco de Mayo, May 5, 2027. A final report within 60 days of the event.

Commissioner Tagliarini asked Ms. Powers to clarify whether commissioners would nominate or appoint. She explained that staff would provide the Board with all applications, and each commissioner could name a top choice or a top three, since some choices may overlap. The commissioner understood this as the Board providing joint input on applicants.

Commissioner Tagliarini asked whether the committee would fall under the newly created volunteer program and who would run it. Ms. Powers answered that it would and that she would run it.

Commissioner Dillon asked when the application process would begin. Ms. Powers said she hoped to have the plan and application ready for review at the next Board meeting. The commissioner said that, having contacted prospective volunteers who had no timeline to consider, people need to know the schedule. Ms. Powers said they would have a timeline because they would need to know when they are available and when they are needed.

Commissioner Ghovaee asked what skill sets staff would seek. Ms. Powers said she would look for someone with budgetary experience, given the number of events and the municipal budget, as well as people willing to get down and dirty and actually work the event. They would set some stipulations. Commissioner Ghovaee asked how long the anniversary celebration would last. Ms. Powers said smaller events would occur throughout the year leading up to Founders Day, the largest event.

Mayor Brooks said the committee's intent was for the community to help plan and make it a community event, not a commission or staff event. Based on what was laid out, it would be a good idea to decide when the meeting would be held, consistent with the Civil Service Commission's hours, and to advertise that when soliciting volunteers. She does not want to go into the community to ask for volunteers, but rather have people sign up to volunteer. They would choose them the same way they appoint others to that commission.

The City Manager said staff could post the opportunity on the City website and the City's Facebook page. He proposed two meetings in each of the first two months, then monthly, for about six meetings before May 5, and confirmed that each commissioner would select members, not staff.

DRAFT

Mayor Brooks, they must be transparent when posting because they want people to know when the meetings will be. They would not want people to apply who cannot attend the meetings. She does not care whether they have budgetary experience. The committee's role is to plan an event that reflects what the community wants, not what any one commissioner wants. Budget matters are the staff's responsibility. The idea is to plan an event that is mindful of what the community wants, not one based on any commissioner's preferences.

Mayor Brooks stressed that time is of the essence, since May 5 is not far away and they have been discussing it for a while. It is essential to get this rolling so the committee has ample time to make decisions and do the work, and so the Recreation Department is not left scrambling in just a few days. They need ample time to plan. She noted that fundraising cannot be done at the last minute, so that also needs to be planned for.

The City Manager asked whether the Board was comfortable with staff beginning to solicit volunteers now. Mayor Brooks stated she had no issue with that. The staff are uniquely qualified to publish the opportunity and bring back applicants. She added that if some 30 people apply who are passionate about being involved with the city, those 30 people need to be placed somewhere in this city doing something. If not on this committee, perhaps it is one of the other things that Commissioner Tagliarini brought before them and they voted on. This is a great opportunity to kick off recruiting volunteers and to bring in the people in this city who want to be plugged in and included in their decision-making for things like that. Ms. Powers said she would probably follow the same format when advertising for the Citizens Academy, which drew good feedback.

Mayor Brooks asked whether the Citizens Academy had been rescheduled. Megan said she had just discussed it that week with the City Manager and that talks were at a very early stage. Mayor Brooks said she had sought a Citizens Academy since first attending Florida League of Cities training upon election. She explained it helps residents understand what each department does so that expectations align with each department's scope. She would love to see that start back.

H. John Levique Pirate Days

Commissioner Dillion, who had raised the topic, said he had spoken with longtime residents and determined that the event ended around 2014. It was a fantastic, annual event. Everyone ran around in pirate outfits. The Pirate's Pub in Johns Pass still keeps a tip jar for "John Levique days," so many people in the area still know about it. He would like the events to resume or be held as a city event to bring the Johns Pass community back together.

Mayor Brooks said it was typically held in May. Public Works Director Megan Wepfer said they could incorporate it into the anniversary celebration and make it a two-day event.

Mayor Brooks said the feedback she received was that many things were going on, but it became a drinking problem. She noted that a John Levique scavenger hunt exists in Johns Pass, geared mostly toward children. Merchants would likely welcome an event during the slow season, and Recreation would develop it. Commissioner Dillon said the timing is irrelevant to him; he would just like to bring the event back. Events help put this city on the map.

I. R.O.C. Park Discussion

Community Development Director Marci Forbes said the issue had come up a couple of months earlier and that staff had looked into it, but she was not prepared to discuss it. The City and the Madeira Beach Yacht Club had an agreement concerning the right-of-way, apparently dating from 1971. A dedication and easement grant exist for the portion of the public street known as Rex Place, which describes the property and its dedication. Staff would share it with the Board so they could understand the options.

Commissioner Dillon said he was told the City owned about 20 feet on the south side of the street. Parking staff had suggested that reorienting spaces at Johns Pass would yield only two or three additional stalls, but restriping about 900 feet of street with angled pull-in parking could add 80 to 90 stalls at no cost, just the striping. The City would not be taking away their parking, only restriping it to use the 20 feet the City owns. The City could later sketch the concept on the Rock Park map.

Commissioner Ghovaee asked staff to review whether any conditions exist, what they are, and whether the agreement includes a sunset provision.

7. CITY MANAGER

A. Resolution 2026-10, Health Insurance Opt-Out Compensation Program

Finance Director Consultant Andrew Laflin explained that the City has no formal policy for employees who elect not to take the City's group health plan. The proposal was a formal stipend for employees who opt out in lieu of insurance, with verification procedures to confirm other coverage, such as through a spouse. It would benefit employees and save money because the minimum employee-only plan costs $1,044 per month, or a little over $12,000 per year, and enrollment has been at or nearly 100 percent for several years. A stipend of perhaps $3,000 to $5,000 could prompt employees with other coverage to decline the City's plan. Staff sought direction on the concept.

Mayor Brooks asked whether lower enrollment would raise premiums. Mr. Laflin said he did not have a definitive answer but noted that the City is in a group health insurance plan with other Florida municipalities and local governments, and that increases are driven mainly by claims experience. He did not expect a direct correlation and said staff could ask the City's representative. Only two employees currently do not take the City's insurance, so the group benefit should be unaffected.

Mayor Brooks said she was interested in providing a financial stipend for non-participating employees but would want it delivered through an FSA or HSA credit card used for health-related expenses. The City provides health insurance at 100 percent for the employee, so an employee forgoing it should receive a health benefit in return.

Commissioner Dillon said an HSA restriction could effectively penalize employees whose spouses have better coverage. The Mayor said it is a health benefit the City provides and, in her view, if a

stipend is paid, it should be dedicated to a health benefit, not a cash benefit. The card can be used for any health-related service, copay, product, or childcare. Commissioner Dillon said he would consider a 50/50 approach and asked how much it would save. Mr. Laflin explained that the employee-only insurance premium is $1,044 per employee per month, or $12,000 and some change annually. If an employee decides not to take the coverage, the cost is zero. If this is enacted, they would not know whether it affects the insurance premium the City pays; they could ask their rep. They could explore the FSA account to see if it is possible and make a qualifying contribution to an employee who is not in the health plan.

Commissioner McGeehen asked whether they had received any feedback from other employees who might wish to opt out. The City Manager said he did not know and that they would have to wait until next year for the opt-out period to enact the program.

Commissioner Ghovaee asked whether those who opt out would be required to sign a legal document stating that they are not accepting the City's insurance. The City Attorney responded to a commissioner's question about documentation, stating that employers typically require proof of other insurance and a signed statement declining coverage, which protects the City.

Commissioner Tagliarini said that, based on prior experience with Pinellas County Schools, where an employee who declined insurance received money in their paycheck, restricting use to over-the-counter health expenses seemed disingenuous. He argued that the City has already budgeted the funds and cash is cash. Let's let the employee decide. He disliked the idea of dictating how they have to spend that money, given that a spouse's plan may already cover over-the-counter items. He is more inclined to give them cash.

Mayor Brooks responded that many companies provide FSA cards in lieu of insurance, which is the basis of her view. The stipend should be a health benefit, as the other employees receive. An employee who works for the city and gets insurance pays nothing. If it is part of the health benefits package and they choose to get their insurance somewhere else, then they are forgoing a benefit. If they will be giving a benefit for the opt-out, then it should be on an FSA card.

The City Manager asked for specific direction and described the choice as binary: a cash stipend or an FSA card stipend. The Finance Director noted a resolution is ready if the Board prefers cash. Mayor Brooks said she would support a $ 300-per-month FSA stipend. The Finance Director said the stipend would have to be well below the $12,000-plus annual cost, and staff had considered an amount between $250 and $350 per month. A commissioner said he was not ready to support the card but supported research to confirm it is feasible, and asked staff to review how other cities handle this. The Finance Director added that an FSA card is non-taxable but that unused balances may expire, and said staff would present pros and cons for employees. Another commissioner again suggested splitting the stipend between cash and a card, so the portion not used on over-the-counter items is not lost.

Mr. Laflin concluded that staff would return with a more formalized approach for an FSA card option, including potential vendors and mechanics, for further workshop discussion. The Board concurred. No formal action was taken.

B. John's Pass Village Directional Signage

The City Manager's assistant, Megan Powers, reported that she contacted five companies regarding directional signage for the John's Pass area, and only two responded, in addition to the quote from the John's Pass Association. One company declined the job because it was too large. The quotes were as follows:

- Signarama: just over $20,000 for the full project of five signs, using cypress lumber. The company did not have marine-grade posts available.
- Florida Building Technologies: $33,000, using marine-grade posts and stainless steel hardware.

Ms. Powers said the quotes covered only the sign shell, not the graphics, and did not include permitting or installation. She hoped to install in-house and said Signarama's price would be higher if installation were required. She said she provided both companies with the same specifications and informed them that marine-grade materials were needed because the signs would be exposed to saltwater.

Commissioner Dillon asked whether the John's Pass developer would be required to provide signage under the planned development guidelines, and suggested coordinating to avoid clashes and potentially save money. Ms. Powers said she would need to check with Community Development. Mayor Brooks noted that the developer had not yet reached site plan review, so that project is years away. The City Manager estimated 3.5 to 4 years if things move quickly.

Mayor Brooks observed that the quotes were not apples to apples because of the cypress versus marine-grade difference. Public Works Director Megan Wepfer said the sign shown resembled what is currently in the village and that some existing signs had been removed because they had rotted. Marine grade would offer the best longevity and low maintenance, and that placement should account for the Flexi-Pave installed throughout the village. Mayor Brooks said she favored the higher-quality sign, saying a $10,000 difference is not a savings if it does not last. She said she would be more inclined to the marine-grade option to get a high-quality sign that would last longer. Ms. Powers said the cost would be over $30,000 so they would have to bid it out.

Commissioner McGeehen said he agreed that they should go with the marine grade. It would be an investment to what they want and to last a long time. Director Wepfer said that for the $33,000, they would need to confirm the locations. Some signs that are still up look similar. They could remove a single-sided sign.

Commissioner Ghovaee said the comparison of the signs seemed like apples and oranges and asked whether the companies had been given the sign specs. Ms. Powers explained that she had. It would be harder not to go out to bid.

Mayor Brooks also noted that the Florida Building Technologies quote contradicts itself, stating that the price includes installation, materials, and labor, while a handwritten total reads $33,000 plus labor and installation.

Ms. Powers said this was primarily to determine whether the commission would like her to issue an RFP, because the project appears to be over $30,000.

The Board's consensus was to issue an RFP.

8. COMMUNITY DEVELOPMENT

A. 2025 National Flood Insurance Program's (NFIP) Community Rating System (CRS) Annual Report

Community Development Director Marci Forbes presented the annual update of the Local Mitigation Strategy (LMS), the Pinellas County group in which communities track projects and issues and the projects they are advancing to mitigate flooding. The update earns points under the CRS. She reminded the Board that in October 2025 the City's CRS rating was upgraded from a 7 to a 6, giving the community a 20 percent flood insurance discount. She advised that if residents question their discount, they should contact their insurance agent. Reasons they might not see the discount include having a larger existing discount or being on the national violation tracker list. She noted that Pinellas County is rated a 2 and therefore receives a greater discount, which may explain differences residents notice.

Ms. Forbes explained that the LMS annual update is a CRS requirement and will come to the Board on the consent agenda for approval. She brought it to the workshop for visibility. She added that staff historically lacked the capacity to be proactive in the LMS process, but with more staff and resources, the City is increasing its participation.

Commissioner Ghovaee asked whether a site with historic designation affects insurance levels. Director Forbes replied that it will have no negative impact on the community.

9. FINANCE

A. Presentation of FY 2026 Financial Results (Resolution 2026-11, FY 2026 Budget Amendment #2)

Finance Director Consultant Andrew Laflin presented the fiscal year 2026 year-end results, noting that year-end procedures were still underway and that some expenses could still be recorded. He explained that state law permits a municipality to amend the prior year's budget within 60 days after year-end, so the next voting meeting in mid-November would be the opportunity for any amendment. An amendment is needed only if a department's total expenses across personnel, operating, and capital exceed its budget. Based on current results, an amendment did not appear necessary.

Mr. Laflin said total actual revenues were about $32.1 million and total expenditures about $50.8 million, a change of about $18.7 million. He attributed the difference mainly to the $18 million-plus purchase of the 555 property and other non-recurring transactions. The general fund showed actual revenues of about $20.7 million and expenses of about $36 million, roughly a $15 million deficit. This was partially offset by a roughly $3 million emergency bridge loan. He noted this outcome was anticipated during the budget process.

Fund observations.

- Stormwater showed a deficit due to substantial capital projects, such as Areas 3 and 5, with no dedicated revenue source beyond 2019 debt proceeds.
- Parking and Marina were the largest profit-generating funds among the City's eleven funds.
- The impact fee fund collected about $547,000 this year, and none had been spent. There are no official plans in the FY 2027 budget, but an amendment could allocate eligible projects.
- The Archibald Park fund had a deficit of about $590,000 from capital projects.
- The Building fund had increased expenses because staffing shortages required contractual professional services.
- The stormwater revenue variance between budget and actual reflected budgeted reserves from prior debt, which are not true revenue.

Stormwater had about $7.5 million in encumbrances. Much of the Area 5 project will likely be spent in FY 2027, so no FY 2026 amendment is needed. However, an FY 2027 amendment will likely be required. That amendment would also address the 555 property and the 545 property, operating and redevelopment costs, and planning, design, and engineering. He expected to bring it forward after the new calendar year.

Community Development was over budget by about $27,000, compared with a budget of about $1,042,000. Staff identified costs, including special magistrate and other professional services, that were charged to the department but should be billed to others, such as Building and the City Manager's office. Reclassifying them would bring the department under budget. A commissioner asked how confident he was that no amendment would be needed, and he responded that he was "very confident" after reviewing the invoices that day with Ms. Forbes.

Information Technology, Legal Services, and Human Resources showed negative variances, but these are due to encumbrances, which are purchase commitments rather than actual expenses. Staff expect to close out open purchase orders within one to two weeks, likely eliminating those variances. He said he would monitor the numbers and could prepare an amendment quickly if needed.

On a normalized basis, excluding non-recurring items (the bridge loan proceeds, the Pinellas County EMS station reimbursement and related expenses, FEMA grants, the 555 property acquisition, and the John’s Pass dredging project) and adding the budgeted stormwater debt service transfer, the general fund showed a deficit of about $2.085 million. Parking, formerly part of the general fund, had a profit of over $2 million. Combined, the general fund and parking were modestly positive.

10. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks stated that there had been no public comments, so no responses were required.

11. ADJOURNMENT

Mayor Brooks adjourned the meeting at 3:32 p.m.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

DRAFT

Memorandum

Meeting Details:	November 18th, 2026 – Board of Commissioners Regular Meeting
Prepared For:	Honorable Mayor Brooks and Board of Commissioners
Staff Contact:	Community Development Department – Joseph Petraglia, CFM, Planner II
Subject:	ORD 2026-10 - Chapter 106, Vegetation, second reading and public hearing

Background:

The City's landscaping regulations have remained largely unchanged since their adoption in the early 1980s. Staff have identified several provisions that are outdated, conflict with other sections of the City Code, have been subject to varying interpretations over time, or have proven difficult to administer and enforce consistently. In addition, evolving landscaping practices and changing site conditions have highlighted areas where the current code may no longer reflect industry standards or the City's desired development outcomes.

This ordinance was presented at the June 24th workshop meeting, as well as the July, August, and September Planning Commission meetings. At the last of the three Planning Commission meetings, the commission identified two areas for further review as outlined in the recommendation section of this memo.

Discussion:

Staff have identified the following key areas for consideration:

1. General Landscaping Requirements and Permit Closeout Delays

Current ground cover requirements have created challenges for homeowners attempting to obtain final inspections, close permits, or receive Certificates of Occupancy after rebuilding. Based on direction provided at the June 24th Board of Commissioners workshop meeting and public comment submitted to the city, the proposed ordinance has been revised to significantly reduce the requirement for living ground cover to satisfy minimum landscape area requirements while preserving the living ground cover requirements in landscape buffers and attempting to preserve the chapter's objectives related to aesthetics, tree canopy, and stormwater management. The proposed wording essentially expands the landscape materials already permitted west of Gulf Boulevard to satisfy landscape requirements throughout the city, representing the least restrictive approach staff can recommend for approval. Many other municipalities regulate pervious pavement separately from their landscape codes, and the City currently has no standards governing such surfaces; therefore, staff plans to evaluate and establish appropriate pervious pavement standards as part of a future code update.

2. Right-of-Way Landscaping Materials

The City's code currently does not clearly limit the types of materials that may be installed within public right

of-way. As a result, a variety of decorative materials have been placed in these areas, creating maintenanc operational challenges for Public Works staff. Language is proposed to establish standards that limit right-of-way landscaping to approved vegetation and groundcover materials while prohibiting materials that may create maintenance, safety, or infrastructure concerns.

3. Artificial Turf and New Landscaping Materials

The current code provides limited guidance regarding the use of artificial turf and other modern landscaping materials, and provides a potential conflict with recent Florida Legislature regarding artificial turf on single-family parcels. Other municipalities, such as the city of Clearwater, have begun adopting ordinances regulating artificial turf and similar materials. Recent legislature adopted by the state has been attached.

4. Intersection Visibility

City code currently has multiple intersection visibility codes that conflict with each other, creating uncertainty for developers and staff. Existing code provisions have been reviewed, and amendments proposed to ensure landscaping requirements are consistent with sight triangles and do not create safety concerns at street intersections to preserve visibility and public safety.

5. Outdated and Conflicting Tree Regulations

Certain tree preservation, replacement, and planting requirements may be inconsistent with current landscaping standards, overlap with other sections of the City Code, or conflict with state law.

Fiscal Impact:

Any proposed amendments can be implemented using existing departmental resources. Staff anticipate that clarifying and modernizing landscaping requirements may result in minor administrative cost savings by reducing permit review issues, failed landscaping inspections, repeat inspections, and delays associated with permit closeout and certificate of occupancy issuance. No significant fiscal impact is anticipated.

Recommendation(s):

Planning Commission recommended approval with two conditions:

1. Rewording of Sec. 106-36 to require the city to provide notice when removing right-of-way material from the city right-of-way except in emergencies, consistent with current practice.

2. Revisiting or removing the 50% maximum Palm tree credit for multifamily and nonresidential landscape buffers (see underlined portion of Sec. 106-35(1) for proposed and struck portion of Sec. 106-35(3) for existing requirement).

City staff recommends approval, concurring with the Planning Commission's first condition but recommending retention of the proposed 50% maximum palm tree credit. The Planning Commission expressed concern that the limitation may be inconsistent with existing development patterns and cited the Publix site as an example; however, staff's subsequent review found that the approved Publix landscape plan complied with the proposed limitation, and staff did not identify any apparent inconsistency with the existing landscaping. The limitation

applies only to trees required within landscape buffers—not to all trees on the site or even all required tr and is intended to maintain a portion of non-palm trees consistent with the landscaping objectives of Sec. 106-31(b). Staff also notes that the proposed code already provides palms greater credit toward required tree counts than is commonly provided by other municipalities.

Attachments/Corresponding Documents:

- ORD 2026-10, Chapter 106, Vegetation
- ORD 2026-10, Business Impact
- Forward Pinellas Consistency Letter
- Chapter 125 Section 572 - Florida Statutes
- DEP Standards for Artificial Turf Effective 5.19.26
- Chapter 163 Section 045 - Florida Statutes

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 106 of the City's Land Development Regulations has not undergone a comprehensive update in many years and certain provisions would benefit from clarification, modernization, and improved organization; and

WHEREAS, City staff has identified landscaping regulations that are outdated, duplicative, unnecessarily burdensome, or difficult to administer, and has recommended amendments to improve clarity, consistency, and ease of administration while maintaining the City's landscaping objectives; and

WHEREAS, section 125.572, Florida Statutes, establishes limitations on local government regulation of synthetic turf, and these amendments are intended to ensure the City's regulations are consistent with applicable state law; and

WHEREAS, the Florida Department of Environmental Protection has published guidance regarding the installation, drainage, and maintenance of synthetic turf to protect water quality and stormwater systems, and these amendments incorporate standards consistent with such guidance; and

WHEREAS, the proposed amendments also update tree planting, preservation, replacement, irrigation, rights-of-way landscaping, and other landscaping standards to reflect current best practices and improve long-term maintenance of landscaping throughout the City; and

WHEREAS, section 163.045, Florida Statutes, limits local regulation of the removal, pruning, and trimming of trees on certain residential properties and these amendments are intended to ensure the City's regulations remain consistent with state law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

Section 1. That Article II (Landscaping) and Article III (Trees) of Chapter 106 (Vegetation) of the City of Madeira Beach Land Development Regulations shall be amended to read as follows:

ARTICLE II. LANDSCAPING

Sec. 106-31. Purpose.

(a) This article is intended to ensure that all developments or areas proposed to be developed in the city provide a portion of such area devoted to landscape beautification and natural plant growth.

(b) It is intended that the implementation of this article accomplish the following objectives:

(1) Ensure that all new developments ~~have a portion of the area landscaped with ground cover and shrubs~~ ~~or~~ preserve adequate open space and provide trees and landscaping to enhance the appearance and environmental quality of the city.

(2) Ensure that all new developments have a portion of the land area remain permeable to allow for the retention and treatment of the ten-year, 60-minute stormwater runoff.

(3) Maximize protection from beach erosion by the planting of sea oats and the development of natural dunes.

(4) Promote vehicular and pedestrian safety by clearly delineating and buffering off-street vehicular use areas.

(5) Create a transitional interface between incompatible land uses by providing buffering and screening.

(6) Promote energy conservation by maximizing the cooling and shading effect of trees.

Sec. 106-32. General landscape requirements.

(a) ~~Minimum requirements for landscaping must consist of a combination of g~~Grass~~,~~ ~~or~~ ground cover~~,~~ ~~and~~ shrubs, vines, hedges, trees, ~~or~~ palms~~,~~. ~~Other material such as~~ rocks, pebbles, sand ~~or decorating fence~~, artificial turf meeting Sec. 106-37, shell, decorative stone, or other similar non-invasive pervious landscape materials may be used to satisfy the landscaping requirements ~~west of Gulf Boulevard~~ of this chapter except as otherwise provided herein. Concrete, asphalt paving, pavers of any kind, including pervious pavers, or ~~pebbles~~ any of the foregoing materials placed on an impervious surface or used for driveways or parking, will not satisfy landscaping requirements ~~in any location~~. Mulch may only be used underneath ground cover, accent plants, shrubs and trees, provided the ground cover, accent plants, shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area but shall not otherwise be used as a substitute for required landscaped area.

(b) When trees are required to meet the landscape requirements, such trees shall meet the same minimum standards as required of replacement trees ~~a minimum of 50 percent of the trees shall be native species or hybrids or cultivars of native species~~.

~~(c) Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen. Spacing of plants shall be no more than 30 inches on center, depending on the species.~~

Sec. 106-33. Residential single-family, townhouse, duplex and triplex.

~~(a)~~ ~~All new s~~Single-family, townhouses, duplexes and triplexes ~~residential developments~~ shall include a minimum of 25 percent of the net land area as landscape area. ~~which will include native and/or nonnative "introduced" trees and vegetation. The minimum number of trees will be as~~ New construction and substantial improvements of the primary structure shall provide the minimum number of trees prescribed below.~~in subsection 106-72(a).~~ For townhouses, the minimum number of required trees shall be determined based on the aggregate net land area. The required trees shall be distributed so that each townhouse lot contains and maintains at least one required tree, unless the individual lot area requires a greater number.

Net Land Area (in Square Feet)	Minimum Number of Trees
3,500— 6,000	2
6,001— 7,500	3
7,501—10,000	4
10,001—16,000	6
Over 16,000	8

~~(b) No residential lot, excluding the area covered by the principal structure, will be covered by more than 40 percent impervious surface.~~

Sec. 106-34. Residential multifamily or ~~commercial~~ non-residential.

~~(a)~~ ~~All new r~~Residential multifamily (excluding triplex), non-residential ~~or commercial developments will~~ and off-street parking areas not contained within a building, including standalone parking lots, shall require a minimum of ten percent of the net land area as landscape area~~s~~,. Such landscape areas shall be exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 4,000 square feet or fraction thereof of ~~required landscape~~ net land area in addition to any trees required within perimeter landscape buffers.

~~(b) The lot, excluding the area covered by the principal structure, will be covered by no more than 70 percent impervious surface.~~

Sec. 106-35. Perimeter landscaping for residential multifamily or ~~commercial~~ non-residential.

The perimeter landscaping for residential multifamily (excluding triplex), or ~~commercial~~ non-residential, including standalone parking lots shall be as follows:

(1) The exterior of all vehicular use areas facing adjacent properties or public right-of-way shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement for this section. Hedges or other durable landscape barriers of at least three feet in height shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.

(2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped~~. The landscaping shall include~~ with a buffer strip of at least five feet in width adjacent to the abutting property.~~, containing a h~~Hedges or other durable ~~screen of~~ landscape~~ing~~ barriers of at least five feet in height shall be installed in such a manner as to screen the abutting properties.

(3) All required hedges or other durable landscape barriers must be planted and maintained at their required height, except that where the maximum height permitted by another provision of this Code is less than the required height, the maximum permitted height shall control. Spacing of plants shall

be no more than 30 inches on center, depending on the species, to form a continuous, unbroken, solid visual screen. ~~Trees or palms having a average mature crown spread of less than 15 feet may be grouped so as to create the equivalent of 15-foot spread. All required trees, other than palms, shall be a minimum of eight feet in height at time of planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement and shall have a minimum of ten feet of clear wood at planting.~~

(4) Nonliving landscape materials permitted elsewhere in this chapter, such as crushed shell, shall not satisfy the landscape requirements of required landscape buffers which must be maintained as green area.

Sec. 106-36. Public rights-of-way. ~~Xeriscape requirements.~~

The exposed ground surface within public rights-of-way maintained by an adjoining property owner shall meet the general landscape requirements, excluding areas of walkways, sidewalks, or driveways.

Artificial turf and other surfaces or structures that may be burdensome or costly to remove or install may be permitted within public rights-of-way only upon approval by the Public Works Director. Such surfaces installed within a public right-of-way shall be subject to removal by the city at any time, with at least a seven-day notice, except during emergencies, and all costs of removal and restoration shall be the sole responsibility of the adjoining property owner.

Shrubs, hedges, and mulch shall be prohibited within public rights-of-way unless expressly authorized by the Public Works Director. The Public Works Director may authorize boulders or similar landscape elements to be installed within public rights-of-way for the purpose of preventing unauthorized vehicle parking, provided they do not obstruct drainage, utilities, sight visibility, pedestrian access, or maintenance activities.

Any irrigation system installed shall be at least one foot away from the curb or abutting street paving.

~~The xeriscape design principle of plant selection and placement based upon function, water requirements and suitable environmental exposure of plant materials shall be used in all vehicular-use areas. In addition, the following xeriscape techniques shall be required:~~

~~(1) Fifty percent of the plants used in all vehicular-use area landscape designs shall be drought tolerant and located in groupings according to water requirements.~~

~~(2) Seventy-five percent of the plants used in all vehicular-use area landscape designs shall be a combination of native and drought tolerant.~~

~~(3) All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use lawn area from drought tolerant zones.~~

~~(4) All irrigation systems shall be automatic with cycling capacity and shall be designed to avoid irrigation of unplanted surfaces.~~

Sec. 106-37. Artificial turf. ~~Xeriscaping maintenance and enforcement.~~

(a) All artificial turf must comply with established building permit procedures and shall be inspected by the city, except when installed within the footprint of a building such as on a balcony and that one installation of 100 square feet or less is allowed on a lot provided all other requirements of this code are met, and the surface is counted toward the property's total impervious surface ratio (ISR).

(b) Artificial turf is prohibited from being installed:

(1) Within any drainage facility, stormwater pond, or drainage feature required as part of an approved stormwater management system;

(2) In a manner that restricts access to a septic tank;

(3) Closer than ten feet to the mean high-water line along waterbodies, including canals, except immediately landward of, or on top of a seawall;

(4) Within required perimeter landscape buffers; or

(5) Within tree drip lines, unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(c) Artificial turf may be counted toward minimum landscape area requirements and shall not be counted toward impervious surface ratio (ISR) calculations only when the applicant demonstrates that the installation:

(1) Be green in color;

(2) Be free of intentionally added PFAS and heavy metals;

(3) Utilize permeable backing and a pervious base designed for positive drainage; and

(4) Be supported by manufacturer specifications or other documentation demonstrating permeability of at least 10 inches per hour for all layers.

(5) Be installed in accordance with the manufacturer's specifications and installation requirements. Prior to permit closeout, the city may require certification from a licensed engineer, landscape architect, architect, or contractor that the installation complies with the manufacturer's specifications and this section.

(d) Artificial turf shall not adversely impact drainage onto adjacent properties, alter the permitted stormwater management system, or otherwise render the site non-compliant with Chapter 98, Article II or state water quality standards.

~~(a) All property owners and residents utilizing xeriscape techniques shall be responsible for the continued maintenance of all landscaped areas.~~

~~(b) All xeriscape landscaping areas shall present a healthy and neat appearance free of refuse and debris.~~

~~(c) All landscape areas which die from lack of maintenance, disease or other natural occurrence, shall be relandscaped.~~

~~(d) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any xeriscape landscaping.~~

Sec. 106-38. Maintenance and protection of landscaping.

(a) The property owner shall be responsible for the maintenance of all landscaped area which shall be maintained in good condition so as to present healthy, neat and orderly appearance free of refuse, debris and leaves, in conformance with section 106-32 regarding general landscape requirements. Landscaped areas shall be provided with and maintained using an adequate water supply, including irrigation where necessary to sustain healthy plant material.

(b) Paving, treating or covering minimum required landscape areas in a way that renders it impervious or otherwise contrary to the intent or purpose of this code is prohibited.

(c) All landscape areas and required trees which die from lack of maintenance, disease, or other cause shall be replaced or restored in accordance with this chapter.

(d) Mulch, shell, rock, gravel, and other loose landscape materials shall be adequately contained and maintained to prevent erosion, displacement, or discharge into the municipal separate storm sewer system, drainage facilities, public rights-of-way, sidewalks, and streets.

(e) The property owner shall be responsible for maintaining all landscaping within the intersection visibility triangle, in conformance with section 110-423 to provide unobstructed visibility.

(f) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any landscaping.

~~**Sec. 106-39. Site distance restrictions at intersections.**~~

~~When an access way intersects a public right-of-way or other access way, or when the subject property abuts the intersection of two or more public right-of-ways, all landscaping within the triangular areas described as [or] referred to as the "cross-visibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross visibility is not hindered will be allowed, provided they are located so as not to create a traffic hazard, as determined by the city. The site distance restrictions shall be determined by city building official.~~

~~**Sec. 106-40. Screening of backflow preventers.**~~

~~Backflow preventers shall be screened by dense evergreen shrubbery a minimum of 30 inches in height, planted two feet on center. Such shrubbery shall be planted far enough away from the unit so as to provide a minimum of a three-foot cleared area on two sides of the unit for maintenance purposes.~~

Sec. 106-3941. Existing plant material.

In the instances where healthy plant material exists on a site prior to its development, in part or in whole, ~~for purposes of vehicular use areas,~~ the ~~city manager~~ Community Development Director or designee may adjust the application of the requirements of this ~~article~~ chapter to allow credit for such plant material (excluding sick or damaged trees, or any trees listed as an undesirable and invasive species ~~included in the prohibited species tree list~~), provided that the ~~city manager~~ Community Development Director or designee finds such adjustment is in keeping with and will preserve the intent of this article.

Sec. 106-402. Sea oats/sand dunes.

The removal or relocation of sea oats or sand dunes on any property landward of the county coastal construction control line will be coordinated with the ~~building and zoning~~ Community Development ~~d~~Director or their designee prior to the start of work.

Secs. 106-413—106-610. Reserved.

ARTICLE III. TREES

Sec. 106-621. Purpose.

The purpose of this article is to protect the environment and appearance of the city by controlling the removal of existing trees and mangroves.

Sec. 106-632. ~~Native and Florida-friendly~~ Permitted species.

~~Species native to the Madeira Beach area include, but are not limited to:~~

(1) Native pines—Pinus spp.;

(2) Native oaks—Quercus spp.;

(3) Hickories and pecans—Carya spp.;

(4) Bald and pond cypresses—Taxodium spp.;

(5) Southern red cedar—Juniperus silicicola;

(6) Hollies—Ilex spp.;

(7) Sweetbay—Magnolia virginiana;

(8) Southern magnolia—Magnolia grandiflora;

(9) Sweetgum—Liquidambar styraciflua;

(10) Red maple—Acer rubrum;

(11) Black Cherry—Prunus serotina;

(12) Carolina cherry laurel—Prunus caroliniana;

(13) Persimmon—Diospyros virginiana;

(14) Black gum—Nyssa sylvatica;

(15) Loblolly bay—Gordonia lasianthus;

(16) Wax myrtle (bayberry)—Myrica cerifera;

(17) Willows—Salix spp.;

(18) Elderberry—Sambucus simpsonii;

(19) Slatbrush—Baccharis spp.;

(20) Cabbage (sabal) palm—Sabal palmetto.

(21) All species of palm trees;

(22) In addition to the 21 named species, any other species that are listed as "Florida Native" or ~~"Okay"~~ having a drought tolerance rating of Medium or higher on the University of Florida IFAS Extension "Florida Friendly Plant List," as updated from time to time.

~~**Sec. 106-63. Nonnative "introduced" species.**~~

~~Nonnative "introduced" species included, but not limited to:~~

~~(1) Camphor—Cinnamonmum camphora;~~

~~(2) Citrus—Citrus spp.;~~

~~(3) Eucalyptus—Eucalyptus spp.;~~

~~(4) Silk oak—Grevillea robusta;~~

~~(5) Jacaranda—Jacaranda acutifolia;~~

~~(6) Jerusalem thorn—Parkinsonia aculeata;~~

~~(7) Ear tree—Enterolobium cyclocarpum;~~

~~(8) Fig tree—Ficus spp.~~

Sec. 106-64. Prohibited trees~~; exotic species, and permit exemptions~~.

~~A permit is not required for the removal of the following trees and replacement (using species native to the city) is encouraged:~~

The following species shall not receive landscape credit, shall not be planted within the city, and shall not require replacement pursuant to this chapter:

(1) Punk (cajeput) tree—Malaleuca quinquenervia ~~leu codendron~~;

(2) Brazilian pepper—Schinus terebin thefolius;

(3) Australian pine—Casuarina spp.;

(4) Chinaberry (Melia azedarach);

(5) Ear tree (Enterolobium cyclocarpum);

(6) Eucalyptus (Eucalyptus spp.);

(7) Silk Oak (Grevillea robusta).

Sec. 106-65. Prohibited acts.

It shall be unlawful to remove, cut down, damage, poison or in any other manner destroy or cause to be destroyed any trees or mangroves, except in accordance with the provisions of this article.

Sec. 106-66. Emergencies.

In case of emergencies involving natural disasters such as, but not limited to, hurricane, windstorm, flood, freeze or natural disasters, the city manager may allow a reasonable time for the removal and for replacement of damaged trees to meet the requirements of sections 106-71 and 106-72.

Sec. 106-67. County tree regulations not applicable.

County tree regulations shall not be applicable to real estate within the city limits of the city.

Sec. 106-68. Protective barrier requirements; protection during construction.

(a) A protective barrier shall be placed around all trees scheduled to remain on the site:

(1) At or greater than a six-foot radius of all species of mangroves and cabbage palms;

(2) At or greater than the full dripline of all native pine trees;

(3) At or greater than two-thirds of the dripline of all other species.

(b) Whenever a protective barrier is required under the provisions of this article, it shall remain in place until all construction activity is terminated.

(c) Signs, building permits, wires or other attachments of any kind shall not be permitted to be attached to any tree. Guy wires designed to support trees are excluded from this prohibition.

Sec. 106-69. Tree removal—Permit required.

(a) It shall be unlawful for any person to remove or cause to be removed any tree having a diameter at breast height of four inches or greater without first having procured a ~~no fee~~ permit except in conjunction with the demolition, rebuild, or substantial improvement of the principal structure, or on a qualifying single-family residential property where the owner possesses documentation prepared in accordance with F.S. § 163.045.

(b) It shall be unlawful for any person to remove or cause to be removed any mangrove, regardless of size without first having procured the required city, county and state permits.

Sec. 106-70. Same—Application.

The following information shall be provided when applying for a permit:

(1) A site plan showing the location of all trees and mangroves, the trees proposed to be removed, existing and proposed structures, walks, driveways and parking areas and other improvements.

(2) Where mangroves exist on the tract or lot, an aerial photograph at a scale not smaller than one inch equals 50 feet may be required in lieu of the submission requirements contained above.

Sec. 106-71. Relocation or replacement—Specifications.

(a) ~~*Species.*~~ The species of the required or replacement tree shall be the same as those being requested for removal from the natural environment or shall be listed in section 106-63~~2.~~

(b) ~~*Minimum standards.*~~ All required or replacement trees must have a minimum overall height of eight feet at the time of planting and be of a state department of agriculture nursery grade standard (quality) of No. 1 or better.

(c) Trees used to satisfy landscape requirements shall have an average mature crown spread of at least 15 feet. Tree species having a lesser mature crown spread may be grouped to create the equivalent of a 15-foot crown spread. Palms may satisfy tree requirements.

(d) A minimum of three tree species shall be used when more than ten required trees are provided.

~~(c)~~(e) ~~*Waivers of replacement tree specifications.*~~ The city may waive the species or minimum standard specifications if the applicant can demonstrate that the current market conditions are such that replacement trees meeting these specifications are not readily available. Substitute trees allowed under this waiver section must have the approval of the ~~city manager's~~ Community Development Director or their designee.

Sec. 106-72. Same—Replacement trees.

(a) ~~*Residential lots.* For all residential lots, a minimum number of replacement trees will be required based on the following square footage areas.~~ Any removal of trees will require replacement up to the minimum number required under sections 106-33 through 106-36. In no instance shall the tree or trees required to be replaced exceed the number of trees existing on the property at the time of granting the tree removal permit.

(b) Existing healthy trees preserved on the site may be credited toward the minimum tree requirements of sections 106-33 through 106-36 at the following ratios:

4″—10″ DBH = 1 tree

10″—20″ DBH = 2 trees

Over 20″ DBH = 3 trees

(c) Dead or dying trees may be removed without replacement, provided a tree removal permit is obtained when required by this chapter and the city

determines, based on its inspection or documentation provided by a qualified professional, that corrective actions will not restore the tree and the condition was not caused by the property owner's actions or neglect.

~~*Tree Replacement Requirements for Residential Zones*~~

~~Lot Size Square Footage (in Square Feet)~~	~~Minimum Replacements~~
~~3,500—6,000~~	~~2~~
~~6,001—7,500~~	~~3~~
~~7,501—10,000~~	~~4~~
~~10,001—16,000~~	~~6~~
~~Over 16,000~~	~~8~~

(b) ~~*Nonresidential tracts.* On retail commercial, tourist commercial, marine commercial, or related nonresidential zoned property, a minimum of one tree must be replaced for each permitted tree removed in excess of 25 percent of those protected trees which exist naturally on the site or no less than required under sections 106-334 through 106-356; whichever is greater.~~

Section 2. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

_____
Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose of the ordinance is to reduce and simplify the landscape requirements, to allow for alternative materials to qualify as landscaped area and comply with state pre-emptions.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

It is estimated that there will be no additional costs for businesses. The regulatory costs to the city will not change.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Any business that proposes to rebuild or alter existing landscaping would have slightly more flexibility.

4. Additional information the governing body deems useful (if any):

N/A

CHAPTER 62-308
MINIMUM STANDARDS FOR THE INSTALLATION OF SYNTHETIC TURF ON SPECIFIED PROPERTIES

62-308.100 Synthetic Turf

62-308.100 Synthetic Turf.

(1) Scope.

(a) “Synthetic turf” is defined by s. 125.572(1), F.S.

(b) Pursuant to s. 125.572, F.S., this rule establishes minimum standards for the installation of synthetic turf on single-family residential properties of 1 acre or less in size. Pursuant to s. 125.572(3), F.S., local governments may not regulate synthetic turf in a manner inconsistent with these minimum standards. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf,

(c) These standards do not modify the property rights of any entity, including any fee simple interests or any less-than-fee interests, such as easements or rights of way.

(2) Material type.

(a) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.

(b) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

(c) Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (2)(a) and (2)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (2)(a) and (2)(b). Installation shall be designed to prevent washing away of any infill material off the residential property.

(d) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(3) Color. Green synthetic turf shall be allowed.

(4) Permeability.

(a) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade. A local government may establish a quantifiable standard of a maximum of 10 inches per hour for all layers.

(b) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

(c) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

(5) Stormwater management.

(a) Installation of synthetic turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

(b) Installation of synthetic turf must not alter the permitted stormwater management system as designed and shall not be installed within a swale, ditch, stormwater pond, or a stormwater pond’s littoral zone.

(6) Potable water conservation.

(a) In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

(b) If any in-ground system is already installed, a local government may require that irrigation heads be removed and pipe capped.

(7) Water quality.

(a) Synthetic turf shall not cause or contribute to violations of state water quality standards.

(b) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for synthetic turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, synthetic turf shall be installed no closer than 10 feet from a natural or man-made waterbody as measured from the applicable ordinary or mean high water line except where there is a physical barrier between the synthetic turf and the waterbody (such as, but not limited to, a seawall or bulkhead).

(8) Proximity to trees and other vegetation.

(a) Installation of synthetic turf cannot compromise the health of nearby trees, including damage to tree roots, other than those

identified as a noxious weed as defined in Chapter 581, F.S.

(b) Synthetic turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(9) Other factors impacting environmental conditions of adjacent properties.

(a) Synthetic turf shall be installed according to manufacturer's specifications.

Standards(c) If installed, synthetic turf must provide for access to the septic tank for routine pumpout.

(d) If installed, synthetic turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

Rulemaking Authority 125.572 FS. Law Implemented 125.572 FS. History–New 5-19-26.

The Florida Senate

2022 Florida Statutes (Including 2022C, 2022D, 2022A, and 2023B)

Title XI COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	Chapter 163 INTERGOVERNMENTAL PROGRAMS Entire Chapter	**SECTION 045** **Tree pruning, trimming, or removal on residential property.**

163.045 Tree pruning, trimming, or removal on residential property.—

(1) For purposes of this section, the term:

(a) "Documentation" means an onsite assessment performed in accordance with the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017) by an arborist certified by the International Society of Arboriculture (ISA) or a Florida licensed landscape architect and signed by the certified arborist or licensed landscape architect.

(b) "Residential property" means a single-family, detached building located on a lot that is actively used for single-family residential purposes and that is either a conforming use or a legally recognized nonconforming use in accordance with the local jurisdiction's applicable land development regulations.

(2) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property if the property owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

(3) A local government may not require a property owner to replant a tree that was pruned, trimmed, or removed in accordance with this section.

(4) This section does not apply to the exercise of specifically delegated authority for mangrove protection pursuant to ss. 403.9321-403.9333.

History.—s. 1, ch. 2019-155; s. 1, ch. 2022-121.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

Copyright © 2000- 2026 State of Florida.

The Florida Senate

2025 Florida Statutes

Title XI	Chapter 125	SECTION 572
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	COUNTY GOVERNMENT Entire Chapter	**Regulation of synthetic turf.**

125.572 Regulation of synthetic turf.—

(1) As used in this section, the term "synthetic turf" means a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

(2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.

(3) Upon the Department of Environmental Protection adopting rules pursuant to subsection (4), a local government may not:

(a) Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

(b) Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

(4) The Department of Environmental Protection shall adopt rules to implement this section.

History.—s. 1, ch. 2025-140.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

Copyright © 2000- 2026 State of Florida.

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

July 29, 2026

Joseph Petraglia, CFM
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Review of City of Madeira Beach Ordinances for Consistency with the Countywide Rules (Ordinances 2026-09 through 2026-13)

Dear Joseph,

Thank you for submitting the proposed amendments to the Madeira Beach Code of Ordinances. The amendments are consistent with the Countywide Rules, with comments as follows:

- All reviewed amendments appear consistent with the Countywide Rules. The amendments primarily address local zoning administration, disaster recovery, landscaping standards, vegetation protection, and development regulations. The provisions maintain existing development rights, do not increase density or intensity, and generally support Countywide objectives related to redevelopment, resiliency, environmental protection, and transportation safety.

We recognize that the consistency process is an ongoing one, and if either the County or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

107422

Tampa Bay Times

Published Daily

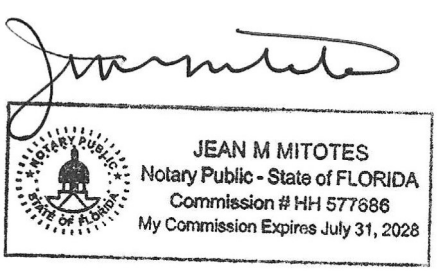
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PUBLIC HEARING 11-18-2026 was published in said newspaper by print in the issues of 11/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **11/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF PUBLIC HEARING CITY OF MADEIRA

Item 11A.

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute §166.041 (3)(a):

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Madeira Beach will hold a Second Reading and Public Hearing to adopt proposed Ordinance 2026-10, Ordinance 2026-11, Ordinance 2026-12, Ordinance 2026-13, and Ordinance 2026-16 on Wednesday, November 18, 2026, at 2:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The titles of the Ordinances are as follows:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard on the proposed Ordinances. A copy of the proposed Ordinances is available for inspection in the City Clerk's Office Monday through Friday, 8:30 a.m. to 4:00 p.m., and in the meeting packet on the City's website at https://madeirabeach-fl.municodemeetings.com/.

If you would like more information about the proposed Ordinances, please contact the Community Development Director, Marci Forbes, at 727-313-0126 or email mforbes@madeirabeachfl.gov.

The meeting will be televised on Spectrum Channel 640 and streamed on the City's website at https://madeirabeach-fl.municodemeetings.com.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered during either public hearing at this meeting will need a record of the proceedings. For that purpose, they 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 based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26 of the Florida Statutes, persons with disabilities who need special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours before the meeting at (727) 391-9951, Ext. 231, or email a written request to cv[illegible]an@madeirabeachfl.gov.

11/4/2026

107422-1

Memorandum

Meeting Details:	October 14th, 2026 – Board of Commissioners Regular Meeting
Prepared For:	Honorable Mayor Brooks and the Board of Commissioners
Staff Contact:	Community Development Department – Joseph Petraglia, CFM, Planner II
Subject:	ORD 2026-11, Section 110-423 - Intersection Visibility, second reading and public hearing

Background/ Discussion:

As part of ORD 2026-10 and ORD 2026-13, staff recommends consolidating all intersection visibility requirements into this one section of the code.

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff and Planning Commission recommend approval.

Attachments/Corresponding Documents:

- ORD 2026-11, Section 110-423 - Intersection Visibility
- ORD 2026-11, Business Impact Statement

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has determined that the existing intersection visibility regulations contained within the Land Development Regulations include duplicative and conflicting provisions; and

WHEREAS, maintaining a single, clear set of intersection visibility standards promotes consistent administration and enforcement while protecting public safety; and

WHEREAS, the proposed amendments consolidate the City's intersection visibility requirements into Section 110-423 and remove conflicting or redundant provisions from other sections of the Code; and

WHEREAS, the proposed amendments clarify how visibility triangles are measured, establish uniform obstruction standards, and provide reasonable exceptions for existing buildings, tree trunks, utility poles, and properly maintained landscaping that do not create a traffic hazard;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

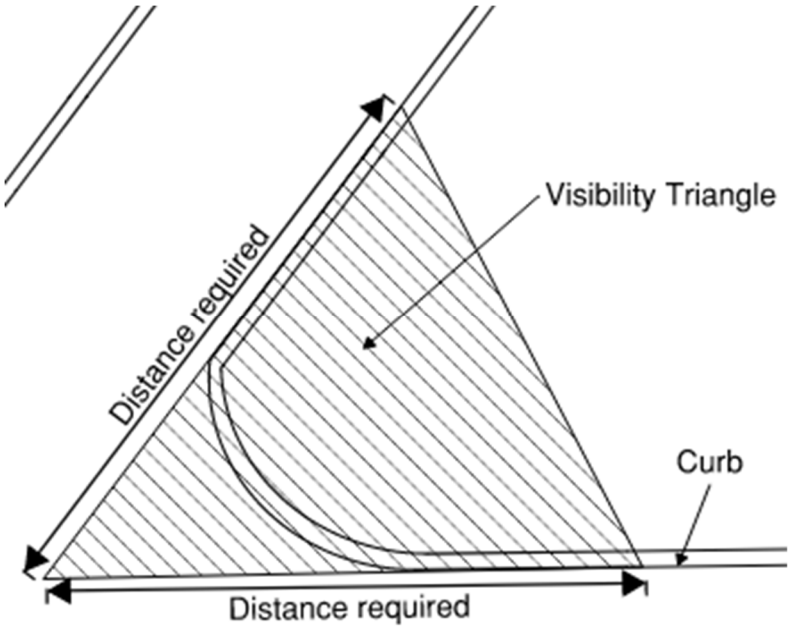
Section 1. That Section 110-423 of Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 2 (Lot, Yard, Height, and Other Site Area Regulations) of the Land Development Regulations of the City of Madeira Beach is hereby amended to read as follows:

Sec. 110-423. Intersection visibility.

(a) At all street intersections, except as noted in subsection (b) of this section, no obstruction to vision~~(other than an existing building, post, column, or tree)~~

~~exceeding~~ between 36 inches and eight feet in height above the established grade of the street ~~at the property line~~ shall be erected or maintained ~~on any lot~~ within the triangle formed by the ~~street lot lines of such lot~~ back of curb from the corner intersection, or along the pavement edge where no curb exists and a line drawn between the points ~~along such street lot lines~~ 25 feet distant from their point of intersection, or 15 feet distant when abutting an alley. Where intersections contain a curved corner radius, measurements shall be taken from the theoretical intersection of the tangent curb lines.

(b) Posts, columns, poles, existing buildings, tree trunks, and properly trimmed plant material shall be permitted within the visibility triangle provided they do not create a traffic hazard as determined by the Community Development Director or their designee. ~~It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.~~



Section 2. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

APPROVED AS TO FORM:

_____
Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose of the ordinance is to clarify intersection visibility regulations.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

It is estimated that there will be no additional costs for businesses. The regulatory costs to the city will not change.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Only businesses with corner lots adjacent to alleys will be impacted. All other changes represent how the code is already being interpreted.

4. Additional information the governing body deems useful (if any):

N/A

107422

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PUBLIC HEARING 11-18-2026 was published in said newspaper by print in the issues of 11/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **11/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF PUBLIC HEARING CITY OF MADEIRA

Item 11B.

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute §166.041 (3)(a):

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Madeira Beach will hold a Second Reading and Public Hearing to adopt proposed Ordinance 2026-10, Ordinance 2026-11, Ordinance 2026-12, Ordinance 2026-13, and Ordinance 2026-16 on Wednesday, November 18, 2026, at 2:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The titles of the Ordinances are as follows:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard on the proposed Ordinances. A copy of the proposed Ordinances is available for inspection in the City Clerk's Office Monday through Friday, 8:30 a.m. to 4:00 p.m., and in the meeting packet on the City's website at https://madeirabeach-fl.municodemeetings.com/.

If you would like more information about the proposed Ordinances, please contact the Community Development Director, Marci Forbes, at 727-313-0126 or email mforbes@madeirabeachfl.gov.

The meeting will be televised on Spectrum Channel 640 and streamed on the City's website at https://madeirabeach-fl.municodemeetings.com.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered during either public hearing at this meeting will need a record of the proceedings. For that purpose, they 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 based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26 of the Florida Statutes, persons with disabilities who need special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours before the meeting at 727-391-9951, Ext. 231, or email a written request to dgudlin@madeirabeachfl.gov.

11/4/2026

107422-1

Memorandum

Meeting Details:	October 14th, 2026 – Board of Commissioners Regular Meeting
Prepared For:	Honorable Mayor Brooks, the Board of Commissioners
Staff Contact:	Community Development Department – Joseph Petraglia, CFM, Planner II
Subject:	Ordinance 2026-12, Repealing Section 110-670 – Landscaping green area, Second reading and public hearing

Background/ Discussion:

As part of ORD 2026-10 and ORD 2026-13, staff recommends consolidating all landscape requirements into Chapter 106.

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff and Planning Commission recommend approval.

Attachments/Corresponding Documents:

- Ordinance 2026-12, Repealing Section 110-670 – Landscaping green area
- ORD 2026-12, Business Impact Statement

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 2026-13 comprehensively revises and consolidates the City's landscaping regulations within Chapter 106 of the Land Development Regulations; and

WHEREAS, the landscaping provisions currently contained in Section 110-670 are superseded by Ordinance No. 2026-13 and are no longer necessary within Chapter 110.;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

Section 1. That Section 110-670 of Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 10 (Specific Development Standards), Subdivision II (C-1, C-2, C-3, C-4, C-5, R-2 and R-3 Districts) of the Land Development Regulations of the City of Madeira Beach is hereby repealed as follows:

Sec. 110-670. Repealed. ~~Landscaping/green area.~~

~~(a) One of the purposes of the development controls is to encourage the provision of adequate landscaping/green area in R-3 zones west of Gulf Boulevard. A minimum of ten percent of that portion of the lot located east of the county coastal construction control line as established by the state shall be designated for and maintained as landscaped green area in side and front yards.~~

~~(b) In R-3 zones west of Gulf Boulevard, the green area in side yards shall provide a clear "view area" between three feet and ten feet in height; i.e. bushes or shrubs shall not exceed three feet in height and trees shall be trimmed below ten feet in height. Such landscaped areas may include passive recreation facilities provided, however, that the "view area" is not obstructed.~~

~~(c) In all zones except R-1, all off-street parking areas not contained within the building structure shall have a minimum of ten percent landscaped green area.~~

~~(d) All landscaped areas shall be provided with an adequate water supply.~~

Section 2. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2025.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

_____
Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose of the ordinance is to delete conflicting regulations.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

It is estimated that there will be no additional costs for businesses. The regulatory costs to the city will not change.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance alone is not expected to impact any businesses.

4. Additional information the governing body deems useful (if any):

N/A

107422

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PUBLIC HEARING 11-18-2026 was published in said newspaper by print in the issues of 11/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **11/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF PUBLIC HEARING CITY OF MADEIRA

Item 11C.

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute §166.041 (3)(a):

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Madeira Beach will hold a Second Reading and Public Hearing to adopt proposed Ordinance 2026-10, Ordinance 2026-11, Ordinance 2026-12, Ordinance 2026-13, and Ordinance 2026-16 on Wednesday, November 18, 2026, at 2:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The titles of the Ordinances are as follows:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard on the proposed Ordinances. A copy of the proposed Ordinances is available for inspection in the City Clerk's Office Monday through Friday, 8:30 a.m. to 4:00 p.m., and in the meeting packet on the City's website at https://madeirabeach-fl.municodemeetings.com/.

If you would like more information about the proposed Ordinances, please contact the Community Development Director, Marci Forbes, at 727-313-0126 or email mforbes@madeirabeachfl.gov.

The meeting will be televised on Spectrum Channel 640 and streamed on the City's website at https://madeirabeach-fl.municodemeetings.com.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered during either public hearing at this meeting will need a record of the proceedings. For that purpose, they 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 based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26 of the Florida Statutes, persons with disabilities who need special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours before the meeting at (727) 391-9951, Ext. 231, or email a written request to dgudinchan@madeirabeachfl.gov.

11/4/2026

107422-1

Memorandum

Meeting Details:	October 14th, 2026 – Board of Commissioners Regular Meeting
Prepared For:	Honorable Mayor Brooks, the Board of Commissioners
Staff Contact:	Community Development Department – Joseph Petraglia, CFM, Planner II
Subject:	Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106, Second reading and public hearing

---

Background/ Discussion:

As part of ORD 2026-10 through ORD 2026-12, staff recommends deleting conflicting definitions or definitions that are used to regulate code established elsewhere, and staff recommends adding definitions for terms used but not defined.

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff and Planning Commission recommend approval.

Attachments/Corresponding Documents:

- Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106
- ORD 2026-13, Business Impact Statement

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has determined that certain definitions contained in the Land Development Regulations are outdated, inconsistent with current regulatory standards, or no longer necessary; and

WHEREAS, the proposed amendments update, clarify, and remove definitions to improve consistency throughout the Land Development Regulations and support the administration of related development standards;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

Section 1. The following definitions are hereby added to Section 82-2 of the Land Development Regulations of the City of Madeira Beach and shall read as follows:

Artificial turf means a manufactured synthetic product designed to simulate the appearance of natural grass and installed as ground cover.

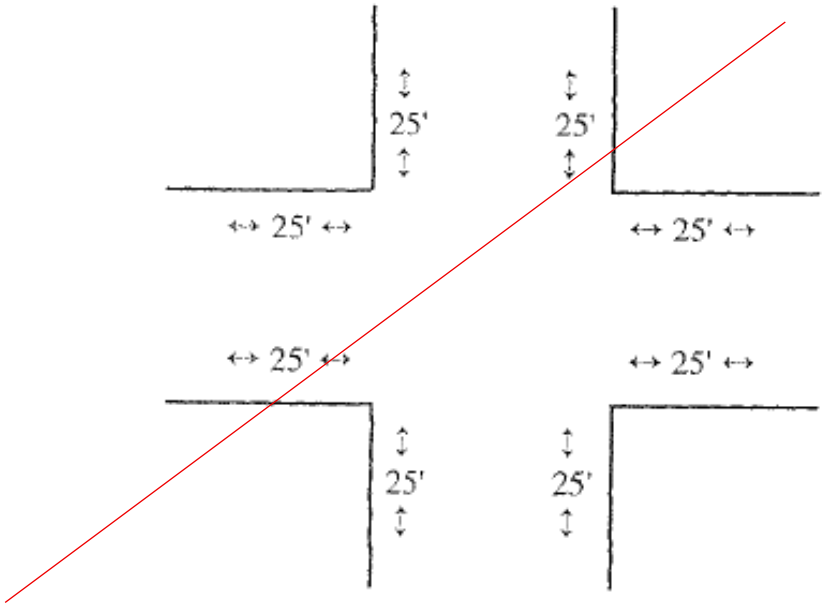
Shrubs means self-supporting, woody, non-deciduous plant species which are cultivated and selected to provide a physical and visual barrier, and which normally grow to a height of two feet to nine feet, including hedges.

Section 2. The following definition is hereby amended in Section 82-2 of the Land Development Regulations of the City of Madeira Beach and shall read as follows:

Trees means self-supporting, woody plants, which normally grow to a minimum height of 15 feet~~, have trunks which can be maintained with over five feet of clear wood and have an average mature crown spread of at least 15 feet~~.

Section 3. The following definitions are hereby deleted from Section 82-2 of the Land Development Regulations of the City of Madeira Beach as follows:

~~*Cross visibility area* means the area of property located at the corner formed by the intersection of two or more public streets with two sides of a triangular area being 25 feet in length along the abutting public street, measured from their point of intersection, and the third side being a line connecting the ends of the other two sides. In areas where this scenario cannot be achieved, the distance will be determined by the city manager or his designee.~~



~~*Landscaping* means and shall consist of any of the following combinations of grass or ground cover and shrubs, vines, hedges, trees, or palms. Other material such as rocks, pebbles, sand or decorating fence may be used to satisfy the landscaping requirements west of Gulf Boulevard.~~

~~*Native* means trees and other vegetation that is indigenous to Central or North Florida.~~

Section 4. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text,

words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 5. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 6. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 7. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Sections 1, 2 and 3 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 8. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

APPROVED AS TO FORM:

_____
Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose of the ordinance is to delete conflicting regulations and add definitions for terms used but not defined.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

It is estimated that there will be no additional costs for businesses. The regulatory costs to the city will not change.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance alone is not expected to impact any businesses.

4. Additional information the governing body deems useful (if any):

N/A

107422

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PUBLIC HEARING 11-18-2026 was published in said newspaper by print in the issues of 11/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **11/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF PUBLIC HEARING CITY OF MADEIRA

Item 11D.

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute §166.041 (3)(a):

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Madeira Beach will hold a Second Reading and Public Hearing to adopt proposed Ordinance 2026-10, Ordinance 2026-11, Ordinance 2026-12, Ordinance 2026-13, and Ordinance 2026-16 on Wednesday, November 18, 2026, at 2:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The titles of the Ordinances are as follows:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard on the proposed Ordinances. A copy of the proposed Ordinances is available for inspection in the City Clerk's Office Monday through Friday, 8:30 a.m. to 4:00 p.m., and in the meeting packet on the City's website at https://madeirabeach-fl.municodemeetings.com/.

If you would like more information about the proposed Ordinances, please contact the Community Development Director, Marci Forbes, at 727-313-0126 or email mforbes@madeirabeachfl.gov.

The meeting will be televised on Spectrum Channel 640 and streamed on the City's website at https://madeirabeach-fl.municodemeetings.com.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered during either public hearing at this meeting will need a record of the proceedings. For that purpose, they 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 based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26 of the Florida Statutes, persons with disabilities who need special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours before the meeting at 727-391-9951, Ext. 231, or email a written request to dgudlugan@madeirabeachfl.gov.

11/4/2026

107422-1

Memorandum

Meeting Details:	November 18, 2026 – 2:00 p.m. – Board of Commissioners 2nd Reading
Prepared For:	Board of Commissioners
Staff Contact:	Kathryn Younkin and Andrew Morris
Subject:	Ordinance 2026-16 Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John's Pass Village Activity Center

Background

At the BOC workshop meeting on July 22, 2026, staff asked for guidance on whether the Board of Commissioners wanted to allow for temporary parking lot use. Based on feedback received at the meeting staff prepared Ordinance 2026-16 for review at the BOC workshop meeting on August 26, 2026. The Board of Commissioners had staff revise the ordinance to have the temporary parking lots expire on December 31, 2029.

On September 14, 2026, the Planning Commission reviewed the Ordinance and recommended approval to the Board of Commissioners. The Planning Commission did discuss the time frame and were more in support of a two-year time time limit, but in the end voted to approve the Ordinance with a three-year time limit.

At the first reading on October 14, 2026, the city attorney noted that two changes were needed to correct typographical errors. The attached Ordinance has been updated to reflect those changes.

Discussion

This ordinance was written to allow temporary parking use in two specific areas of the city, for properties immediately adjacent to Gulf Boulevard, and for properties located within John's Pass Village Activity Center (map attached).

The intent was for this use to be temporary in nature, while property owners work on their redevelopment plans. This ordinance allowing temporary parking use also provides a reduction to the standards that would apply to any permanent parking lot.

This ordinance allows parking as stand-alone use in districts that do not allow stand-alone parking lots such as the C-3 commercial district and R-3 multifamily residential district. Within the John's Pass Village Activity Center, four of the six districts within the John's Pass Activity Center do not allow stand-alone parking, and when allowed in the other two districts this is a Special Exception use.

This ordinance lays out the process, submittal requirements and standard conditions of approval that will apply to all temporary parking lots. Included in the requirements are that any impact on abutting residential use will be buffered by a fence or wall or buffer landscaping.

One of the Commission's requests was to see if these parking lots could be limited in the amount they charged for parking. The City Attorney has advised that we would not be able to regulate the amount charged for parking. Another request from the Commission was to see if these temporary parking uses could be

automatically renewed. To keep this parking use from continuing indefinitely (as allowed by a series of emergency declarations) this ordinance would need to set a specific date for the use to cease.

Tentative Adoption Schedule

- 8/26/26 4:00 pm - BOC Workshop
- 9/14/26 6:00 pm - Planning Commission
- 10/14/26 6:00 pm - BOC 1st Reading
- 11/18/26 2:00 pm - BOC 2nd Reading

Fiscal Impact

There are two potential impacts, one is a loss of property tax revenue from using these lots for parking rather than for the building of new structures with the potential to have a much higher taxable value, thereby providing property tax revenue to the city. The second is a potential loss of parking revenue for the city, if the public chooses to park in these new temporary lots instead of the city's established public parking lots.

Recommendation(s)

Staff recommends the approval of Ordinance 2026-16, Temporary Parking Use.

Attachments/Corresponding Documents

Ordinance 2026-16, Temporary Parking Use
Business Impact Statement Ord 2026-16 Temporary Parking Use
Forward Pinellas Compliance Letter
2026 Madeira Beach Zoning Map

City of Madeira Beach Zoning Map

City Limits

Zoning Districts

- John's Pass Village Activity Center (C-1)
- Retail Commercial (C-3)
- Marine Commercial (C-4)
- Public-Semi Public (P-SP)
- Planned Development (PD)
- Single-Family Residential (R-1)
- Low Density Multifamily Residential (R-2)
- Medium Density Multifamily Residential (R-3)

Feet
0 250 500 1,000

NORTH

Prepared By:

FORWARD PINELLAS
Integrating Land Use & Transportation

July 21, 2026

Gulf of Mexico

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 110, Article VII of the Land Development Regulations establishes regulations governing off-street parking lots; and

WHEREAS, City staff has identified that there are no provisions in the city code for temporary parking lots; and

WHEREAS, following the 2024 hurricane season and the extensive damage to structures in the city, the city wishes to adopt provisions allowing temporary parking lots in specific locations to allow this temporary use of the property while redevelopment planning is taking place; and

WHEREAS, the Board of Commissioners directed staff to review requirements and create regulations that would allow these temporary parking lots under specific conditions; and

WHEREAS, the recommended amendment to the Land Development Regulations was presented to and reviewed by the Planning Commission at a public hearing; and

WHEREAS, the Planning Commission has recommended approval of the proposed amendment; and

WHEREAS, the recommendations of the Planning Commission have been found meritorious by the Board of Commissioners; and

WHEREAS, the Board of Commissioners has received input from the public at two public hearings.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

Section 1. That Division 2 (Off Street Parking Spaces) of Article VII (Off-Street Parking and Loading) of Chapter 110 (Zoning) of the Land Development Regulations of the City of Madeira Beach is hereby amended to create and add a new Section 110-978 which shall read as follows:

Sec. 110-978. - Temporary parking lots.

In response to the number of structures damaged by Hurricane Helene and Hurricane Milton in September and October of 2024, temporary parking lots on properties located immediately adjacent to Gulf Boulevard or within the John's Pass Village Activity Center will be allowed as a temporary use upon approval of the Community Development Director, and may continue through December 31, 2029.

The temporary parking lot must meet the criteria outlined in this section, as well as any specific conditions of approval. This approval is temporary in nature, not meant to be a permanent use and is provided to allow the property owners time to pursue financing and redevelopment of the subject properties as allowed under the applicable zoning district regulations.

All sites eligible for this temporary use must be vacant land or have an existing vacant structure that has not been deemed substantially damaged and which could be rehabilitated in the future.

(a) Application: An application for a temporary parking lot must be provided to the city's Community Development Department and must meet the following minimum requirements:

(1) A written application on the form provided by the city, including:

a. Name and address of the applicant.

b. Owner Authorization if the owner is not the applicant.
c. 24-hour contact information for the operator of the lot, including name, phone number, and address.
d. Signed and sealed topographic survey of the subject property, including the legal description.
e. This proposed dates for operation of the temporary parking lot.
f. The use of the abutting properties.
g. A “Verification of Exemption” or a permit from Southwest Florida Water Management District.
h. An access permit from the Florida Department of Transportation for any new curb cuts on Gulf Boulevard.
i. Sanitation pickup arrangements.
j. Two or more property owners may develop their properties in coordination provided a recorded parking lot agreement is provided to the city that allows the two property owners to share the responsibilities and conditions of the temporary parking use and provides cross access between the parcels.

(2) A signed and sealed scaled site plan showing:
a. The number of spaces, with the dimensions of the spaces, the drive aisles and driveway. Dimensions for parking spaces and drive aisles shall be those shown in Sec. 110-973, 110-974 and 110-975, as applicable. For lots less than or equal to 50-feet in width, up to 100% of the spaces with the exception of accessible spaces may be compact as outlined in Sec. 110-974. For lots less than or equal to 50-feet in width, drive aisles for temporary parking lots may be reduced to a minimum of ten feet for a one-way drive aisle or twenty feet for a two-way drive aisle.
b. A defined parking space shall be a parking space which is either striped or has a wheel stop. On paved surfaces striping may be used to define the parking space location in lieu of wheel stops.
c. Parking shall be located so that vehicles do not overhang lot lines or drive aisles.
d. Parking space striping shall be shown on the plan, but the non-accessible spaces are not required to be striped if a wheel stop is provided for that space.
e. The number of accessible parking spaces must be provided as shown in the city code. These accessible spaces must be of a durable surface, provide an accessible route to a public sidewalk or right-of-way if no sidewalks exists, and have the required dimensions, signage, and striping as outlined in Sec. 110-975 and

Fla. Stat. § 553.5041. The site plan must include van accessible space(s) as required by federal regulations.

f. All non-accessible spaces shall have stabilized surfaces of asphalt, concrete, pavers, shell, or gravel that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels.
g. If no curb cut exists, a paved driveway meeting the requirements of Chapter 58 – Streets, Sidewalks and other Public Places, Article II . – Sidewalks and Driveways is required. A separate building permit application is required for a driveway.
h. Parking lots shall be designed so that there is no backing into the right-of-way. When there is only one access point a turnaround and two-way drive aisle must be provided.
i. Dimensions of any turnaround, including provisions for fire access.
j. The visibility triangle as shown in the city's code or if located on Gulf Boulevard, based on the FDOT requirement.
k. The Impervious Surface Ratio, this must meet the zoning district requirement.
l. When abutting residential use: A minimum of a four-foot solid fence or wall along any property line abutting residential use, or across an alley from residential use. Within visibility triangles or within the front yard setback, the height of the required fence or wall or shrubs is limited to three feet. Any additional fencing shall meet the requirements Chapter 110, ARTICLE VI. DIVISION 3. Existing hedges or a solid row of shrubs 2-feet deep and 4-feet in height along the property line may substitute for the required fencing.
m. Location and size of trash receptacles. A method of securing the trash receptacles must be shown.
n. Location and size of any proposed signage, including the signage as required by Fla. Stat. § 715.07 and § 715.075. Each temporary parking lot is allowed to have pole or ground signage as shown in Chapter 102 of the City's Land Development Regulations based on the applicable zoning district regulations.
o. Location and size of any kiosk used for parking fee collection.

(b) Process

(1) The department will circulate the plan for fire, zoning, and engineering review.
(2) In addition to the standard conditions below, staff may establish additional conditions based on the specific site and abutting properties, including but not limited to traffic access/egress, traffic circulation, pedestrian safety, drainage, and compatibility with abutting properties.

(3) The Community Development Director shall issue a letter within 30 days of the receipt of a complete application which approves the temporary parking lot use with standard conditions, approves with standard and site-specific special conditions, or denies the application.
(4) The fee for a temporary parking lot approval letter will be established in the city's adopted fee schedule.
(5) Any appeal of the Community Development Director's decision shall follow the provisions of Sec. 2-505.

(c) Standard Conditions of approval for all temporary parking lots:
(1) Failure to maintain any design standard or any violation of the temporary parking lot approved site plan shall be a violation of the City Code.
(2) Temporary parking lots shall not be used to fulfill the requirements for parking for onsite or offsite use.
(3) Only self-parking is allowed, no valet or stacked parking.
(4) No commercial vehicles, boats, trailers, or recreational vehicles are allowed.
(5) Maximum hours of operation are 8:00 a.m. to 10:00 p.m. daily. No overnight parking.
(6) Outdoor sales and displays, or any other sales are prohibited within temporary parking lots.
(7) Payment kiosk may only contain instructions for payment and have no additional signage.
(8) All conditions of temporary parking approval must continue to be met throughout the duration of the use of temporary parking.
(9) No parking allowed that exceeds the number of spaces approved. Each vehicle not parked in a defined parking space shall be a violation of this section.
(10) No parking or signage is allowed in the right-of-way.
(11) Signage in compliance with Fla. Stat. § 715.07 and § 715.075 must be provided.
(12) A separate sign permit is required except for signs required by State or Federal regulations or signs excluded from permitting as shown in Sec. 102-49.
(13) All lighting must meet the requirements of the city code.
(14) Excessive noise or other causes shall be reason for revoking approval of the Business Tax Receipt following the provisions in Sec. 62-57.
(15) Upon notice from the city, all items not in compliance with the temporary parking lot approval shall be rectified within 15 days from the

date of notice. Failure to bring the temporary parking lot into compliance within 15 days, except for drainage, shall cause the approval for temporary parking to be revoked .

(16) If the drainage adversely affects neighboring properties, a plan of action to bring this drainage into compliance is due within 15 days, and the implementation of the planned drainage changes must be completed within 45 days.

(17) An approved Business Tax Receipt is required prior to commencement of the use of the temporary parking lot.

(18) The addition of a different permitted use on the property shall terminate the temporary parking lot use.

(19) All temporary parking lots approved under this section must cease operation by December 31, 2029, and all wheel stops and signage shall be removed.

(20) After December 31, 2029, the site must be cleared, stabilized, and maintained in accordance with city codes,

Secs. 110-9789—110-995. – Reserved.

Section 2. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as

provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

_____
Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;

[1] See Section 166.041(4)(c), Florida Statutes.

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance would allow for property owners along Gulf Boulevard and within the John's Pass Village Activity Center the option to apply for a temporary parking lot use of their vacant properties. The ordinance includes requirements for the temporary parking lots, penalties for if those requirements are violated, and an expiration date for the temporary parking lots.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This proposed ordinance would not have a negative financial impact on private businesses and property owners since it is optional. This ordinance would allow for a parking lot temporary use that currently is not permitted in the code. The temporary parking lot use could potentially generate revenue for property owners.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The proposed ordinance would not have a negative impact on any businesses in the C-3, C-4, PD, and C-1 Zoning Districts. The proposed parking lot temporary use is an optional use for property owners to apply for.

4. Additional information the governing body deems useful (if any):

The temporary parking lot uses would expire on December 31, 2029. Making temporary parking a permanent option for property owners would not align with the Development and Redevelopment Vision and Economic and Business Development Vision from the adopted Madeira Beach Master Plan.

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

August 14, 2026

Andrew Morris, AICP
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Review of ordinances from the City of Madeira Beach (ORDINANCE 2026-16)

Dear Andrew,

Thank you for submitting the proposed amendments to the Madeira Beach Code of Ordinances. The amendments are consistent with the Countywide Rules, with comments as follows:

- Temporary Parking Lots: The proposed ordinance establishes temporary parking lots as a temporary use on properties immediately adjacent to Gulf Boulevard or within the John's Pass Village Activity Center in response to damage caused by the 2024 hurricanes. The temporary use is limited through December 31, 2028, and requires compliance with applicable zoning district standards, including the existing impervious surface ratio requirements. The proposed use and development standards are consistent with the applicable standards and criteria of the Countywide Rules.

We recognize that the consistency process is an ongoing one, and if either the County or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

107422

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PUBLIC HEARING 11-18-2026 was published in said newspaper by print in the issues of 11/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **11/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF PUBLIC HEARING CITY OF MADEIRA

Item 11E.

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute §166.041 (3)(a):

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Madeira Beach will hold a Second Reading and Public Hearing to adopt proposed Ordinance 2026-10, Ordinance 2026-11, Ordinance 2026-12, Ordinance 2026-13, and Ordinance 2026-16 on Wednesday, November 18, 2026, at 2:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The titles of the Ordinances are as follows:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard on the proposed Ordinances. A copy of the proposed Ordinances is available for inspection in the City Clerk's Office Monday through Friday, 8:30 a.m. to 4:00 p.m., and in the meeting packet on the City's website at https://madeirabeach-fl.municodemeetings.com/.

If you would like more information about the proposed Ordinances, please contact the Community Development Director, Marci Forbes, at 727-313-0126 or email mforbes@madeirabeachfl.gov.

The meeting will be televised on Spectrum Channel 640 and streamed on the City's website at https://madeirabeach-fl.municodemeetings.com.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered during either public hearing at this meeting will need a record of the proceedings. For that purpose, they 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 based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26 of the Florida Statutes, persons with disabilities who need special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours before the meeting at (727) 391-9951, Ext. 231, or email a written request to dgudinchan@madeirabeachfl.gov.

11/4/2026

107422-1

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING THE CITY OF MADEIRA BEACH AS A "CITY OF KINDNESS" AND COMMITTING TO FOSTERING A CULTURE OF COMPASSION, EMPATHY, AND COMMUNITY ENGAGEMENT; PROVIDING FOR IMPLEMENTATION PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the core strength of the City of Madeira Beach lies in its people, their relationships with one another, and their collective commitment to building a safe, supportive, and inclusive community; and

WHEREAS, acts of kindness, empathy, and compassion are fundamental to human well-being, helping to reduce social isolation, anxiety, and loneliness while promoting community wellness, cooperation, and safety; and

WHEREAS, a community guided by intentional kindness creates an environment where local businesses thrive, schools excel, neighbors support neighbors, and civic engagement flourishes; and

WHEREAS, becoming an official "City of Kindness" inspires public and private sector partnerships, local non-profit collaborations, and citizen-led challenges that uplift the city's overall quality of life; and

WHEREAS, the City of Madeira Beach Board of Commissioners desires to officially establish kindness as a core value and a guiding principle for municipal administration, employee workplace culture, and community interactions;

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

1. The City of Madeira Beach is hereby officially designated as a **City of Kindness**.

2. The City of Madeira Beach commits to fostering a culture of compassion and encouraging municipal departments, local schools, faith communities, businesses, and civic organizations to implement initiatives that celebrate and scale daily acts of kindness.

3. The City of Madeira Beach Board of Commissioners directs the Mayor to appoint a City liaison to oversee the implementation of community kindness challenges, municipal employee engagement programs, and partnerships with local organizations.

4. All residents, business owners, and community leaders of the City of Madeira Beach are hereby encouraged to join this movement by performing intentional acts of daily kindness, supporting their neighbors, and actively contributing to a more empathetic City.

5. This Resolution shall take effect immediately upon its adoption by the Board of Commissioners.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS 18TH DAY OF NOVEMBER 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AND PROCLAIMING THE CITY OF MADEIRA BEACH AS A PURPLE HEART CITY; RECOGNIZING AUGUST 7 OF EACH YEAR AS PURPLE HEART DAY IN THE CITY OF MADEIRA BEACH; PROVIDING FOR IMPLEMENTATION PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Purple Heart Medal is the oldest military decoration currently awarded to members of the United States Armed Forces, having been established by General George Washington on August 7, 1782, and is awarded in the name of the President of the United States to members of the Armed Forces who are wounded or killed in action while serving our Nation; and

WHEREAS, Purple Heart recipients have demonstrated extraordinary courage, sacrifice, and devotion to duty in defense of the freedoms enjoyed by all Americans; and

WHEREAS, the City of Madeira Beach desires to recognize and honor the service and sacrifice of all Purple Heart recipients and their families and to demonstrate its enduring appreciation for all veterans and active-duty members of the United States Armed Forces; and

WHEREAS, the Board of Commissioners wishes to recognize the Military Order of the Purple Heart and the many Purple Heart recipients residing in or connected to the City of Madeira Beach for their service, sacrifice, and continued contributions to the community; and

WHEREAS, the Board of Commissioners finds that designating the City of Madeira Beach as a Purple Heart City is a fitting and lasting tribute to members of the United States Armed Forces who have been wounded or made the ultimate sacrifice in service to their country; and

WHEREAS, the Board of Commissioners further finds that installing Purple Heart City signs at appropriate gateways into the City will visibly express the community's gratitude and respect for Purple Heart recipients.

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

1. **Incorporation of Premises.** That the foregoing recitals are hereby adopted and incorporated into this Resolution.

2. **Designation.** The City of Madeira Beach is hereby designated and proclaimed a Purple Heart City in recognition of the courage, sacrifice, and patriotism of all recipients of the Purple Heart Medal and as an enduring expression of the City's gratitude for their service to the Nation.

3. **Recognition of Purple Heart Day.** The Board of Commissioners hereby recognizes August 7 of each year as Purple Heart Day in the City of Madeira Beach and encourages residents, businesses, civic organizations, and community groups to observe this day by honoring and

remembering Purple Heart recipients and their families.

4. **Coordination.** The City Manager is authorized to coordinate with the Military Order of the Purple Heart, veterans organizations, and other appropriate organizations and agencies to implement this Resolution.

5. **Effective Date.** This Resolution shall take effect immediately upon its adoption by the Board of Commissioners.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS 18TH DAY OF NOVEMBER 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

MEMORANDUM

Date: November 9, 2026
To: Mayor, Vice-Mayor, and Commissioners
From: Clara VanBlargan, City Clerk
Subject: Forward Pinellas Board Appointment

Background:

The beach communities hold one seat on the Forward Pinellas Board, filled every two years under an interlocal agreement. Part of that process involves the BIG-C receiving nominations from its member municipalities and voting to nominate a representative. Once a nominee is selected, the municipal government board of the nominated elected official confirms the appointment and transmits it to Forward Pinellas.

On October 14, 2026, the Board of Commissioners, by unanimous vote (4-0), approved Mayor Anne-Marie Brooks to serve as the beach communities' representative on the Forward Pinellas Board.

Subsequently, on October 28, 2026, BIG-C, by majority vote, recommended the appointment of Mayor Anne-Marie Brooks to serve as the beach communities' representative on the Forward Pinellas Board.

Recommendation

The Board of Commissioners must now, by formal vote, confirm BIG-C's October 28, 2026, nomination of Mayor Anne-Marie Brooks to serve on the Forward Pinellas Board representing the beach communities for a two-year term beginning January 1, 2027.

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

September 1, 2026

The Honorable Anne-Marie Brooks, Mayor
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Forward Pinellas Membership Appointment/Re-appointment

Dear Mayor Brooks:

As you are aware, at the end of this year the term for the seat on the Forward Pinellas Board representing the beach communities will expire. Forward Pinellas's operating procedures call for a new representative to be appointed by January 1, 2027, with the term lasting for two years. Thank you for your interest in being reappointed to serve another term.

As one of the 10 barrier island communities that are represented by the beaches seat on our board, your local government is being asked to participate in the member appointment process developed by the Barrier Islands Governmental Council (BIG-C):

- Step 1: Each BIG-C municipality (excluding Clearwater) shall take formal action to either nominate one of its own elected officials, support the nomination of an elected official from another community, or support your reappointment. The name of that individual should then be transmitted to Dave Gattis, President of the BIG-C, 444 Causeway Blvd, Belleair Beach, FL 33786, before the October 28th BIG-C meeting;

- Step 2: After nominations are received, at its October 28th meeting, the BIG-C, by majority vote, shall recommend an appointment;

- Step 3: The municipal government board on which the recommended elected official serves shall confirm the appointment; and

- Step 4: The municipal government board on which the recommended elected official serves shall transmit the name of the appointee to Forward Pinellas.

It will be important to coordinate this Forward Pinellas appointment with the other beach communities by October 28th to allow time for the BIG-C to make its recommendation and for the local government on which the elected official serves to confirm the appointment.

Please contact myself or Tina Jablon at 727-464-5307 if more information or clarification is needed.

Sincerely,



Whit Blanton, FAICP
Executive Director

cc: Dave Gattis, President, BIG-C
Clara VanBlargan, Clerk, City of Madeira Beach

Memorandum

Meeting Details:	November 18, 2026 – 2:00 p.m. Board of Commissioners Regular Meeting
Prepared For:	Board of Commissioners
Staff Contact:	Marci Forbes
Subject:	2025 National Flood Insurance Program's (NFIP) Community Rating System (CRS) Annual Report

Background

The City of Madeira Beach participates in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS). As part of the program requirements, an annual report must be submitted to the Board of Commissioners documenting the City's ongoing implementation of floodplain management and mitigation activities.

Participation in CRS program provides significant community benefits, including improved public safety, reduced flood-related damage to structures and infrastructure, decreased economic impacts from flood events, and strengthened community resilience.

Because Pinellas County, the City of Madeira Beach and numerous other local governments participate in the NFIP CRS, eligible residents and businesses may qualify for significant discounts on their NFIP flood insurance premiums. The City of Madeira Beach is currently rated a CRS Class 6 community, resulting in a 20% discount on NFIP flood insurance premiums for eligible policyholders. This rating recognizes the City's proactive efforts to reduce flood risk, enhance public safety, protect community assets, and strengthen long-term resilience.

In addition to providing direct financial benefits to policyholders, continued participation in the CRS program enhances the City's competitiveness for state and federal grant funding opportunities that support projects aimed at reducing the impacts of flooding and other natural hazards. These efforts help safeguard public and private property, reduce future flood losses, improve public safety, and strengthen the long-term resilience of the community.

Report Contents:

The calendar year 2025 annual updates required by the CRS program include the following:

- Pinellas County Local Mitigation Strategy (LMS) Annual Update Report, which includes:
  - Annual LMS Update Memo
  - Completed Annual Compliance Form
  - Pinellas County LMS Working Group Roster
  - Email Invitations to the Municipalities and other members
  - Table A-1 Countywide Outreach
  - Table A-2 Municipal Outreach Matrix
  - Table D-1 Mitigation Initiatives

The LMS is a countywide hazard mitigation plan that includes the County and participating municipalities, as well as several agencies and non-governmental stakeholders. LMS is a plan developed to reduce and/or eliminate the risks associated with natural and man-made hazards. These plans must be in accordance with the Federal Disaster Mitigation Act of 2000. Without an approved LMS, the City of Madeira Beach would be unable to apply for various Federal hazard mitigation grants. The current LMS also serves as the City's Floodplain Management Plan. Participation in the National Flood Insurance Program's Community Rating System requires the adoption of a Floodplain Management Plan.

The Multi-jurisdictional Program for Public Information (PPI) is a step-by-step coordinated approach to flood hazard outreach. The purpose of developing this plan is to improve communication with citizens and to provide information about flood hazards, flood safety, flood insurance, and ways to protect property and floodplain functions to those who can benefit from it.

Fiscal Impact

Continued participation in the NFIP Community Rating System (CRS) Program positions the City to access valuable grant funding for initiatives that reduce flood vulnerability, mitigate the impacts of natural disasters, strengthen long-term community resilience, and safeguard public infrastructure, private property, and residents.

Recommendation(s)

Accept the receipt and filing of the National Flood Insurance Program (NFIP) Community Rating System (CRS) Program Annual Report.

Attachments/Corresponding Documents

FDEM 27-P-22 Pinellas Compliance Letter
Link to LMS Annual Update Report 2024-2025 Flood Resources - Madeira Beach, FL

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor* **Kevin Guthrie,** *Executive Director*

January 28, 2026

Cathie Perkins, Director of Pinellas
County Emergency Management
10750 Ulmerton Rd, Bldg 1, Ste
267, Largo, FL 33778

Re: Florida Administrative Code 27P-22.004 Compliance

Dear Director Perkins,

The Florida Division of Emergency Management's Mitigation Planning Unit received your updated 27P-22.004 information for the 2025 calendar year. After reviewing the information received, it has been determined that your update is complete, and your Local Mitigation Strategy complies with F.A.C. 27P-22.004.

If you have any questions regarding this matter, or if our office can be of any further assistance, please contact your LMS Liaison Yasmien Farsakh at 850-815-4541 or Yasmien.Farsakh@em.myflorida.com

Respectfully,

Kristin Lentz Digitally signed by Kristin Lentz
Date: 2026.02.17 12:32:53 -05'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/yf

MEMORANDUM

TO: Hon. Mayor and Board of Commissioners

THROUGH: Mike Helfrich, City Manager

FROM: Clint Belk, Fire Chief

DATE: 11/18/2026

RE: 2026 Emergency Medical Services ALS First Responder Agreement, Amendment 2

Background

The Pinellas County Emergency Medical Services provides for the long-term direction and financial stability of the entire Emergency Medical Services System for Pinellas County through working with the First Responder agencies in providing and assisting in controlling costs.

The Department entered an ALSFR Agreement on October 1, 2024. This agreement allows for a 5-year renewal between the City of Madeira Beach and Pinellas County. Budget submissions will continue to be annual.

Pinellas County Emergency Medical Services agrees to, has funded and authorized the City of Madeira Beach, Madeira Beach Fire Department budget request of $1,773,971 for FY26-27, this change is reflected in Appendix A of the Agreement along with all additional changes and revisions as outlined in Agreement's Amendment 2.

Fiscal Impact

Fiscal impact for FY26-27 is $1,773,971 from $1,556,821 in FY25-26. The total of the agreed budget includes funds allocated for the Redingtons EMS Station

Recommendation

Staff recommends approval of the 2026 Emergency Medical Services ALS First Responder Agreement, Amendment 1 which is attached for review.

Attachment(s):

- 2026 EMS ALS First Responder Agreement, Amendment 2

EMERGENCY MEDICAL SERVICES

ALS FIRST RESPONDER AGREEMENT

AMENDMENT NO. 2

CITY OF MADEIRA BEACH

2026

PINELLAS COUNTY
EMERGENCY MEDICAL SERVICES AUTHORITY
12490 Ulmerton Road
Largo, Florida 33774

ALS FIRST RESPONDER AGREEMENT
AMENDMENT NO. 2

THIS AMENDMENT NO. 2 amending the Emergency Medical Services ALS First Responder Agreement, made this _____ day of _____ 2026, between the CITY OF MADEIRA BEACH, a Florida municipal corporation ("Contractor"), and the PINELLAS COUNTY EMERGENCY MEDICAL SERVICES AUTHORITY, a special district ("Authority"), hereinafter collectively referred to as "Parties."

In consideration of the mutual benefits set forth below, the Parties agree as follows:

1. Contractor currently contracts with the Authority to provide Advanced Life Support (ALS) First Responder Services. The Contractor and the Authority are currently parties to the Emergency Medical Services ALS First Responder Agreement, dated October 1, 2024, which contract is referred to herein as the "Agreement".
2. This amendment is pursuant to Section 903 of the original agreement.
3. The Contractor's funding for FY25-26 totaled $1,556,821 and the budget request of $1,773,971 for FY26-27 results in an increase of 13.9% or $217,150.
4. The Authority hereby agrees to funding and authorizes the Contractor's budget request of $1,773,971 for FY26-27, which change is reflected on Appendix A hereto.
5. Section 701(c) provides for the reimbursement caps for vehicles. Authority and Contractor agree the reimbursement caps for FY26-27 are rescue units ($375,000), medic units ($200,000), and staff vehicles ($75,000).
6. Sections 701(e), 702(b), 702(c), 702(d), and 702(e) provide for reimbursements for Unit Hour Compensation, CME Instructors, participation in public education/community paramedic programs, quality improvement committees, and Advanced Practice Paramedic

training. Authority and Contractor agree to increase each of the hourly reimbursement caps from $75.00 per hour to $80.00 per hour.

7. Section 702(a) provides for the Learning Management System. Authority and Contractor agree that the Authority will provide the Learning Management System and no longer reimburse the Contractor effective FY26-27.
8. Except as is otherwise set out herein, the Parties agree that upon approval by the respective Boards of the Contractor and the Authority and upon signing this Amendment, all terms of the Agreement will remain in full force and effect.
9. Contractor and Authority agree that the effective date of this Amendment is October 1, 2026.

[Signature Page to Follow]

IN WITNESS WHEREOF the parties hereto, by and through their undersigned authorized officers have caused this Second Amendment to be executed on this _____ day of _____, 2026.

ATTEST:
KENNETH BURKE, CLERK

by: _____
Deputy Clerk

PINELLAS COUNTY EMERGENCY MEDICAL SERVICES AUTHORITY
By and through its Board of County Commissioners

by: _____
Chairman

Countersigned:

by: _____
Anne-Marie Brooks, Mayor

CITY OF MADEIRA BEACH, FLORIDA

by: _____
Clint Belk, Acting City Manager

Attest:

by: _____
City Clerk

Approved as to form:

by: _____
City Attorney

Appendix A

ALS First Responder Profile

Fiscal Year 2026-2027

Contractor	Madeira Beach
EMS District(s)	Madeira Beach EMS District Redington Beaches EMS District
Authority Funded Units	Truck 25 FY25-26 Redington Beach Medic (1 Position)
Contractor Funded Units	Medic 25
EMS Coordination	EMS Coordinator – 50% FTE Madeira Beach 500
FY26-27 Annual Compensation	$1,773,971
Projected Capital	FY25-26 None FY26-27 None FY27-28 None FY28-29 None FY29-30 None
Contractor Reviewed: **Initials _____ Date _____**	**County Reviewed:** **Initials _____ Date 10/7/26**

Memorandum

Meeting Details: November 18, 2026

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Andrew Laflin, Finance Director

Subject: Resolution 2026-14, Reimbursement of Capital Expenditures – Property Acquisition

---

Background

The City of Madeira Beach approved the acquisition of the property at 545 150th Avenue, Madeira Beach, FL 33708, at a special meeting on October 28, 2026. The total purchase price was $3,500,000. The City intends to be reimbursed from the proceeds of future tax-exempt or taxable financing or financings for capital expenditures already paid for the property purchase and for future capital costs incurred by the City prior to the incurrence of debt for the purpose of financing the property acquisition and development costs (the "Project"). Pending reimbursement, the City expects to use funds on deposit in the general fund to pay such costs, including, but not limited to, capital expenditures, design and engineering costs, and other costs related to the Project. It is reasonably expected that the total amount of debt to be incurred by the City with respect to the Project will be $21,500,000, which includes the purchase price noted above and the previous acquisition of property at 555 150th Avenue, which also included a reimbursement request under Resolution 2025-14.

Fiscal Impact

There is no immediate financial impact from this reimbursement request. Any financial obligations will be submitted to the Commission for approval once the loan terms and amount are finalized.

Recommendation(s)

Staff recommends that the Commission authorize staff to approve Resolution 2026-14, Reimbursement of Capital Expenditures.

Attachments

- Resolution 2026-14, Reimbursement of Capital Expenditures

RESOLUTION 2026-14

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED WITH PROCEEDS OF A FUTURE FINANCING OR FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the City of Madeira Beach, Florida (the "Issuer") has determined that the need exists to incur debt in order to finance a capital project;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Madeira Beach, Florida, that**:**

SECTION 1. Authority. This resolution (the "Resolution") is adopted pursuant to the provisions of Article VIII, Section 2 of the Constitution of the State of Florida, Chapter 166, Florida Statutes, the municipal charter of the Issuer, and other applicable provisions of law.

SECTION 2. Declaration of Intent. The Issuer hereby expresses its intention to be reimbursed from proceeds of a future tax-exempt or taxable financing or financings for capital expenditures to be paid by the Issuer prior to the incurrence of debt for the purpose of financing certain land acquisition located at 545 150th Avenue, Madeira Beach, Florida (the "Additional Project"). Pending reimbursement, the Issuer expects to use funds on deposit in the general fund to pay such costs including but not limited to capital expenditures, costs of design and engineering, and other costs related to the Additional Project. It is reasonably expected that the total amount of debt to be incurred by the Issuer with respect to the Additional Project will be $3,500,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, with respect to the debt incurred, in one or more financings, to finance the Additional Project.

SECTION 3. Common Plan of Finance. On November 12, 2025, the Issuer adopted Resolution No. 2025-12 for the purpose of establishing its intent to be reimbursed from proceeds of a future tax-exempt or taxable financing or financings for capital expenditures related to the acquisition of land located at 555 150th Avenue, Madeira, Beach, Florida (the “Original Project”). The City expects that the reimbursement of costs of the Original Project and the Additional Project will be part of a common plan of financing.

SECTION 4. Severability. If any one of more of the provisions of the Resolution shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision contained therein.

SECTION 5. Repealer. All resolutions and parts thereof in conflict herewith are, to the extent of such conflicts, hereby superseded and repealed.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its passage.

INTRODUCED AND ADOPTED by the Board of Commissioners of the City of Madeira Beach, Pinellas County, Florida, on this _____ day of _____, 2026.

_____
Anne-Marie Brooks, Mayor

ATTEST:

_____
Clara VanBlargan, MMC, MSM, City Clerk

Item 15F.

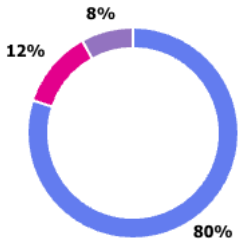
Responses Overview

Active

Responses	Average Time	Duration
25	04:32	25 Days

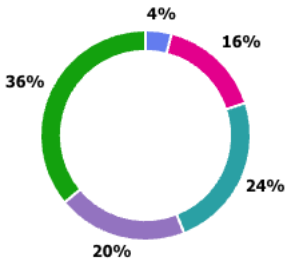
1. **What is your relationship to the property?**

□ Full-time resident	20
□ Part-time resident	3
□ Property owner who does not reside at the property	0
□ Tenant	2
Other	0



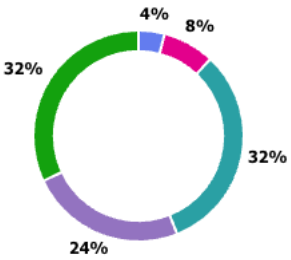
2. **On average, how often are vehicles parked on the street in front of or near your property?**

□ Never	1
□ Rarely	4
□ Occasionally	6
□ Frequently	5
□ Very Frequently	9



3. **How would you describe the impact of street parking in your neighborhood?**

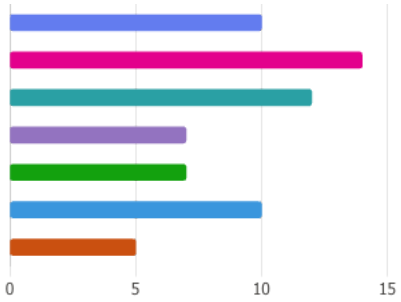
□ Very positive	1
□ Somewhat positive	2
□ No impact	8
□ Somewhat negative	6
□ Very negative	8



Item 15F.

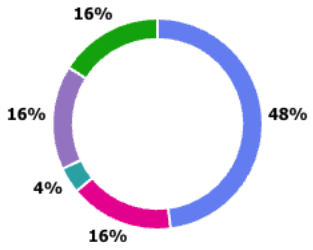
4. **Have you experienced problems related to street parking in your neighborhood? (Select all that apply.)**

□ Traffic congestion	10
□ Blocked visibility at intersections or driveways	14
□ Safety concerns for pedestrians or cyclists	12
□ Visitor parking impacts	7
□ Noise or nuisance issues	7
□ No significant problems	10
Other	5



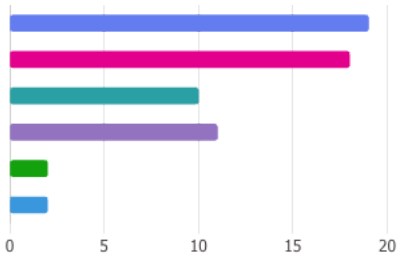
5. **To what extent do you support or oppose a citywide ordinance prohibiting parking on residential streets?**

□ Strongly support	12
□ Somewhat support	4
□ Neither support nor oppose	1
□ Somewhat oppose	4
□ Strongly oppose	4



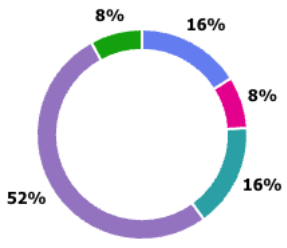
6. **If a citywide prohibition were adopted, should any exceptions be allowed? (Select all that apply.)**

□ Guest parking permits	19
□ Service and contractor vehicles	18
□ Holiday and special event exceptions	10
□ Overnight parking permits for specific circumstances	11
□ No exceptions should be allowed	2
Other	2



7. **Which approach would you prefer for residential street parking?**

□ Keep current regulations as they are	4
□ Expand resident-permit parking areas as needed	2
□ Establish consistent parking regulations citywide but continue allowing street parking	4
□ Prohibit parking on all residential streets citywide, with limited exceptions	13
□ Prohibit parking on all residential streets citywide, with no exceptions	2



BOARD OF COMMISSIONERS
2026 MEETINGS REPORT
(JANUARY – OCTOBER)



Prepared By:
City Clerk
October 29, 2026

BOARD OF COMMISSIONERS – 01/01/2025 – 03/11/2025	TERM OF OFFICE
Anne-Marie Brooks, Mayor (Vice Mayor to Mayor 6/14/2024)	3-Year Term (03/2023 – 03/2025)
Ray Kerr, Commissioner District 2	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Vice Mayor/Commissioner District 1 (VM 7/10)	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2025)
Housh Ghovaee, Commissioner District 4 (appointed 7/10/2024)	2-Year Term (07/2024 – 03/2025)

BOARD OF COMMISSIONERS – 03/12/2025 – 12/31/2025	TERM OF OFFICE
Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Ray Kerr, Vice Mayor/Commissioner District 2 (VM 3/12/2025)	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2027)
Housh Ghovaee, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

BOARD OF COMMISSIONERS – 03/18/2026 – 12/31/2026	TERM OF OFFICE
Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Eddie McGeehen, Vice Mayor/Comm District 3 (VM 4/8/2026)	2-Year Term (03/2023 – 03/2027)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2028)
Charles "Chuck" Dillon, Commissioner District 2	2-Year Term (03/2026 – 03/2028)
Housh Ghovaee, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

ANNUAL SALARY - (City Charter, Section 2.2(B) and Ordinance 2023-23)

Mayor	$10,000
District Commissioner	$7,500

BOARD OF COMMISSIONERS MEMBERSHIP - OTHER GOVERNMENTAL BOARDS

- **Mayor Anne-Marie Brooks**
  - Barrier Islands Governmental Council (BIG C) – The BIG C, incorporated in 1990, is a governmental council including eleven municipalities residing on the west coast of Florida, from St. Pete Beach to Clearwater: Belleair Beach, Belleair Shore, Clearwater, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, Treasure Island.
  - Emergency Medical Services Advisory Council (EMS) - The EMS Advisory Council is responsible for evaluating Pinellas County's Emergency Medical Services system and making recommendations necessary to the EMS Authority on needs, problems, and opportunities relating to Emergency Medical Services.
  - Forward Pinellas – Mayor Brooks serves as Big C representative on the Forward Pinellas Board. Forward Pinellas is a land use and transportation planning agency that guides integrated transportation and land use solutions, sustaining economic value by connecting the communities of Pinellas County and the Tampa Bay region. The agency is charged with addressing countywide land use and transportation concerns, as both the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization. Forward Pinellas not only provides a forum for countywide decision-making on transportation and land-use issues, but also offers technical support, regional coordination, and policy advice and guidance to Pinellas County's 24 cities and unincorporated areas.
  - Mayors' Council of Pinellas County (Vice President) – The primary objective of the Mayors' Council is to promote improvement and efficiency in municipal government, promote

cooperation between officials of the municipalities of Pinellas County, and secure legislation that would be beneficial to its municipalities. The Mayor's Council was formally established on May 3, 1977. Its membership consists of the mayors of the chartered municipalities of Pinellas County and other individuals who wish to be involved in council meetings.

- Tampa Bay Beaches Chamber (Member of the Board of Directors) – The Tampa Bay Beaches Chamber is a diverse group of businesses spread along the Gulf Beaches of Pinellas County, from Tierra Verde to Clearwater Beach. They take great pride in where they live, work, and play, and are there to help everyone discover new places to visit, shop, and live like a local along the beautiful Gulf Beaches.
- Tampa Bay Regional Planning Council (TBRPC) – The TBRPC serves the citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing regional issues and needs.
  - 2025-2029 Initiatives Plan – A Five-Year Strategic Roadmap
- Florida League of Mayors - The Florida League of Mayors is an organization for Mayors, founded and developed by Mayors. The organization provides the Mayors of Florida with the ability to explore, in great depth, areas of mutual concern and opportunity. Our membership statement is vision, leadership, and public service. The Florida League of Mayors is governed by a Board of Directors. The membership is held by the municipality, and the Mayor is the primary participating member. Vice Mayors, Deputy Mayors, etc. are invited and encouraged to attend FLM events.
- Suncoast League of Cities (SLC) – The SLC is a regional organization advocating for 25-27 member municipalities across three West Central Florida counties, from St. Leo to Gulfport. It supports local governments by promoting regional collaboration, providing education on municipal issues, and working with the Florida League of Cities (FLC) to influence state legislation.

- **Commissioner David Tagliarini**
  - Gulf Beaches Public Library Board (Alternate trustee member) – The primary purpose of the Gulf Beaches Public Library Board is to govern and oversee the operations of the Gulf Beaches Public Library, ensuring it effectively serves the community's educational, recreational, and cultural needs. The Board is responsible for establishing library policies, managing finances, and advocating for the library's role within the community. The Board, composed of members appointed by the five municipalities it serves (Treasure Island, Madeira Beach, Redington Beach, North Redington Beach, and Redington Shores), provides the overall direction for the library.
    - Pinellas Public Library Cooperative https://pplc.us/

CITY ORGANIZATION MEMBERSHIPS

- **City Memberships**
  - Florida League of Cities (FLC) - Founded in 1922, the Florida League of Cities is the united voice for Florida's cities, towns, and villages. A nonpartisan organization, the League advocates on behalf of Florida's cities and supports local leaders through specialized events, training, and resources. Guided by the principle of local voices making local choices, the organization highlights the vital role citizens and city leaders play in shaping Florida's cities. As the government closest to the people, Florida's cities are best positioned to address the unique needs of their communities.

CONVERSATIONS WITH THE MAYOR

- January 27, 2026, Mad Beach Cantina, 13205 Gulf Lane, Madeira Beach, FL 33708 *(lunch paid for by Developer William (Bill) Karns, William Karns Enterprises in Madeira Beach – Thank you!!)*
- February 11, 2026, Courtyard Marriott, Madeira Beach, FL 33708
- March 24, 2026, Madeira Beach Marina, 503 150th Avenue, Madeira Beach, FL 33708
- April 21, 2026, Johns Pass Bell Tower, 144 Boardwalk PI W
- May 21, 2026, 200 Rex PL, Madeira Beach, FL
- June 23, 2026, Haze Ice Cream, 15231 Gulf Blvd, Madeira Beach, FL 33708 *(Food paid for by Haze Ice Cream)*
- July 21, 2026, Slyce Madeira Beach, 662 150th Avenue, Madeira Beach, FL 33708
- August 26, 2026, Cambria, 15015 Madeira Way, Madeira Beach, FL 33708
- September 23, 2026, Gulf Beaches Public Library, 200 Municipal Drive, Madeira Beach, FL 33708
- October 22, 2026, Dockside Dave's, 14701 Gulf Blvd., Madeira Beach, FL 33708
- DeLosa's Pizzeria, 12800 Village Blvd., Madeira Beach, FL 33708
- December 17, 2026, Cambria, 15015 Madeira Way, Madeira Beach, FL 33708

BOARD OF COMMISSIONERS TRAINING (City Hall)

- July 15, 2026, 10:00 a.m. to 3:00 p.m., State-Mandated Continuing Education in Ethics Webinar for Elected Officials

BOARD OF COMMISSIONERS MEETING ATTENDANCE

- January 14, 2026, BOC Regular Meeting – *All present*
- January 28, 2026, BOC Regular Workshop – *All present*
- February 4, 2026, BOC Regular Meeting – *All present*
- February 11, 2026, BOC Regular Workshop – *All present*
- February 26, 2026, BOC Special Meeting – *All present*
- March 4, 2026, BOC Regular Meeting – *All present*
- March 18, 2026, BOC Regular Workshop – Old Commission – *All present*
- March 18, 2026, BOC Regular Workshop – New Commission – *All present*
- March 27, 2026, BOC Special Meeting – *All Present*
- April 8, 2026, BOC Regular Meeting – *All present*
- April 21, 2026, BOC Special Meeting – *All Present*
- April 29, 2026, BOC Budget Workshop #1 – *All Present*
- April 29, 2026, BOC Regular Workshop – *All Present*
- May 13, 2026, BOC Regular Meeting – *All Present*
- May 21, 2026, BOC Special Meeting (for a Shade Meeting) – *Commissioner Ghovaee absent*
- May 27, 2026, BOC Budget Workshop #2 – *All Present*
- May 27, 2026, BOC Regular Workshop – *All Present*
- May 27, 2026, BOC Special Meeting – *All Present*
- June 10, 2026, BOC Regular Meeting – *All Present*
- June 11, 2026, BOC Strategic Planning Public Workshop – *All Present*
- June 24, 2026, BOC Budget Workshop #3 – *All Present*
- June 24, 2026, BOC Regular Workshop Meeting – *All Present*

- July 8, 2026, BOC Regular Meeting – *Commissioner Tagliarini absent*
- July 22, 2026, BOC Budget Workshop #4 – *All Present*
- July 22, 2026, BOC Regular Meeting – *All Present*
- August 12, 2026, BOC Regular Meeting – *All Present*
- August 20, 2026, BOC Special Meeting – *All Present*
- August 21, 2026, Strategic Planning at the Cambria – *All Present*
- August 26, 2026, BOC Budget Workshop – *All Present*
- August 26, 2026, BOC Regular Workshop – *All Present*
- September 9, 2026, BOC Special Meeting – *All Present*
- September 9, 2026, BOC Regular Meeting - *All Present*
- September 18, 2026, BOC Special Meeting – *All Present*
- September 23, 2026, BOC Regular Workshop – *Commissioner Dillon absent*
- October 14, 2026, BOC Regular Meeting – *Commissioner Dillon absent*
- October 28, 2026, BOC Regular Workshop – *All Present*
- October 28, 2026, BOC Special Meeting – *All Present*

MEETING AGENDA ITEMS

RECOGNITION AND APPRECIATION

October 14, 2026, BOC Regular Meeting

- Key to the City Plaques to Audrey Cevaer and Kandi Maiden, Founders of The Trash Pirates

PROCLAMATIONS

January 14, 2026, BOC Regular Meeting

- Certified Registered Nurse Anesthetist Week; January 18-24, 2026

February 11, 2026, BOC Regular Workshop

- National 211 Day; February 11, 2026

March 4, 2026, BOC Regular Meeting

- Flood Awareness Week; March 9-15, 2026

April 29, 2026, BOC Regular Workshop

- National Safe Boating Week; May 16-22, 2026
- 57th Annual Professional Municipal Clerks Week; May 3-9, 2026

May 13, 2026, BOC Regular Meeting

- National Public Works Week; May 13-23, 2026

September 9, 2026, BOC Regular Meeting

- Purple Heart Month; August 2026

October 28, 2026, BOC Regular Workshop

- World Acts of Kindness Day; November 13, 2026

PRESENTATIONS

February 4, 2026, BOC Regular Meeting
- Madeira Beach Fire Department – Firefighter of the Year
- Madeira Beach Fire Department – Recognition of 5 Years of Service
- Madeira Beach Fire Department - Recognition of Crew Members

February 11, 2026, BOC Regular Workshop
- Duke Energy – Theresa Crane with Duke Energy gave a presentation on Undergrounding

May 13, 2026, BOC Regular Meeting
- Appreciation Plaque - Ray Kerr, former District 2 Commissioner (March 2022 - March 2026)
- FY 2025 Financial Statement Audit Results, Daniel Anderson, CPA, Mauldin & Jenkins

May 27, 2026, BOC Regular Workshop
- Fire Department Presentation: Donation Proceeds - 5th Annual Legends Never Die 5K
- Fire Department Presentation: Recognition of A-shift Crews

June 10, 2026, BOC Regular Meeting
- Fire Chief Clint Belk - Certificate of Appreciation for his service as Acting City Manager during the recent City Manager search

September 23, 2026, BOC Regular Workshop
- Recognition of Fire Department Personnel
- Fire Assessment Fee Presentation

October 14, 2026, BOC Regular Meeting
- Civil Service Commission Annual Report – Jerry Cantrell, Chair

APPROVAL OF MINUTES

January 14, 2025, BOC Regular Meeting – *Approved 5-0*
- 12-10-2025, BOC Regular Workshop Meeting Minutes
- 12-10-2025, BOC Regular Meeting Minutes

February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- 01-14-2026, BOC Regular Meeting Minutes

March 4, 2026, BOC Regular Meeting – *Approved 5-0, with a change to the 01/28/2026 BOC Regular Workshop Meeting Minutes to add a last name to a person who gave public comment*
- 01-28-2026, BOC Regular Workshop Meeting Minutes
- 02-04-2026, BOC Regular Meeting Minutes
- 02-11-2026, BOC Regular Workshop Meeting Minutes
- 03-04-2026, BOC Regular Meeting Minutes

April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- 02-26-2026, BOC Special Meeting Minutes
- 03-04-2026, BOC Regular Meeting Minutes
- 03-18-2026, BOC Regular Workshop Meeting Minutes
- 03-27-2026, BOC Special Meeting Minutes

May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- 04-08-2026, BOC Regular Meeting Minutes
- 04-21-2026, BOC Special Meeting Minutes
- 04-29-2026, BOC Budget Workshop #1 Meeting Minutes
- 04-29-2026, BOC Regular Workshop Meeting Minutes

June 10, 2026, BOC Regular Meeting – *Approved 5-0*

- 05-13-2026, BOC Regular Meeting Minutes
- 05-21-2026, BOC Special Meeting Minutes (for a Shade Meeting)
- 05-27-2026, BOC Budget Workshop #2 Meeting Minutes
- 05-27-2026, BOC Regular Workshop Meeting Minutes
- 05-27-2026, BOC Special Meeting Minutes

July 8, 2026, BOC Regular Meeting – *Approved 4-0*

- 06-10-2026, BOC Regular Meeting Minutes
- 06-11-2026, BOC Strategic Plan Public Meeting Summary Minutes (Kimley-Horn)
- 06-24-2026, BOC Budget Workshop Meeting Minutes
- 06-24-2026, BOC Regular Workshop Meeting Minutes

August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- 07-08-2026, BOC Regular Meeting Minutes
- 07-22-2026, BOC Budget Workshop #4 Meeting Minutes
- 07-22-2026, BOC Regular Workshop Meeting

September 9, 2026, BOC Regular Meeting – *Approved 5-0*

- 08-12-2026, BOC Regular Meeting Minutes
- 08-20-2026, BOC Special Meeting Minutes
- 08-21-2026, Strategic Planning Session #2 – Kimley-Horn (Cambria) – Summary Minutes
- 08-26-2026, BOC Budget Workshop #5 Meeting Minutes
- 08-26-2026, BOC Regular Workshop Meeting Minutes

October 14, 2026, BOC Regular Meeting – *Approved 5-0*

- 09-09-2026, BOC Regular Meeting Minutes
- 09-09-2026, BOC Special Meeting Minutes
- 09-18-2026, BOC Special Meeting Minutes
- 09-23-2026, BOC Regular Workshop Meeting Minutes

PUBLIC HEARINGS – ORDINANCES

Ordinance 2025-01, New Personnel Policy (Adopted 04/02/2025) – UNFINISHED BUSINESS – FOR FUTURE AMENDMENT TO THE NEW PERSONNEL POLICY (ORDINANCE 2025-01),

- April 16, 2025, BOC Regular Workshop – Tuition Reimbursement. The City Attorney says that the personnel policy states that approval of any specific reimbursement request is at the sole discretion of the human resources staff, who must weigh all relevant facts and policies in granting or denying any request. The human resources staff decides how long someone should stay after completing the course. The Mayor said that was a problem. It would not be fair to let a single individual determine how long a person should stay (with the city) after receiving tuition reimbursement, as favoritism could come into play. That is why she asked that the policy be returned to them. She would rather "a year" be placed there. The Board consented to a one-year commitment for an associate's degree, a two-year commitment for a bachelor's degree, and a two-year commitment for a master's degree. The City Attorney will bring an amendment to the Board.

Ordinance 2025-20, Certified Recovery Residences – Adopted 01/14/2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE VI (SUPPLEMENTAL DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) THE LAND DEVELOPMENT REGULATIONS BY CREATING DIVISION 16, "CERTIFIED RECOVERY RESIDENCES"; PROVIDING FOR DEFINITIONS; PROVIDING FOR PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REQUESTS FOR REASONABLE ACCOMMODATIONS; PROVIDING FOR REVOCATION OF REASONABLE ACCOMMODATIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop
- December 10, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- January 14, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-01, Calling the March 10, 2026 Municipal Election – Adopted 02/04/2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL ELECTION ON MARCH 10, 2026, FOR THE PURPOSE OF ELECTING A COMMISSIONER FOR DISTRICT TWO (2); PROVIDING FOR PUBLICATION; AUTHORIZING ELECTION EXPENDITURES; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE MARCH 10, 2026 MUNICIPAL ELECTION; PROVIDING FOR POLLING PLACE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 14, 2026 BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- February 4, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-02, Nonconforming Time Limitations

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT;

PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 28, 2026, BOC Regular Workshop
- February 4, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- March 4, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – Adopted June 10, 2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING REAL PROPERTY LOCATED AT 555 150TH AVENUE, PARCEL IDENTIFICATION NUMBER 09-31-15-00000-140-0100, FROM PD PLANNED DEVELOPMENT, TO C-4 MARINE COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- March 18, 2026, BOC Regular Workshop Meeting
- April 29, 2026, BOC Regular Workshop Meeting
- May 13, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- June 10, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-04, Zoning – Establishing Division 6 – Low Density Vacation Rental

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-151 (ESTABLISHMENT OF DISTRICTS) OF DIVISION 1 (GENERALLY) OF ARTICLE V (DISTRICTS) OF CHAPTER 110 (ZONING) OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF MADEIRA BEACH TO ESTABLISH R-2R, LOW DENSITY VACATION RENTAL, AS A TYPE OF ZONING DISTRICT; CREATING DIVISION 6 (R-2R, LOW DENSITY VACATION RENTAL) OF ARTICLE V (DISTRICTS) OF CHAPTER 110 (ZONING) OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF MADEIRA BEACH AND PROVIDING FOR DEFINITIONS, PURPOSE AND INTENT, PERMITTED USES, ACCESSORY USES, SPECIAL EXCEPTION USES, MINIMUM BUILDING SITE AREA REQUIREMENTS, SETBACK REQUIREMENTS, MAXIMUM BUILDING HEIGHT, MAXIMUM LOT COVERAGE, IMPERVIOUS SURFACE RATIO (ISR) AND SPECIAL REQUIREMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

- May 27, 2026, BOC Regular Workshop

Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 214 BOARDWALK PLACE EAST, 210 BOARDWALK PLACE EAST, 206 BOARDWALK PLACE EAST, 204 BOARDWALK PLACE EAST, BOARDWALK PLACE EAST (2 PARCELS), 146 BOARDWALK PLACE EAST, 129TH AVE EAST (5 PARCELS), CONSISTING OF APPROXIMATELY 1.457 ACRES, FROM JOHN'S PASS VILLAGE ACTIVITY CENTER (C-1) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

- May 27, 2026, BOC Regular Workshop
- June 10, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- July 8, 2026, BOC Regular Meeting – 2nd Reading & Public – *Approved 4-0*

Ordinance 2026-06, John's Pass Village Hotel Vacation of Right-of-Way Request – Portion of Fisherman's Alley

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 7 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

- May 27, 2026, BOC Regular Workshop
- June 10, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- July 8, 2026, BOC Regular Meeting – 2nd Reading & Public – *Approved 4-0*

Ordinance 2026-07, Charter Amendments Relating to Municipal Election Dates, Candidate Qualifying Periods, Term Transition Provisions, and Referendum Questions

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, SUBMITTING TO THE ELECTORS OF THE CITY OF MADEIRA BEACH PROPOSED AMENDMENTS TO THE CITY CHARTER RELATING TO THE DATE OF MUNICIPAL ELECTIONS AND CANDIDATE QUALIFYING PERIODS; AMENDING SECTION 3.3, NOMINATION OF BOARD OF COMMISSIONERS, SUBPARAGRAPH (A), FILING, OF THE CITY CHARTER TO CHANGE THE CANDIDATE QUALIFYING PERIOD FROM DECEMBER TO JUNE; AMENDING SECTION 3.4, MANNER OF HOLDING ELECTIONS, SUBPARAGRAPH A, OF THE CITY CHARTER TO CHANGE MUNICIPAL ELECTIONS FROM MARCH TO NOVEMBER TO COINCIDE WITH THE STATE GENERAL ELECTION; AMENDING SECTION 2.2, BOARD OF COMMISSIONERS CREATED; QUALIFICATIONS; TERM OF OFFICE; AND VACANCIES, SUBPARAGRAPH (B), QUALIFICATIONS AND TERM OF OFFICE, OF THE CITY CHARTER TO PROVIDE FOR CERTIFICATION OF ELECTION RESULTS, AMENDING SECTION 4.8, INDUCTION OF BOARD OF COMMISSIONERS INTO OFFICE; MEETINGS, OF THE CITY CHARTER TO PROVIDE CONSISTENT COMMENCEMENT OF TERMS AND INSTALLATION PROCEDURES; PROVIDING FOR TRANSITIONAL TERMS OF OFFICE INCLUDING EXTENSION OF THE TERMS OF COMMISSIONER DISTRICT 3 AND COMMISSIONER DISTRICT 4 UNTIL NOVEMBER 2027 AND EXTENSION OF THE TERMS OF COMMISSIONER DISTRICT 1, COMMISSIONER DISTRICT 2, AND MAYOR-COMMISSIONER UNTIL NOVEMBER 2028; PROVIDING FOR A REFERENDUM; PROVIDING FOR BALLOT LANGUAGE; PROVIDING FOR NOTICE OF ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

- June 10, 2026, BOC Regular Workshop
- July 8, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- August 12, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-08, Amendment to Fees and Collection Procedure Manual

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA; AMENDING THE FEE SCHEDULES FOR THE FIRE, MARINA, PARKING AND STORMWATER DEPARTMENTS AS SET FORTH IN EXHIBIT A; REPEALING ORDINANCE NO. 2025-18; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- July 22, 2026, BOC Regular Workshop
- August 12, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*

- September 9, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0, with the exception of not raising the Splash Pad fees*

Ordinance 2026-09, Nonconformances and rebuilding regulations

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE III (NONCONFORMANCES), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO CLARIFY REGULATIONS GOVERNING NONCONFORMING LOTS, USES, STRUCTURES, AND DENSITY; TO REVISE REBUILDING AND REDEVELOPMENT STANDARDS FOLLOWING A CATASTROPHIC LOSS; EXTENDING THE DEADLINE FOR CERTAIN REPAIRS RELATED TO THE 2024 HURRICANES; TO WAIVE THE BUSINESS TAX RECEIPT REQUIREMENT FOR STRUCTURES THAT WERE DAMAGED DURING THE 2024 HURRICANES PROVIDED THAT CERTAIN CONDITIONS ARE MET; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- July 22, 2026, BOC Regular Workshop
- August 12, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- September 9, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS-OF-WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- June 24, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

Ordinance 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

Ordinance 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

Ordinance 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

Ordinance 2026-14

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2027, PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED BACK MILLAGE RATE, THE PERCENTAGE INCREASE ABOVE THE ROLLED BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED AND PROVIDING FOR AN EFFECTIVE DATE.

- 2026 Budget Workshops
- September 9, 2026, BOC Special Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- September 18, 2026, BOC Special Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

- 2026 Budget Workshops
- September 9, 2026, BOC Special Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- September 18, 2026, BOC Special Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-16, Temporary Use – Parking Lots Along Gulf Boulevard and Within John's Pass Village Activity Center

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31,2028; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- August 26, 2026, BOC Regular Workshop

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing - *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

Ordinance 2026-18, Calling for a November 3, 2026 Municipal General Election on November 3, 2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL GENERAL ELECTION ON NOVEMBER 3, 2026 FOR PLACING THREE (3) CHARTER AMENDMENTS ON THE BALLOT FOR THE MADEIRA BEACH VOTERS TO DECIDE ON; PROVIDING FOR PUBLICATION; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION; PROVIDING FOR POLLING LOCATIONS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

- September 9, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0. The city clerk also received a consensus to mail the November 3, 2026 Municipal General Election notice to each Madeira Beach voter.*
- October 14, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 4-0*

DEVELOPMENT AGREEMENTS

John's Pass Village Hotel Planned Development (PD) Development Agreement

- May 27, 2026, BOC Regular Workshop
- June 10, 2026, BOC Regular Meeting – Discussion Item
- July 8, 2026, BOC Regular Meeting – *Approved 4-0*

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

August 12, 2026, BOC Regular Meeting

- 2COP, Alcoholic Beverage License for Sale of Beer and Wine by the Drink or in Sealed Containers for Consumption, ABP 2026-01 – Dolphin Quest II, 124 Boardwalk Place, and 140 Boardwalk Place – *Approved 5-0*
- 2COP, Alcoholic Beverage License for Sale of Beer and Wine by the Drink or in Sealed Containers for Consumption, ABP 2026-02 – Royal Conquest, 112 Boardwalk Place, 124 Boardwalk Place, and 140 Boardwalk Place – *Approved 5-0*

RESOLUTIONS

Resolution 2026-01, Emergency Bridge Loan, $3,148,500

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING THE EXECUTION AND DELIVERY OF THE FORM OF ATTACHED LOAN DOCUMENTS BETWEEN THE CITY AND THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE FOR A PRINCIPAL AMOUNT OF $3,148,500.00 TO FUND GOVERNMENTAL OPERATIONS; MAKING CERTAIN FINDINGS OF PARAMOUNT PUBLIC PURPOSE; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY THE INDEBTEDNESS; PROVIDING FOR THE RIGHTS,

SECURITIES AND REMEDIES FOR THE OWNER OF THE PROMISSORY NOTE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; DESIGNATING AN OFFICIAL WITH AUTHORITY TO EXECUTE DOCUMENTS WITH RESPECT TO THE LOAN; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

- January 14, 2026 BOC Regular Meeting – *Approved 5-0*

Resolution 2026-02, BOC Policy Handbook

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BOARD OF COMMISSIONERS POLICY HANDBOOK; REPEALING RESOLUTION 2025-02; AND PROVIDING FOR AN EFFECTIVE DATE.

- April 29, 2026, BOC Regular Workshop
- May 13, 2026, BOC Regular Meeting – *Approved 5-0, with BOC & City Attorney Changes*

Resolution 2026-03, FY 2026 Budget Amendment

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2026 (OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE

- April 29, 2026, BOC Regular Workshop
- May 13, 2026, BOC Regular Meeting – *Approved 5-0*

Resolution 2026-04, Positions to Apply to FRS Senior Class

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, RELATING TO MEMBERSHIP INTO THE FLORIDA RETIREMENT SYSTEM ("FRS"); APPROVING AND RATIFYING THE PARTICIPATION AND ADDING THE DESIGNATION OF SENIOR MANAGEMENT SERVICE CLASS INTO THE FRS; AUTHORIZING THE CITY MANAGER AS CUSTODIAN AND REPORTING AGENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- May 27, 2026, BOC Budget Workshop #2 – Consented moving forward to the June Regular Meeting for a vote (Following approval, the City Manager said he would like to study it more before moving forward.)

Resolution 2026-05, Designation of Authorized Signers of Banking Documents

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AUTHORIZED SIGNERS OF BANKING DOCUMENTS FOR THE CITY OF MADEIRA BEACH; REPEALING RESOLUTION 2025-10 AND ANY OTHER RESOLUTION IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

- May 27, 2026, BOC Budget Workshop #2
- June 10, 2026, BOC Regular Meeting – *Approved 5-0*

Resolution 2026-06, Moratorium on Collection of Mobility Fee

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE IMPOSITION AND COLLECTION OF THE MOBILITY FEE REQUIRED PURSUANT TO CHAPTER 92 (PROPORTIONATE SHARE DEVELOPMENT FEE) OF THE CITY OF MADEIRA BEACH CODE

OF ORDINANCES UNTIL JULY 31, 2027; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- June 24, 2026, BOC Regular Workshop
- July 8, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-07, Adopting an Inventory of City Property For Affordable Housing

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA ADOPTING AN INVENTORY OF CITY OWNED FEE SIMPLE PROPERTY AND DETERMINING WHICH PUBLIC PROPERTY IS APPROPRIATE OF USE AS AFFORDABLE HOUSING; PROVIDING FOR SEVERABILITY, CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

- September 23, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-08, Affordable Housing Property Tax Exemption

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, OPTING OUT OF PROVIDING THE 80-120% AMI "MISSING MIDDLE" PROPERTY TAX EXEMPTION TO DEVELOPMENTS THAT WOULD OTHERWISE QUALIFY PURSUANT TO FLORIDA STATUTE 196.1978(3)(O); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- September 23, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-09, Establishing a Volunteer Program

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE CITY OF MADEIRA BEACH VOLUNTEER PROGRAM; PROVIDING FOR THE PURPOSE AND ADMINISTRATION OF THE PROGRAM; ESTABLISHING ELIGIBILITY AND PARTICIPATION REQUIREMENTS; ESTABLISHING VOLUNTEER OPPORTUNITY AREAS; AUTHORIZING THE CREATION OF VOLUNTEER GROUPS; ESTABLISHING VOLUNTEER RESPONSIBILITIES AND LIMITATIONS; PROVIDING FOR TRAINING, BACKGROUND CHECKS, AND VOLUNTEER AGREEMENTS; PROVIDING FOR REIMBURSEMENT OF APPROVED EXPENSES; PROVIDING FOR COMPLIANCE WITH APPLICABLE LAWS AND CITY POLICIES; PROVIDING FOR VOLUNTEER RECOGNITION; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- September 23, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-10, Creating Health Insurance Opt-Out Compensation Program

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, CREATING A HEALTH INSURANCE PROGRAM OPT OUT COMPENSATION PROGRAM; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

- October 28, 2026, BOC Regular Workshop

Resolution 2026-11, FY 2026 Budget Amendment

- October 28, 2026, BOC Regular Workshop

Resolution 2026-12, Designation of City of Kindness and Committing to a Culture of Compassion
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING THE CITY OF MADEIRA BEACH AS A "CITY OF KINDNESS" AND COMMITTING TO FOSTERING A CULTURE OF COMPASSION, EMPATHY, AND COMMUNITY ENGAGEMENT; PROVIDING FOR IMPLEMENTATION PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 28, 2026, BOC Regular Workshop
- November 18, 2026, BOC Regular Meeting

Resolution 2026-13, Purple Heart Designation
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AND PROCLAIMING THE CITY OF MADEIRA BEACH AS A PURPLE HEART CITY; RECOGNIZING AUGUST 7 OF EACH YEAR AS PURPLE HEART DAY IN THE CITY OF MADEIRA BEACH; PROVIDING FOR IMPLEMENTATION PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 28, 2026, BOC Regular Workshop
- November 18, 2026, BOC Regular Meeting

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- Placer.AI Software Agreement – Year 1 $12,000; Year 2 $13,500; Year 3 $15,000
  - October 22, 2025, BOC Regular Workshop
  - January 14, 2026, BOC Regular Meeting – *Approved 5-0*

- Tampa Bay Psychology Associates Contract Renewal - Individual counseling sessions: $165 per hour (most commonly utilized service), Crisis and emergency response services, including onsite response during critical incidents or debriefings: $250 per hour, and Training, peer support, or general education services: $300 per hour
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Madeira Beach City Hall Elevator Emergency Purchase – Emergency Repair $32,247.88
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- 2026 Ford F550 4X4 Dump Truck Purchase - $90,780
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Public Works Building Conceptual Rendering Approval – Estimated construction cost: 2.5 million
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Madeira Beach Youth Baseball and Softball Agreement - Madeira Beach Youth Baseball and Softball would pay $2,500 per season, spring and fall, for the use of the facilities. Additionally,

the League would pay $10 a player per season, up to 250 registered players, for the utilization of the fields
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- RFP 25-17 – City of Madeira Beach Fireworks Displays – 2026 Contract – May 1st Display $5,000; July 4th Display $35,000; December 11th Display $5,000
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Tom & Kitty Stuart Restroom Purchase Approval - $138,651.62
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Professional Engineering & Permitting Proposal Approval – John's Pass Jetty Sidewalk Replacement - $74,900
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Archibald Park Snack Shack – Kimley-Horn Historic Preservation Ordinance Scope of Work - $54,000
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- City Photographer Contract (terminates 12/ 31/2026) - $36,500/Year for events listed in contract; $200/HR for any additional items. Includes production, editing, and posting
  - January 28, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- DSK Law – Engagement Letter Renewal - $225 per hour plus costs for each actual attorney hour worked and $65 per hour for each paralegal hour worked with regard to the engagement.
  - March 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Area 9 Roadway and Drainage Improvement Project Engineering Scope Approval - $439,494.44, proposed for design, permitting, bidding, and construction administration cost.
  - February 11, 2026, BOC Regular Workshop
  - March 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Approval of FEMA Category A Closeout for Hurricane Helene and Hurricane Milton
  - March 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Purchase of Self-Contained Breathing Apparatus – Piggyback on Lake County Contract 22-730G from Municipal Emergency Services (MES) - $306,831.81
  - March 18, 2026, BOC Regular Workshop Meeting
  - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- Interlocal Agreement with Pinellas County for Post Disaster Recovery - Cost incurred only when assistance is needed
  - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- Renewal of two Joint Use Agreements with Pinellas County Schools – Bicentennial Park Agreement & the Joint Use Playground Agreement – 5-Year Term
  - March 18, 2026, BOC Regular Workshop Meeting
  - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- FDEP Resilient Florida Grant for Vulnerability update and Adaptation plan Acceptance and approval
  - April 29, 2026, BOC Regular Workshop
  - May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- FDEP Grant No. L0253- Stormwater Resiliency Project Acceptance
  - April 29, 2026, BOC Regular Workshop
  - May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- Purchase of Florida Department of Children and Families Grant for Rip Tide Simulator - $12,750
  - April 29, 2026, BOC Regular Workshop
  - May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- Urban County Requalification - FY 2027-2029, Renewal of CDBG Cooperation Agreement (Option 1 to remain in the Pinellas County Urban County for use of CDBG Funds)
  - April 29, 2026, BOC Regular Workshop
  - May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- Purchase of 2 Easy Dump Dumpsters from Par-Kan - $60,000 Capital Improvements Budget for Sanitation
  - April 29, 2026, BOC Regular Workshop
  - May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- Acceptance of Parking Study Contract ADEAS Q
  - March 18, 2026, BOC Regular Workshop
  - April 29, 2026, BOC Regular Workshop
  - May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- Approval of RFP 26-05 and Contract with Speeler Companies for Marina Seawall Replacement and Tom & Kitty Stuart Park Seawall Improvements $209,850.00
  - May 27, 2026, BOC Regular Workshop
  - May 27, 2026, BOC Special Meeting - *Approved 5-0*

- Amendment to Pinellas County Interlocal Agreement to share costs with FDEP for NPDES MS4 Permit
  - May 27, 2026, BOC Regular Workshop
  - June 10, 2026, BOC Regular Meeting – *Approved 5-0*

- 2026 F550 4X4 Dump Truck Purchase from Duval Ford through Piggyback with Florida Sheriff's Association $96,247.00
  - May 27, 2026, BOC Regular Workshop
  - June 10, 2026, BOC Regular Meeting – *Approved 5-0*

- Approval to Piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and various locations' Roadway and Drainage Improvements
  - May 27, 2026, BOC Regular Workshop
  - June 10, 2026, BOC Regular Meeting – *Approved 5-0*

- Hearing Officer Agreements - Attorney Sacha Dyson, $300 hour; Attorney Michelle Nadeau, $495 hour
  - May 27, 2026, BOC Regular Workshop
  - June 10, 2026, BOC Regular Meeting – *Approved 5-0*

- Reddington EMS Station Funding Agreement Renewal (City serves as a pass-through for $7,400,000)
  - June 10, 2026, BOC Regular Meeting – *Approved 5-0*
  - August 12, 2026, BOC Regular Meeting – *Approved 5-0, Amendment to Agreement's Signature Page*

- City Attorney Services Contract Renewal – Trask Daigneault, LLP – 3-YR Contract
  - June 24, 2026, BOC Regular Workshop
  - July 8, 2026, BOC Regular Meeting – *Approved 4-0*

- GrantWorks Piggyback Agreement with Lake County
  - May 27, 2026, BOC Regular Workshop
  - July 8, 2026, BOC Regular Meeting – *Approved 4-0*

- Forward Pinellas Interlocal Agreement for Planning and Mapping Services and/or Special Project Work with the City of Madeira Beach
  - July 8, 2026, BOC Regular Meeting – *Approved 4-0*

- ITB 26-04 Stormwater Backflow Prevention Project; $100,000 FEDP Grant/50% City Match
  - July 22, 2026, BOC Regular Workshop
  - August 12, 2026, BOC Regular Meeting – *Approved 4-1; Commissioner Ghovaee voted against*

- Disaster Debris Management Participation Agreement with DRC
  - July 22, 2026, BOC Regular Workshop
  - August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- Amendment to RFP No. 26-05 – Marina Seawall Replacement #2 to Include 129th Avenue (Area 5) Seawall Replacement; $46,950
  - July 22, 2026, BOC Regular Workshop

- August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- Interlocal Agreement with Pinellas County – Post-Storm Recovery Services within Geographic Pinellas County
  - August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- AirDNA Software Purchase; $22,500
  - August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- Amendment to Aclarian Consultant Agreement, FY 2027, $8,800 monthly
  - August 26, 2026, BOC Regular Workshop
  - September 9, 2026, BOC Regular Meeting – *Approved 5-0*

- Pinellas County Sheriff's Office Contract for Law Enforcement Services, FY 2027; $1,911,397.00
  - July 22, 2026, BOC Regular Workshop
  - August 26, 2026, BOC Regular Workshop
  - September 9, 2026, BOC Regular Meeting

- Gulf Beaches Public Library Service Contract - $97,765.98
  - July 22, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting - *Approved 4-0*

- Landscape Contract Renewal - $2,980 monthly
  - September 23, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting – *Approved 4-0, with monthly fee increase*

- Agreement for State Governmental Relations Services with Myers Consulting Group, LLC. – 48,000
  - September 23, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting – *Approved 4-0*

- RFP #26-12 Holiday Décor - $43,642 Holiday Outdoor Décor; $6,870.75 USA Voltage Pole Repair
  - July 22, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting - *Approved 4-0*

PROPERTY DISCUSSIONS/CONTRACT/PURCHASE

- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
  - January 28, 2026, BOC Regular Workshop Meeting - The consensus of the Board was to table all discussion of the property until a proposal that falls within appropriate zoning and best use of the property is presented.
  - March 4, 2026, BOC Regular Meeting – *Failed 4-1, Vice Mayor Kerr in favor*

- Vacant property at 545 150th Avenue, property in the center of City Mariana, and City property at 555 150th Avenue
  - August 12, 2026, BOC Regular Meeting – *Discussion*
  - August 20, 2026, BOC Special Meeting – *Approved 5-0, with due diligence term period from 30 days to 60 days*
  - October 28, 2026, BOC Special Meeting – *Approval 4-1 to purchase property for $3.5 million*

LIEN REDUCTION/FEE WAIVER REQUESTS

- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach, Case No. 24-233 (Baker-Cianciulli)
  - January 14, 2026, BOC Regular Workshop
  - February 4, 2026, BOC Regular Meeting
  - February 11, 2026, BOC Regular Workshop Meeting
  - March 4, 2026, BOC Regular Meeting – *Approved 5-0, to reduce the fine amount to $2,000 to be paid within 30 days, or it reverts to the original fine amount.*

- Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach – Case Nos. 14-68, 08.04, 08.24, 08.07, and 09.39 (Simonetta and Discount Properties of Florida LLC)
  - March 18, 2026, BOC Regular Workshop Meeting
  - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

BOARD APPOINTMENTS

May 13, 2026, BOC Regular Meeting – *Appointment made by Ballot Voting*

- Appointed Elizabeth Watkins Holloway to serve a partial term on the Planning Commission expiring on September 30, 2026 – *Approved 5-0*

September 9, 2026, BOC Regular Meeting – *Appointments made by Ballot Voting*

- Re-appointed Elizabeth Watkins Holloway, Michael Wyckoff, and Mike Noble to serve on the Planning Commission for a new three-year term expiring on September 30, 2029.
- Appointed Michael Druding to serve on the Planning Commission for a partial term expiring on September 30, 2027.

October 14, 2026, BOC Regular Meeting – *Appointments made by Ballot Voting*

- Re-appointed James Michael Paul to serve on the Civil Service Commission for a new three-year term expiring on October 30, 2029.
- Appointed Christopher "Chip" Tedeschi to serve as a new member on the Civil Service Commission for a three-year term expiring on October 30, 2029.
- Re-appointed Mayor Anne-Marie Brooks to serve as the representative to the City of Madeira Beach and Forward Pinellas for a new two-year term.

BOC REGULAR & WORKSHOP MEETING DISCUSSIONS

January 14, 2026, BOC Regular Meeting

- Snack Shack Update

January 28, 2026, BOC Regular Workshop

- Discuss how to Recognize Residents who go above and beyond for the City
- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
- Board of Commissioners Expenditure Report – FY 2024, 2025 & 2026 (Moved to future budget workshop)
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- City Manager Search Update
- City Photographer Contract Quotes
- Ordinance 2026-02, Nonconforming Time Limitations
- John's Pass Village Parking Garage Discussion
- Discussion and Approval of Contractual Agreement with Tampa Bay Psychology Associates, LLC
- Public Works Building Conceptual Rendering Discussion
- John's Pass Jetty Sidewalk Design Discussion
- Archibald Snack Shack Update
- Tom & Kitty Stuart Park Bathroom and Post Storm Update
- Madeira Beach Youth Baseball and Softball Contract Renewal
- Madeira Beach Market Relocation Request
- Award of RFP 25-17 City of Madeira Beach Fireworks
- Gulf Beaches Public Library Time Capsule

February 11, 2026, BOC Regular Workshop

- Key to the City (Nomination request by Commissioner Ghovaee)
- Office for the Board of Commissioners at City Hall
- Sanitation Services Discussion
- Purple Heart Recipient – Progress Update with American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- Area 9 Roadway and Drainage Improvement Project Discussion
- Schedule a Special Meeting for the last week of February regarding City Manager Search
- Food Trucks at Archibald Park due to conflicting ordinance language and statutory requirements

March 18, 2026, BOC Regular Workshop

- Reporting The Official March 10, 2026 Municipal Election Results
- Oath of Office – David Tagliarini, Commissioner District 1
- Oath of Office – Charles "Chuck" Dillon, Commissioner District 2
- Reduction of Lien Request: Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach – Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)
- Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025
- City Hall Elevator Replacement
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial

- Parking Garage Feasibility Study Quotes
- Approval to Purchase Self-Contained Breathing Apparatus from Municipal Emergency Services (MES) - Piggyback on Lake County Contract 22-730G
- John's Pass Dredging Update

April 8, 2026, BOC Regular Meeting

- 555 Property and Survey of the Water that is Required for Building Docs (item moved to April 29, 2026 BOC Regular Workshop Meeting)
- Tom and Kitty Stuart Park

April 29, 2026, BOC Regular Workshop

- 14140 E Parsley Drive Property – Greg Chassin regarding his property development issue
- BOC Policy Handbook
- RFP #26-02, Holiday Décor
- Direction on New Property Purchase at 555 150th Avenue
- 555 150th Avenue 150th Avenue Property and Survey of the Water that is Required for Building Docs – This item was tabled pending the outcome of the strategic plan
- Urban County Requalification – FY 2027 – 2029, Renewal of CDBG Cooperation Agreement
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4 Marine Commercial
- Snack Shack Update
- Parking Garage Feasibility Study Quotes
- Approval of Florida Department of Children and Families Grant for Rip Tide Simulator
- FDEP Resilient Florida Grant for Vulnerability Update and Adaptation Plan Discussion
- John's Pass Dredging Update Survey
- Acceptance discussion for FDEP L0253 – Stormwater Resiliency Project
- Purchase of 2 Easy Dump Dumpsters from Par-Kan

May 27, 2026, BOC Regular Workshop

- Samples of Recognition and Appreciation Forms to include an explanation as to why the person was chosen to receive recognition
- Discuss changing Municipal Elections from March to November (Information available by Meeting Date)
- Hearing Officers - Grievance Hearings
- Ordinance 2026-04, Zoning – Establishing Division 6 – Low Density Vacation Rental
- Ordinance 2026-06, John's Pass Village Hotel Vacation of Right-of-Way Request – Portion of Fisherman's Alley
- Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning
- John's Pass Village Hotel Planned Development (PD) Development Agreement
- Approval of RFP 26-05 Bid Award to Speeler Companies for Marina Seawall Replacement and Tom & Kitty Stuart Park Seawall Improvements
- Amendment to Pinellas County Interlocal Agreement to share cost with FDEP for NPDES MS4 Permit
- 2025 Ford F550 4X4 Dump Truck Purchase

- Approval to Piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and various locations Roadway and Drainage Improvements
- GrantWorks Update

June 24, 2026, BOC Regular Workshop

- 2026 Legislative Update – RJ Myers with Myers Consulting Group
- Board of Commissioners Salary Increase Discussion (Jerry Cantrell, Civil Service Commission Chairman)
- Discussion – Changing the March Municipal Elections to November
- City Attorney Services Contract Extension
- Nonconformities and Business Tax Receipt Requirements
- Landscaping Regulations
- Resolution 2026-06, Moratorium on collection of mobility fee and Kimley-Horn Impact Fee Evaluation
- Florida Legislation Update – Community Development Department

July 22, 2026, BOC Regular Workshop

- FY 2027 Gulf Beaches Public Library Budget
- FY 2027 Sheriff's Office Contract
- Founders Day Celebration Planning
- John's Pass Village Directory and Wayfinding
- Kitty Stewart Park Landscaping Plan
- RFP #26-02 Holiday Decor
- Hurricane Relief Use of Properties for Parking
- RFQ for Ordinance Updates
- Ordinance 2026-08 Fees and Collection Procedure Manual – FY 2026
- Amendment to Consultant Agreement - Finance Director Services
- Amendment to RFP No. 26-05 – Marina Seawall Replacement #2 to Include 129th Avenue
- (Area 5) Seawall Replacement
- ITB# 26-04 Stormwater Backflow Prevention Project
- Disaster Debris Management Participation Agreement with DRC

August 26, 2026, BOC Regular Workshop

- Pinellas County Sheriff's Office Contract with the City of Madeira Beach
- Abandoned Swimming Pools
- 2026 Board of Commissioners Meeting Calendar
- Key to the City Plaque Language
- Review Ordinances for Keys, Coins, Awards, etc.
- Board Appreciation Dinner Planning
- Ordinance 2026-16 Temporary Parking Use – Parking lots along Gulf Boulevard and within John’s Pass Village Activity Center
- Code Enforcement – General Overview

September 23, 2026, BOC Regular Workshop

- Purple Hearing Designation

- Kindness City Designation
- Random Acts of Kindness
- Memorial Day Celebration
- Ambassador Program
- John Leviquie Pirate Days
- Sister City
- Encourage Restaurants to place a Madeira Beach Sandwich on the Menu
- Staff Recognition & Resolution Implementing the Recognition
- City Anniversary Committee
- Lobbyist Contract Renewal
- Landscape Contract Renewal
- Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing
- Resolution 2026-08, Affordable Housing Property Tax Exemption

October 28, 2026, BOC Workshop

- City of Kindness Designation ("Draft" Resolution 2026-12)
- Random Acts of Kindness Proclamation (Annually)
- Purple Heart City Designation ("Draft" Resolution 2026-13)
- Purple Heart Day Proclamation; August 7th (Annually)
- Memorial Day Celebration
- Sister City
- Committee for the City's 80th Anniversary
- John Levique Pirate Days
- R.O.C. Park Discussion
- Health Insurance Opt-Out Compensation Program (Resolution 2026-10)
- John's Pass Village Directional Signage
- 2025 National Flood Insurance Program's (NFIP) Community Rating System (CRS) Annual Report
- Presentation of FY 2026 Financial Results (Resolution 2026-11, FY 2026 Budget Amendment #2)

BOC SPECIAL MEETINGS – SHADE MEETINGS

May 21, 2026, BOC Special Meeting

- Clifford Smith, Jr. vs City of Madeira Beach, Case No.19-8396-CI, Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

BOC SPECIAL MEETINGS - GENERAL

February 26, 2026, BOC Special Meeting – City Manager Applications – the BOC consented to interviewing 7 City Manager Candidates

1. Stanley Hawthorne
2. Michael Helfrich
3. Debbie Manns
4. Timothy Owens

5. Raymond Palmer
6. Lynne Ladner
7. Adrian Jones

March 27, 2026, BOC Special Meeting – City Manager Candidate Presentations and Finalist/s Selection Presentations

- Stanley Hawthorne
- Michael Helfrich
- Debbie Manns
- Timothy Owens
- Lynne Ladner

Candidate Finalist Selection

- Michael Helfrich – *Approved 5-0*

April 21, 2026, BOC Special Meeting – City Manager Employment Agreement – Michael Helfrich

- The Board of Commissioners approved the City Manager Employment Agreement with Michael Helfrich, with the terms and conditions stated in the agreement, and the changes requested by the Board - *Approved 5-0*

May 27, 2026, BOC Special Meeting

- Approval of RFP 26-05 and Contract with Speeler Companies for Marina Seawall Replacement and Tom & Kitty Stuart Park Seawall Improvements

August 20, 2026, BOC Special Meeting

- Vacant property at 545 150th Avenue, property in the center of City Mariana, and City property at 555 150th Avenue
  - August 12, 2026, BOC Regular Meeting – *Discussion*
  - August 20, 2026, BOC Special Meeting – *Approved 5-0, with due diligence term period from 30 days to 60 days*
  - October 28, 2026, BOC Special Meeting – *Approved 4-1 to purchase property $3.5 Million, Commissioner Ghovaee against*

BOC SPECIAL MEETINGS – FY 2027 MILLAGE RATE & FY 2027 BUDGET HEARINGS

September 9, 2026, BOC Special Meeting; 5:45 p.m.

- Ordinance 2026-14, FY 2027 Tentative Millage Rate Ordinance – 1st Reading & Public Hearing – *Approved 5-0*
- Ordinance 2026-15, FY 2027 Tentative Budget – 1st Reading & Public Hearing – *Approved 5-0*

September 18, 2026, BOC Special Meeting; 5:05 p.m.

- Ordinance 2026-14, FY 2027 Final Millage Rate Ordinance – 2nd Reading & Public Hearing – *Approved 5-0*
- Ordinance 2026-15, FY 2027 Final Budget – 2nd Reading & Public Hearing – *Approved 5-0*

BOC BUDGET WORKSHOPS

Wednesday, April 29, 2026 BOC Budget Workshop #1

- Excerpts from FY 2025 Audited Financial Statements
- 4 Year Historical Revenues & Expenses and Reserve Analysis
- Outstanding Debt & Cash & Investments Balances
- Proposed FY 2026 Budget Amendment #1
- FY 2027 Budget Workshop & Adoption Timeline

Wednesday, May 27, 2026 BOC Budget Workshop #2

- Multi-Year Capital Improvement Plan – Preliminary FY 2027
- Budgeted Personnel Costs & FTES – Preliminary FY 2027
- Resolution – Positions to Apply to FRS Senior Class
- Resolution – Bank Signatory Change

Wednesday, June 24, 2026 BOC Budget Workshop #3

- FY 2027 Budget Workshop #3 - Revenues Analysis
- Revenues Budget – Preliminary FY 2027
- Ad Valorem Tax Revenue Analysis – Preliminary FY 2027
- Strategic Plan Financial Presentation

Wednesday, July 22, 2026 BOC Budget Workshop #4

- Revenue and Expense Budget Overview –FY 2027
- Expenses Budget Detail – Preliminary FY 2027
- Stormwater Fee – Comparative Analysis
- Q&A and Plan for August Budget Workshop

Wednesday, August 26, 2026 BOC Budget Workshop #5

- FY 2026 – 2027 Annual Proposed Budget

TOWN HALL MEETINGS/COMMUNITY MEETINGS – COMMISSION CHAMBERS

- November 15, 2025, Town Hall Meeting #1 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- November 19, 2025, Town Hall Meeting #2 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- February 3, 2026, Town Hall Meeting #3 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- City of Madeira Beach Candidate Forum – Commissioner District 2 (Hosted by League of Women Voters of St. Petersburg Area)
- February 7, 2026, Town Hall Meeting #4 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- April 27, 2026, Neighborhood Information Meeting – Major Site Plan Review SP 2026-02, Madeira Beach Public Works
- June 11, 2026, Strategic Plan Public Workshop by Kimley-Horn
- August 21, 2026, Strategic Plan Public Workshop by Kimley-Horn (Cambria)

- October 5, 2026, John's Pass Boardwalk Proposed Repairs and Resiliency Improvements Public Input Meeting for FRDAP Grant Application

LETTER OF SUPPORT ITEMS

RESPOND TO PUBLIC COMMENTS/QUESTIONS

January 14, 2026, BOC Regular Meeting

The Commission addressed two main topics from public comments:

1. Jerry Cantrell regarding pay increases for the Board of Commissioners.

   Commissioner Tagliarini said he would like the discussion to continue and that, if a pay raise is approved, he would either decline it or return it to the City to avoid any conflict of interest. He thought they needed to be competitive. The Commission agreed to add this topic to the February workshop agenda. The City Clerk noted that any change would require an ordinance, and it would need to be adopted at least six months before the next election to take effect.

2. The public comments regarding the Kava Coffee Shack Property.

   The Commission acknowledged the strong public opposition to using this property for public works, particularly regarding traffic concerns expressed by residents of the adjacent condominiums. They will discuss it at the next workshop meeting.

February 11, 2026, BOC Regular Workshop Meeting

1. Stephanie Berry, on behalf of John's Pass Committee – request for the City to consider adding a line item to next year's budget, similar in structure to the parking garage initiative. It would not be an expenditure; rather, it would be a framework that enables them to formally collaborate with the City to design, implement, and expand profitable community events. Their aim is to help generate revenue through events that attract more visitors, support local businesses, and build long-term economic strength.

   The Commission discussed the comment. The City Attorney said there is no public purpose involved in providing a benefit to those commercial businesses. If the City were to set aside the funds for power washing sidewalks, painting, or parking lot replacement or repairs, that would be fully acceptable. He would avoid raising money and giving it to John's Pass businesses. There is no public purpose in that. Director Wepfer said there must have been confusion because she spoke to Stephanie Berry today and explained that the City already has a line item in the general fund for John's Pass, and that within that is maintenance, grounds, and parks, which cover John's Pass Village and all the right-of-way. Within that same budget, there is another line item for the maintenance of John's Pass Park. That covers all the grounds and pavers. She has the pavers pressure-washed every quarter, although not all of them are owned by the City. They are all pressure-washed.

2. Chris DiGiovanni's concern that Kitty Stuart Park might be used for purposes other than its original purposes. He shared his vision for the park.

   Mayor Brooks explained that Kitty Stuart Park would remain a park. That had been discussed many times before; the City is actively working to restore Kitty Stuart Park. Director Wepfer provided an update on the project and the expected completion timeline.

March 4, 2026, BOC Regular Meeting

1. Mr. Dillon thanked the City for opening the parking spots and mentioned that everyone can vote in the election regardless of the district they live in.

   Mayor Brooks said Mr. Dillon's comments about voting did not require any discussion.

2. What the City is doing to prepare for hurricane season

   Mayor Brooks said the City is not moving downstairs, and the library has done its own floodproofing. It had nothing to do with the City. The downstairs can only be used for storage. She was not sure if the Recreation Department sealed their windows and doors but would be interested to know. The Acting City Manager said the Fire Department is 13 feet above the elevation, and if they flood, they would be in bad shape. The wind-driven rain still gets through, even if they replace the doors.

   Mayor Brooks was interested in the amphibious duck. The Acting City Manager said he researched a similar vehicle, the MRAP (Mine-Resistant Ambush Protected Vehicle). It looks like it would work when the water is flowing and the vehicle travels at 7 miles per hour.

March 27, 2026, BOC Special Meeting

1. Greg Chassin, 14080 W. Parsley Drive, Madeira Beach, on behalf of Killius and Chassin Development, LLC, read a letter from Joseph Petraglia in Community Development before purchasing the property located at 14140 East Parsley Drive, confirming that no foreseen challenges with redevelopment were anticipated. They could demolish the existing structure and construct a new duplex, provided they complied with the setbacks. Based on that information, they purchased the property on February 4, 2026, for $276,000. After closing on the property, they were notified by the Building Department that a duplex would not be permitted because a prior owner allegedly had not maintained a business tax license, something they had no knowledge of and no ability to control. He said they were seeking a reasonable solution.

   Mayor Brooks addressed the earlier public comment from Greg Chassin regarding his property development issue, stating that she would work with the city manager and community development to investigate the matter and bring it back to a Commission meeting for clarity.

April 8, 2026, BOC Regular Meeting

1. Mr. Whalley, regarding electric bikes on the beach.

Mayor Brooks asked City Attorney Trask to provide an update on relevant legislation. The City Attorney noted that every beach community pushed for uniform regulations prohibiting electric bikes on beaches. He said he would look into legislation that addressed the issue.

2. Mr. Willis, regarding the State road repair on 150th Ave. and the 140th Ave. water puddle.

For the record, Mayor Brooks said she knows Public Works Director Wepfer has communicated with the State about 150th Ave., but she does not have any control over them coming out and doing anything. Director Wepfer said that, although it is a state road, Pinellas County has its utilities beneath it. The area Mr. Willis was referring to is the Pinellas County utility areas that need attention. Citizens should call Pinellas County Utilities at 727-464-4400 to report such issues.

Director Wepfer said the 140th Avenue area was damaged when Frontier collapsed the roadway. It will be checked, though it is not a constant puddle; it appears only with rain. She will check into it.

The Acting City Manager highlighted new, improved parking signs on display in the back of the Commission Chambers that clearly display "City of Madeira Beach" and provide detailed instructions for the ParkMobile app, eliminating confusion about private lot parking.

The City Clerk announced a Planning Commission vacancy and requested applications from residents who are registered voters, with the appointment scheduled for the May 13th regular meeting.

<u>April 29, 2026, BOC Regular Workshop Meeting</u>

1. Ms. Hopkins spoke about the condition of Bay Point Drive. She recounted that around the middle of the prior year, residents on Bay Point Drive were told at a Conversations with the Mayor meeting that a mill-and-resurface of the road would occur in roughly 8 months, with completion expected around January or February 2026. At the February 11 meeting, a neighbor at 904 Bay Point Drive again raised the issue before the Commission, describing the road as undrivable, not bikeable, and unsafe for pedestrians. Ms. Hopkins noted that she had been stopped by a sheriff's deputy for walking in the middle of the road because of its condition. She noted that, given her background in government purchasing, she was aware of the ability to piggyback on other county bids to obtain potentially faster and more competitive pricing, and she urged the Commission to help expedite the milling and resurfacing.

Mayor Brooks asked Public Works Director Megan Wepfer whether she had an update or if they should provide one at the next meeting. Director Wepfer said they would need to wait until the next meeting for the update, as she and the City Manager needed to discuss it.

Mayor Brooks said, for the record, that they want to add Bay Point to the next workshop meeting, or, if Megan has something available by the next voting meeting, they could provide an update on milling and surfacing.

Director Wepfer explained the condition of the roads. Commissioner Dillion suggested applying an overlay to certain areas to at least get them through for three or four years. Director Wepfer said it was possible.

Director Wepfer said there was a possibility that Area 9 would not take that long because they are going for resiliency funding, which is due by September. They will come back with an update.

May 13, 2026, BOC Regular Meeting

1. House Bill 803 (Bob Bellow)

Community Development Director Marci Forbes indicated that staff, including both the planning and building divisions, had been closely monitoring the recently enacted legislation and were preparing a bullet-point summary of its impacts on the community and planned responses. The summary would be brought to the Board at a future workshop. Regarding the specific question about the five-day permit response requirement for projects under $15,000, the answer may be specific to the planning and building sides, which she would clarify at the workshop. They will do what is needed to make the permitting process faster.

Commissioner Tagliarini said he would like the bullet-point summary to explain how the community is affected and what the answers would be, and to be as user-friendly as possible, given the confusion already circulating. Director Forbes said she would be as clear as possible, given the information and the extent to which the City Attorney can help her with interpretations. Some bills leave many questions unanswered.

2. Illegal Short-Term Rentals (Jeff Beggins)

Mayor Brooks said they have discussed short-term rentals many times. She appreciates the printout showing how many short-term rentals are illegal in the City. It warrants further discussion. They have enforcement personnel. They consist of two Sheriff Department deputies and three code enforcement employees, who go out and issue tickets. She asked whether they could be any more stringent than they currently are, given what the State of Florida allows.

City Attorney Trask provided context on the current enforcement framework, noting that the City is governed by Florida Statute Chapter 162, which caps the amount the special magistrate may fine. For initial violations, the special magistrate can fine up to $250 per day the violation continues, and for repeat violations, up to $500 per day. The special magistrate has heard the cases and has entered significant fines as a direct result of the violations. As part of their testimony, when they can, they elicit information on exactly how much the property owner is making on a day-to-day basis. They try to make it unprofitable so the owner will come into compliance. It makes it difficult for property owners to defend themselves when deputies present body camera footage to the special magistrate. They hold hearings once a month, and, if necessary, they can hold additional hearings when the special magistrate is available. Increasing the fines is not at the city level but at Tallahassee.

The City Attorney said the City has five code enforcement staff members: two deputies and three City staff members, namely Connor, Taylor, and Holden. Other cities he represents have only one code enforcement person.

Commissioner Dillon asked whether the process could be expedited, noting that it is lengthy and drawn out. Attorney Trask explained that the process involves providing a courtesy notice, a notice of violation, and a statement of violation requesting a hearing. The statement of violation must be given at least 10

days prior to the hearing. Eliminating the initial courtesy notice, while not legally required, could shorten timelines by seven to ten days. Removing that notice would not pose a legal issue. There is no legal requirement to provide a courtesy notice, and removing it for some violations would not create a legal issue. If they are going to issue notices of violation, as they should, it should be the same across the board.

Commissioner Tagliarini proposed creating a dedicated community safety officer position, with one or more employees whose sole responsibility would be proactive enforcement of non-emergency code violations across the City, including illegal short-term rentals, beach code violations, overgrown yards, and parking issues. Existing deputies and code enforcement staff handle short-term rental enforcement as a secondary responsibility and typically respond reactively to complaints. A dedicated officer with time specifically allocated to monitoring platforms such as Airbnb and Vrbo could gather evidence more systematically and bring more cases before the magistrate. He planned to return to the Board with a more detailed suggestion. It is not so much changing what they have, but having somebody dedicated to doing that full-time to look at those non-emergency code violations.

Vice Mayor McGeehen expressed strong support for the concept, noting that residents in his district frequently contact him regarding short-term rental activity. He echoed the view that $250 per day is an insufficient deterrent given rental income levels and supported Commissioner Dillon's idea as a meaningful step toward more effective enforcement.

June 10, 2026, BOC Regular Meeting

1. Mr. Scott and Mr. Stallman comment

Mayor Brooks said their comments had already been addressed by Director Wepfer in her Area 3 update.

2. Captain Dylan Hubbard's comment

Mayor Brooks said the John’s Pass business meetings are very informative and have fostered open communication and support. Once a Communications Manager is hired, they can include John’s Pass Village advertising in a future workshop.

The City Manager said they have begun interviewing for the Community Communications Manager position, and the process is going very well. He said the search for the HR Director has begun and that they will likely make a selection in about six weeks.

July 8, 2026, BOC Regular Meeting

1. John Scott’s comments regarding flooding and road conditions on West Parsley, East Parsley, and Marguerite

Mayor Brooks asked the City Manager whether a follow-up had taken place with Mr. Scott after the previous meeting. The City Manager said he was not certain and committed to verifying with staff.

Mayor Brooks directed the City Manager to contact Mr. Scott, meet with him, and provide a clear explanation of the current situation and timeline, including the reasons for any delays. She acknowledged

that the resident deserved more substantive communication than he appeared to have received. She recognized his frustration as understandable given the prolonged conditions.

Community Development Director Marci Forbes explained that the paving delay stemmed from the milling and paving subcontractor's schedule, separate from John's Pass paving contractor. The first direct meeting among the City, the prime contractor, and the paving subcontractor had occurred only recently. The paving start date, previously communicated as July 9th, had been pushed back to approximately August 1st.

Commissioner Ghovaee raised the substantive drainage issue, noting that a conversation alone would be insufficient. He suggested that installing turbidity barriers in the waterway near the outfall could allow removal of erosion-control measures at the road inlet, enabling stormwater to drain while protecting the bay from silt. He recommended that the City either direct the contractor to install the barriers or engage another subcontractor to do so, with any additional costs potentially back-charged to the prime contractor, treating the flooding as an emergency requiring immediate action.

Commissioner Dillon acknowledged the issue but noted the difficulty of directing work that falls under the contractor's responsibility, particularly when the contractor's performance had already been a concern.

Mayor Brooks directed the City Manager to determine the best approach to address the flooding, stating that the matter warranted emergency-level attention, and to keep affected residents proactively informed of any schedule changes.

August 20, 2026, BOC Regular Workshop Meeting

1. Mayor Brooks addressed the public comment made earlier in the meeting regarding the seawall height ordinance, confirming that the commission would take up the matter at a future meeting. She noted that City staff had already begun internal meetings on the subject and that progress was underway.

2. Mayor Brooks also directly addressed the comment regarding residents feeling afraid to speak before the Commission or to City staff. She stated emphatically, for the public record, that no resident should ever feel afraid to approach a Commissioner or the City Manager. She acknowledged that such concerns may stem from experiences under prior leadership or past Commissions but stated clearly that this is not the character of the current Commission or its staff. She invited any resident who believes they have been subject to retribution for speaking up to bring that concern directly to her so that it can be investigated and addressed. She expressed that open dialogue with the community is essential to good governance and encouraged all residents to participate freely and without fear.

October 14, 2026, BOC Regular Meeting

Mayor Brooks said the only comment received praised the Trash Pirates and members of the community who come out on the first Saturday of each month at John's Pass Bell Tower and at Saltwater Hippy, where they gather at this end of the City. She encouraged everyone to participate.

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

Please refer to the BOC Meeting Minutes for information regarding Reports/Correspondence.

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP

January 14, 2026, BOC Regular Meeting (January 22, 2026, BOC Regular Workshop)

- Contractual Agreement with Tampa Bay Psychology Associates
- Area 9 Design/Engineering Scope Discussion
- CXT Bathroom Purchase Discussion
- Public Works Building Rendering Discussion
- Photography Contract Quotes
- GrantWorks Piggyback Contract with Texas Standard
- Fireworks RFP
- Board of Commissioners Expenditure Report for FY 2025 & FY 2026 (City Clerk)Added:

Added:

- Parking Signage Update
- Parking Garage Update
- John's Pass Jetty Sidewalk Update
- Kitty Stuart Park Update
- Vacant Property behind Kava Coffee Shack, mentioned by Vice Mayor Kerr, - staff to provide current zoning regulation and land use regulation for the vacant property
- Discuss how to recognize Residents who go above and beyond for the City

February 4, 2026, BOC Regular Meeting (February 11, 2026, BOC Regular Workshop)

- Area 9 Design and Permitting Proposal Discussion
- John's Pass Village Parking Garage Discussion
- Hearing Officer Agreements

Added:

- Special Magistrate Lien 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- Sanitation
- Key to the City Recipient Discussion
- Sample Forms for Business or Citizen Recognition/Appreciation (tentative)
- Purple Heart Recipient and Progress with the American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Office for the Board of Commissioners at City Hall

March 4, 2026, BOC Regular Meeting (March 18, 2026, BOC Regular Workshop)

- Samples of Recognition and Appreciation Forms and an Explanation Form of why the person was chosen to receive Recognition
- GrantWorks Piggyback Contract with Texas Standard
- John's Pass Village Parking Garage Discussion
- 555 150th Avenue Rezoning to C-4, Marine Commercial
- ITB #26-01 City Hall Elevator
- RFP #26-02 Holiday Decorations throughout the City
- Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach - Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)

- Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025

April 8, 2026, BOC Regular Meeting (April 29, 2026, BOC Regular Workshop)

- Hearing Office Agreements
- Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive recognition
- BOC Policy Handbook
- Explore ways to keep costs down for city services, contracts, design, and construction fees
- Discuss changing the municipal election from March to November
- 26PLN City of Madeira Beach Vulnerability assessment and adaptation plan Grant approval
- RFP #26-02 Holiday Décor
- Approval of Florida Department of Children and Families Grant for Rip Tide Simulator
- RDK ASL Lease Discussion
- John's Pass Village Parking Garage Feasibility Study
- Par-Kan Beach Dumpster Discussion
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – Discussion
- Greg Chassin regarding his property development issue

May 13, 2026, BOC Regular Meeting (May 27, 2026, BOC Regular Workshop)

- Pinellas County ILA for MS4
- Hearing Officer Agreements
- Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive recognition
- Explore ways to keep costs down for city services, contracts, design, and construction fees
- Discuss changing the municipal election from March to November
- Holiday Decor - Proposal with and without solar options
- Landscape - LDRs
- Sidewalks and Driveways - LDRs
- Nonconforming uses and BTRs (tentative) - LDRs
- RFQ for Land Development Regulations and Code of Ordinances
- Limited use parking along Gulf Blvd
- Snack Shack Historical Ordinance - Review Draft
- John's Pass Village Hotel - Vacation of ROW, Rezoning and DA
- TENTATIVE - 135th Ave - Vacation of ROW
- Ordinance 2026-04 (Zoning - Establishing Division 6 - Low Density Vacation Rental)
- RFP 26-05 Marina Seawall Replacement
- Piggyback agreement with Keystone for Area 5, Beach Parking lots, Johns Pass Village, and Bay Point.

June 8, 2026, BOC Regular Meeting (June 24, 2026, BOC Regular Meeting)

- Board of Commissioners Salary Discussion – Civil Service Commission Chair, Jerry Cantrell
- Exhibit A.1 DRC Agreement ILA PC Debris and Collection Agreement
- Nonconforming density and BTRs - LDRs
- Landscaping regulations - LDRs

- RFQ for Land Development Regulations and Code of Ordinances
- Limited use parking along Gulf Blvd
- Holiday Décor – Proposal with and without solar options
- Grantworks Agreement
- Resolution 2026-06: Moratorium on the Collection of Mobility Fees and Kimley-Horn Impact Fee Comparison

Added:

- Proposed Charter Amendment Ordinance changing Municipal Elections from March to November

July 8, 2026, BOC Regular Meeting (July 22, 2026, BOC Regular Workshop)

- Exhibit A.1 DRC Agreement ILA PC Debris and Collection Agreement
- RFQ for Land Development Regulations and Code of Ordinances
- Limited use parking along Gulf Blvd
- FY 2027 Pinellas County Sheriff's Office Contract
- Stormwater Analysis & Survey of what the fees charged from other Pinellas County
- communities
- FY 2027 Aclarian Financial Consultant & FY 2027 Contracts Extension Renewal Discussion
- Fees & Collections Manual Discussion
- Holiday Decor - Proposal with and without solar options

Added:

- 80th Anniversary of the City of Madeira Beach

August 12, 2026, BOC Regular Meeting (August 26, 2026, BOC Regular Workshop)

- Temporary Parking
- Pinellas County Sheriff's Office

Added:

- Abandoned Swimming Pools
- Purple Heart Month Proclamation
- Key to the City Plaques – Language Setting
- Review Ordinances for Keys, Coins, Awards, etc. currently in place

September 9, 2026, BOC Regular Meeting (September 23, 2026, BOC Regular Workshop)

- Presentation: Longevity, New Hire & Graduate of Paramedic Program
- Presentation: Fire Assessment Fee
- Resolution 2026-07, Adopting an Inventory of City-Owned Fee Simple Property For Affordable Housing
- Resolution 2026-08, Affordable Housing Property Tax Exemption

Added:

- Purple Heart Designation
- City Anniversary Committee
- Staff Recognition & Ordinance Implementing the Recognition
- Kindness City Designation
- Random Acts of Kindness
- Memorial Day Celebration

- Ambassador Program
- John Levique Pirate Days
- Lobbyist Contract Renewal
- Landscape Contract Renewal
- Sister City
- Encourage Restaurants to place a Madeira Beach Sandwich on the Menu

October 14, 2026, BOC Regular Meeting (October 28, 2026, BOC Regular Workshop)

- John Levique Pirate Days
- RFI 2023-06 Amendment Discussion

Added:

- John's Pass Village Directional Signs
- Parking on Residential Streets
- Mayor Brooks requested that the City Manager provide a brief follow-up on topics raised at prior meetings, which included:
    - Purple Heart City
    - Kindness initiatives
    - Committee for the City's 80th anniversary

Posted 10/15/2026

2027 BOARD OF COMMISSIONERS MEETING SCHEDULE

Patricia Shontz Commission Chambers – City Hall, 300 Municipal Drive, Madeira Beach, FL

"All meetings & Events listed are in the Commission Chambers."

"Meetings, dates & times are subject to change."

DATE	DESCRIPTION	TIME
Thursday, December 31, 2026	NEW YEAR'S EVE – City Holiday	
Friday, January 1, 2027	NEW YEAR'S DAY – City Holiday	
Wednesday, January 13, 2027	BOC Regular Meeting	6:00 PM
Monday, January 18, 2027	MARTIN LUTHER KING JR. DAY – City Holiday	
Wednesday, January 27, 2027	BOC Regular Workshop Meeting	4:00 PM
Wednesday, February 10, 2027	BOC Regular Meeting	6:00 PM
Monday, February 15, 2027	PRESIDENTS' DAY – City Holiday	
Wednesday, February 24, 2027	BOC Regular Workshop Meeting	4:00 PM
Wednesday, March 10, 2027	BOC Regular Meeting	6:00 PM
Wednesday, March 24, 2027	BOC Regular Workshop Meeting	4:00 PM
Wednesday, April 14, 2027	BOC Regular Meeting	6:00 PM
Wednesday, April 28, 2027	BOC Budget Workshop #1	2:00 PM
Wednesday, April 28, 2027	BOC Regular Workshop Meeting	4:00 PM
Wednesday, May 12, 2027	BOC Regular Meeting	6:00 PM
Wednesday, May 26, 2027	BOC Budget Workshop #2	2:00 PM
Wednesday, May 26, 2027	BOC Regular Workshop Meeting	4:00 PM
Monday, May 31, 2027	MEMORIAL DAY – City Holiday	
Wednesday, June 9, 2027	BOC Regular Meeting	6:00 PM
Friday, June 18, 2027	JUNETEENTH – City Holiday	
Wednesday, June 23, 2027	BOC Budget Workshop #3	2:00 PM
Wednesday, June 23, 2027	BOC Regular Workshop Meeting	4:00 PM

Monday, July 5, 2027	**'INDEPENDENCE DAY' DAY OFF – City Holiday**	
Wednesday, July 14, 2027	**BOC Regular Meeting**	**6:00 PM**
Wednesday, July 28, 2027	**BOC Budget Workshop #4**	**2:00 PM**
Wednesday, July 28, 2027	**BOC Regular Workshop Meeting**	**4:00 PM**
Wednesday, August 11, 2027	**BOC Regular Meeting**	**6:00 PM**
Wednesday, August 25, 2027	**BOC Budget Workshop #5**	**2:00 PM**
Wednesday, August 25, 2027	**BOC Regular Workshop Meeting**	**4:00 PM**
Monday, September 6, 2027	**LABOR DAY – City Holiday**	
Wednesday, September 8, 2027	**BOC Special Meeting** *(Tentative FY 2028 Millage & Budget-1st Reading & Public Hearing)*	**5:30 PM**
Wednesday, September 8, 2027	**BOC Regular Meeting**	**6:00 PM**
Wednesday, September 22, 2027	**BOC Regular Workshop Meeting**	**4:00 PM**
Wednesday, September 22, 2027	**BOC Special Meeting** *(Adoption of FY 2028 Millage & Budget-2nd Reading & Public Hearing)*	**5:30 PM**
Wednesday, October 13, 2027	**BOC Regular Meeting**	**6:00 PM**
Wednesday, October 27, 2027	**BOC Regular Workshop Meeting**	**4:00 PM**
Thursday, November 11, 2027	**VETERANS DAY – City Holiday**	
Wednesday, November 17, 2027	**BOC Regular Meeting** *(date & time change due to Thanksgiving Holidays)*	**2:00 PM**
Thursday, November 25, 2027	**THANKSGIVING DAY – City Holiday**	
Friday, November 26, 2027	**DAY AFTER THANKSGIVING DAY – City Holiday**	
Wednesday, December 8, 2027	**BOC Regular Workshop** *(date & time change due to Christmas & New Year's Holidays)*	**2:00 PM**
Friday, December 24, 2027	**CHRISTMAS EVE – City Holiday**	
Monday, December 27, 2027	**'CHRISTMAS DAY' DAY OFF - City Holiday**	
Friday, December 31, 2027	**NEW YEAR'S EVE - City Holiday**	
Monday, January 3, 2026	**'NEW YEAR'S DAY' DAY OFF – City Holiday**	