



**BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, September 09, 2026 at 6:00 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 - City Attorney Thomas Trask**
- 3. ROLL CALL**
- 4. APPROVAL OF THE AGENDA**
- 5. PROCLAMATIONS - Mayor**
 - [A.](#) Purple Heart Month August 2026
- 6. RECOGNITION AND APPRECIATION**
 - A.** Keys to the City Award
- 7. PRESENTATIONS (limited to 10 minutes each)**
- 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.](#) 08-12-2026, BOC Regular Meeting Minutes
- [B.](#) 08-20-2026, BOC Special Meeting Minutes
- [C.](#) 08-21-2026, Strategic Planning Session #2 Meeting Minutes - Kimley Horn
- [D.](#) 08-26-2026, BOC Budget Workshop #5 Meeting Minutes
- [E.](#) 08-26-2026, 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.

- [A.](#) Amendment to Consultant Agreement - Finance Director Services
- [B.](#) Pinellas County Sheriff's Office Contract for Law Enforcement Services

11. PUBLIC HEARINGS

- [A.](#) Ordinance 2026-08, Fees and Collection Procedure Manual – 2nd Reading and Public Hearing
- [B.](#) Ordinance 2026-09, Nonconformances and Rebuilding Regulations - 2nd Reading & Public Hearing
- [C.](#) Ordinance 2026-18, Calling for a November 3, 2026 Municipal General Election on November 3, 2026 - 1st Reading & Public Hearing

12. UNFINISHED BUSINESS

13. CONTRACTS/AGREEMENTS

14. NEW BUSINESS

- [A.](#) Planning Commission Appointments

15. AGENDA SETTING (September 23, 2026 BOC Regular Workshop)

- A.** Presentation: Longevity, New Hire & Graduate of Paramedic Program
- B.** Presentation: Fire Assessment Fee

- C. Resolution 2026-07, Adopting an Inventory of City owned Fee Simple Property For Affordable Housing
- D. Resolution 2026-08, Affordable Housing Property Tax Exemption

16. REPORTS/CORRESPONDENCE

- A. Board of Commissioners - Reports/Correspondence
- B. Board of Commissioners 2026 Meetings Report through August 2026 (Informational)
- C. City Attorney
- D. City Clerk
- E. 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 727-401-1792 or email a written request to cvanblargan@madeirabeachfl.gov.

**PROCLAMATION
PURPLE HEART MONTH AUGUST 2026**

WHEREAS, the Purple Heart is the oldest military decoration in present use and traces its origins to the Badge of Military Merit established by General George Washington on August 7, 1782; and

WHEREAS, the Purple Heart is awarded in the name of the President of the United States to members of the Armed Forces of the United States who have been wounded or killed as a result of enemy action while serving our nation; and

WHEREAS, the Purple Heart is a solemn symbol of the courage, sacrifice, patriotism, and devotion to duty demonstrated by the brave men and women who have served in defense of the United States of America; and

WHEREAS, Purple Heart recipients have made extraordinary sacrifices in preserving the freedoms and liberties enjoyed by all Americans, and their service and sacrifice deserve our enduring gratitude, respect, and recognition; and

WHEREAS, the City of Madeira Beach proudly honors all members of the United States Armed Forces who have received the Purple Heart and remembers with profound gratitude those who made the ultimate sacrifice in service to our country; and

WHEREAS, August is an appropriate time to recognize Purple Heart recipients, as **Purple Heart Day is observed annually on August 7**, commemorating the establishment of the Badge of Military Merit by General George Washington on August 7, 1782; and

WHEREAS, the observance of Purple Heart Month provides an opportunity for the citizens of Madeira Beach to recognize Purple Heart recipients and their families and to express appreciation for their courage, sacrifice, and dedicated service to our nation.

NOW, THEREFORE, I, Anne-Marie Brooks, Mayor of the City of Madeira Beach, Florida, on behalf of the Board of Commissioners, do hereby proclaim the month of August 2026 as **PURPLE HEART MONTH**

in the City of Madeira Beach and encourage all residents, businesses, and visitors to join us throughout the month in honoring and remembering the courageous men and women who have been awarded the Purple Heart and recognizing the sacrifices they and their families have made in defense of our nation and the freedoms we cherish.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Madeira Beach, Florida, to be affixed this 9th day of September 2026.



Mayor Anne-Marie Brooks



MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
AUGUST 12, 2026
6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on August 12, 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 Ghovae, 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

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. All were present.

4. APPROVAL OF THE AGENDA

Commissioner Tagliarini motioned to approve the Agenda as written. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Commissioner Dillon	"YES"

Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

5. PROCLAMATIONS

There were no Proclamations.

6. PRESENTATIONS

There were no Presentations.

7. PUBLIC COMMENT

Bob Bello, 13301 Gulf Lane, thanked Public Works Director Megan Wepfer and her team, along with Duke Energy, for their continued work on the undergrounding project. Mr. Bello noted that, as a resident, it was exciting to see tangible progress after coordination challenges and delays. The crews had been out marking sites about two weeks earlier. Another round of site visits was expected the following week in preparation for Phase 1 of the storm damage repairs.

8. APPROVAL OF MINUTES

- A. 2026-07-08, BOC Regular Meeting Minutes**
- B. 2026-07-22, BOC Budget Workshop #4 Meeting Minutes**
- C. 2026-07-22, BOC Regular Workshop Meeting Minutes**

Commissioner Dillon motioned to approve the meeting minutes as written. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Dillon	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

9. CONSENT AGENDA

- A. ITB #26-04 Stormwater Backflow Prevention Project**
- B. Disaster Debris Management Participation Agreement with DRC**
- C. Amendment to RFP 26-05 – Marina Seawall Replacement #2 to Include 129th Avenue (Area 5) Seawall Replacement**

D. Interlocal Agreement with Pinellas County – Post-Storm Recovery Services within Geographic Pinellas County

Commissioner Ghovae requested that Item A be pulled for separate discussion.

Commissioner Tagliarini moved to approve the Consent Agenda, excluding Item A. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Commissioner Dillon	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

A. ITB #26-04 Stormwater Backflow Prevention Project

The item was removed for separate discussion and a vote at the request of Commissioner Ghovae, who stated his opposition to the project and indicated he would not vote in favor of it.

Public Works Director Megan Wepfer provided the Commission with a video demonstration of how the tide-gate backflow prevention valves operate. She explained that the rubber-gasketed valve is installed at the outfall of a storm drain. It allows water to flow out into the bay during a rain event, while the rising tide pushes the gasket closed, preventing saltwater from reentering the pipe. If a rain event coincides with a high tide, there may be minor roadway flooding because insufficient pressure prevents the valve from opening. Once the tide recedes, the valve opens and allows the roadway to drain. She acknowledged that debris, particularly mulch and landscaping material placed directly on storm drain grates by residents, is the primary maintenance challenge.

Director Wepfer noted that the City currently has seven valves in Boca Ciega and three along 137th Avenue, and that this project would install approximately thirteen additional valves throughout the City. The valves are removable and can be relocated if project areas change in the future. 90 percent of localized roadway flooding is attributable to tidal events, not rainfall alone. A public education effort, similar to one conducted in 2017, was cited as a key component of the program's effectiveness. She also noted that the proposed landscape ordinance being developed by the Community Development Department would help mitigate debris-related valve obstructions.

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

Commissioner Ghovae reiterated his concern that when the tide rises, the valve closes, preventing street runoff from reaching the bay and causing water to build up on the roadway. Director Wepfer clarified that without the valve, the same flooding would occur, because bay water would enter the pipe and inundate the road regardless. She added that with the valve in place, any flooding would

be freshwater rather than saltwater, which Commissioner Dillon noted was less damaging to vehicles.

Commissioner Dillon asked how many additional valves might ultimately be needed citywide. Director Wepfer indicated that future valve installations would need to be coordinated with the Capital Improvement Plan to avoid purchasing valves for pipes scheduled for replacement. Director Wepfer also suggested seeking additional funding in the following year.

Vice Mayor McGeehan confirmed that the valves are intended to address nuisance tidal flooding and noted that the project was supported by a \$100,000 FDEP grant, matched by \$100,000 in City funds, for a total of \$200,000. He also inquired about maintenance, and Director Wepfer confirmed that the valves are cleaned quarterly and tracked in the Forerunner system, adding that crews respond immediately if an issue is identified. She said that barnacle growth on the exterior of the valve does not affect its function.

Commissioner Tagliarini moved to authorize the award of ITB No. 26-04 to Randall Engineering and Construction LLC in the amount of \$187,882 and to authorize the standard 10% construction contingency of \$18,780.80, for a total project authorization of \$206,610.80. Vice Mayor McGeehan seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehan	"YES"
Commissioner Ghovae	"NO"
Commissioner Dillon	"YES"
Mayor Brooks	"YES"

The motion carried 4-1.

10. PUBLIC HEARINGS

A. Ordinance 2026-07, Charter Amendments Relating to Municipal Election Dates, Candidate Qualifying Periods, Term Transition Provisions, and Referendum Questions – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-07 by title only.

ORDINANCE 2026-07

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.

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

Commissioner Tagliarini stated for the record that this ordinance would extend current Commissioners' terms by several additional months, potentially five to six, beyond their current terms, acknowledging that this was a one-time occurrence necessitated by the transition. Mayor Brooks noted that holding elections in November, in conjunction with already-scheduled elections, would save the community money by avoiding a standalone municipal election. Commissioner Ghovae added that the change was also expected to significantly increase voter participation.

After the second reading and public hearing, Vice Mayor McGeehen moved to adopt Ordinance 2026-07, Charter Amendments Relating to Municipal Election Dates, Candidate Qualifying Periods, Term Transition Provisions, and Referendum Questions. Commissioner Dillon seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Dillon	"YES"
Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

B. Ordinance 2026-08, Fees and Collection Procedure Manual – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-08 by title only.

ORDINANCE 2026-08

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, RECREATION, 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.

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

Commissioner Ghovae asked where the Wednesday Market would fall within the fee categories and whether vendors were paying fees for solid waste and restroom use. Acting Recreation Director Max Michalski confirmed that, as in the past, Wednesday Market vendors removed their own trash, local businesses along Madeira Way allowed patrons and vendors to use their restrooms at no charge, and the City charged only a street-closure fee, with the market operator running the event as a community service.

Finance Director Consultant Andrew Laflin clarified that the first reading would approve the fee changes presented to date and that additional changes from Community Development and Recreation were forthcoming and would be workshopped before a second reading. Mr. Laflin confirmed that the proposed parking fine for not backing in, which had been discussed at a prior workshop, had been removed from the ordinance and that this enforcement mechanism would not be pursued.

Commissioner Tagliarini inquired about splash pad fees, and Acting Director Michalski confirmed that a reservation fee applies for exclusive use of the splash pad, such as for a birthday party, while general public use remains free. Commissioner Tagliarini also raised the issue of beach wedding permits, noting that a resident with riparian rights on 134th Avenue had experienced issues with wedding parties setting up on private beach areas. Acting Director Michalski confirmed that permits are required even for groups of fewer than fifty people if any structure is placed on the beach, and that all permitted vendors are directed to set up in front of the beach access on City property. He acknowledged that some larger weddings had occasionally drifted from the designated areas and that staff continued to work with wedding planning organizations to reinforce the requirement.

After the first reading and public hearing, Vice Mayor McGeehen moved to approve Ordinance 2026-08, the Fees and Collection Procedure Manual. Commissioner Dillon seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Dillon	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

C. Ordinance 2026-09, Nonconformances and Rebuilding Regulations – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-00 by title only.

ORDINANCE 2026-09

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, RECREATION, 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.

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

Commissioner Dillon opened the discussion by expressing concern about the large number of vacant properties in the City and by noting his hesitation to extend the deadline by a full year, having already extended it once by six months. He also noted that he had been advised to consult with the city attorney regarding Senate Bill 180 and its implications for any action the Commission might take.

City Attorney Trask clarified that Senate Bill 180, which restricts municipalities from adopting regulations more restrictive than the current code, was not implicated here because the ordinance makes regulations less restrictive, not more restrictive. Community Development Planner II Joe Petraglia explained that if the deadline were not extended and a property owner submitted a remodel permit after the deadline, the permit would be denied, which could result in an even longer delay, since new construction plans take longer to prepare than remodel plans. He further noted that Senate Bill 180 is set to lapse in approximately one year, at which point the Commission could adopt more restrictive provisions, including the option to force demolition if desired.

Commissioner Dillon acknowledged these points but reiterated his underlying concern about the high volume of vacant, potentially rodent-infested properties and the negative visual impact on the community and on real estate values.

Mayor Brooks suggested that a more productive path forward would be to dedicate focused time at the next Commission workshop to a detailed discussion of code enforcement, specifically to clarify what the City's ordinances permit staff to do, to establish clear expectations for both internal code enforcement staff and the Pinellas County Sheriff's Office deputies, and to develop a reporting mechanism to keep the community informed about enforcement activities. She observed that many residents are still awaiting insurance settlements or approval for assistance programs, and that the one-year extension was intended to provide them breathing room while those processes play out.

Commissioner Dillon agreed with that direction and shared that during a recent ride-along with code enforcement staff, he was impressed to learn that enforcement patrols occur about twice daily. He expressed a desire to give that process greater visibility and to ensure the City has sufficient tools to encourage property owners to maintain their properties.

Commissioner Tagliarini echoed the Mayor's call for a code enforcement workshop and requested that a representative from the Pinellas County Sheriff's Office responsible for the City's contract attend to clarify expectations and reporting. City Manager Helfrich confirmed he would arrange it. Commissioner Tagliarini also referenced the forthcoming Pinellas County Sheriff's contract vote and expressed a desire for regular reporting on non-emergency code violations.

Vice Mayor McGeehan requested that the topic of abandoned swimming pools in his district, particularly on 144th and 145th Avenues, be added to the workshop agenda, citing constituent complaints about mosquito breeding. Mayor Brooks indicated that the agenda-setting portion of the meeting would be the appropriate time to formalize those additions.

Mr. Petraglia presented a Forerunner pie chart showing the breakdown of property statuses for 2024 hurricane-damaged properties citywide. The chart covered 5,261 parcel IDs. He acknowledged that the data was still being cleaned and that condominium buildings, which have hundreds of individual parcel IDs, were significantly skewing the numbers, particularly in the "QC" (Quality Control) needed category, which captures post-1975 structures not yet individually reviewed. Mr. Petraglia noted that Forerunner had only recently released the pie chart feature and that this was the first data run using it.

After the first reading and public hearing, Commissioner Ghovae moved to approve Ordinance 2026-09, Nonconformances and Rebuilding Regulations. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor McGeehan	"YES"
Commissioner Dillon	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

D. APB 2026-01 Florida Fisherman, Inc.

City Attorney Trask read the quasi-judicial procedures into the record. The application requests authorization for a 2-COP alcoholic beverage license to sell beer and wine by the drink or in sealed containers for consumption aboard a vessel at 112 Boardwalk Place, 124 Boardwalk Place, and 140 Boardwalk Place, Madeira Beach. The applicable standards are those set forth in Section 110-532 of the Code. No notices of intent to become a party were filed.

Each Commission member confirmed there were no ex parte communications or conflicts of interest to report.

City Attorney Trask swore in all witnesses. The applicant was not present at the meeting.

City Attorney Trask said when considering the alcoholic beverage application, the Board of Commissioners must consider the following five factors:

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the City under any section of the Code.

Planner Andrew Morris presented the staff report, noting that this application concerns the Dolphin Quest II vessel and that the license reflects a change of ownership rather than a new operation. Staff reviewed all five applicable criteria: neighborhood character, traffic safety, compatibility, public safety, and outstanding fees, and found the application consistent with each. The vessel is located in the C-1 Johns Pass Village Activity Center zoning district/Boardwalk Character District. It is more than 500 feet from any church, school, or youth recreation center. The vessel is licensed and registered with the U.S. Coast Guard, and the applicant has no outstanding fines or fees owed to the City. Staff recommended approval.

Mr. Morris's staff report was submitted into evidence. No public comment was received.

Mr. Morris responded to questions and comments by the Board of Commissioners.

Commissioner Tagliarini moved to approve ABP 2026-01 for Florida Fisherman, Inc. Commissioner Dillon seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Dillon	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

E. APB 2026-02 Florida Fisherman, Inc.

City Attorney Trask noted that all quasi-judicial procedures, standards, burdens of proof, and party identifications from the previous item applied equally to this application, and that all witnesses remained sworn. The sole distinction from ABP 2026-01 is that this application pertains to the Pirate Ship vessel rather than the Dolphin Quest II. The applicant was not present at the meeting.

Long Range Planner Morris submitted his staff report into evidence without reading it. No public comment was received.

Commissioner Dillon motioned to approve ABP 2026-02 for Florida Fisherman, Inc. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Dillon	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

11. UNFINISHED BUSINESS**12. CONTRACTS/AGREEMENTS****A. AirDNA Software Purchase**

Fire Chief Clint Belk introduced the AirDNA software contract, describing it as a tool for identifying short-term vacation rentals listed on platforms such as VRBO and Airbnb. He noted that the City had received public comments and complaints about the legal status and location of short-term rentals. After reviewing numerous presentations from software vendors, the City found AirDNA to be the most cost-effective solution that still provided the core data needed. The contract would be split between the Fire Department and Community Development, each bearing half the cost. Chief Belk noted that, per Florida state statute, short-term rental operators must undergo an annual life-safety fire inspection. Based on preliminary AirDNA data, the revenue from these

inspections was projected to more than offset the City's share of the contract cost and fund an additional 0.5 fire inspector position.

Community Development Director Marci Forbes explained that the software would feed location data in latitude/longitude format into Forerunner, enabling the City to cross-reference listed properties against its zoning map to identify rentals operating in areas where short-term rentals are not permitted, as well as legally operating rentals that may not have obtained a business tax receipt.

Bob Bello, 13301 Gulf Lane, addressed the Commission in his capacity as both a real estate broker and an owner of multiple short-term rental properties. He expressed support for the goal of identifying illegal or unregistered short-term rentals, noting that operators who circumvent the rules negatively affect those who have complied. He raised concerns about the accuracy and reliability of AirDNA data, stating that, in his professional experience, AirDNA's primary function, projecting rental income, was often significantly off. Properties can remain in AirDNA's system even after being dormant for extended periods, citing one of his former properties as an example. He noted that, coincidentally, on the day of the meeting he received a marketing email from a property management company using AirDNA data to project rental income for one of his properties, a property not legally zoned for short-term rental use, illustrating that the platform is unaware of local zoning restrictions. Mr. Bello urged the Commission to ensure appropriate checks and balances are in place before using AirDNA data as the basis for enforcement actions or owner notifications, and to treat the data as an initial screening tool rather than definitive evidence.

Commissioner Tagliarini asked how the software would improve the identification of short-term rentals amid current code enforcement challenges. Chief Belk described a new process being developed in conjunction with PCSO deputies and Community Development to close the procedural gap in which deputies had been responding to complaints about illegal short-term rentals but not reporting their findings to the City for follow-up. He confirmed that fire department staff would be involved in conducting inspections.

Chief Belk addressed Mr. Bello's accuracy concerns by clarifying that AirDNA flags only properties advertised as available for at least one day during a thirty-day period; the City is responsible for its own zoning determination and verification. If a property goes dormant, it is removed from the monthly report. He acknowledged that AirDNA does not have access to the City's zoning data.

Commissioner Ghovae inquired about competing products. Chief Belk confirmed that several alternatives were evaluated, with annual costs ranging from about \$55,000 to well into the six figures, and that none of the additional features offered by higher-priced competitors were deemed necessary for the City's purposes.

Mayor Brooks raised concern about the contract's automatic renewal clause, noting that the City typically does not enter into contracts with such provisions. She proposed removing the 90-day written notice requirement for nonrenewal and requiring that a new contract be presented each year. Chief Belk agreed, and City Attorney Trask indicated that the Chief could inform AirDNA that the Commission's approval would be subject to deleting that language.

Commissioner Tagliarini moved to approve the 12-month subscription agreement with AirDNA,

LLC, with the automatic renewal removed. Commissioner Dillon seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Dillon	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

B. Revision to the Redington EMS Station Funding Agreement

Fire Chief Clint Belk noted that this item was substantially the same as the funding agreement previously approved by the Board. Pinellas County requested a revision to the signature page so the County Administrator could execute the agreement rather than requiring it to go before the full Board of County Commissioners. All other terms remained unchanged: funding is 100% from Pinellas County, and the City of Madeira Beach remains the project manager.

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

Vice Mayor McGeehen moved to approve the Redington Beaches EMS Station Funding Agreement. Commissioner Dillon seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Dillon	"YES"
Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

13. NEW BUSINESS

A. Authorization to Proceed with Due Diligence – Proposed Acquisition of 545 150th Avenue

City Manager Helfrich advised the Commission that the City had been pursuing a purchase agreement for the property at 545 150th Avenue, which had been reviewed by both City Attorney Trask and the seller's real estate agent. The City received the signed contract just as the meeting was getting underway, at approximately 6:20 PM, so it had not yet been distributed to all commissioners for review. City Manager Helfrich suggested either a special meeting or an opportunity to review the document that evening, noting that it was approximately 16–17 pages long. He presented the rationale for the acquisition: the property sits between two parcels already

owned by the City, and without it the City would not have a continuous property holding. Additionally, without ownership of this parcel, the west side of the recently purchased 555 property could not be used for docking, limiting the marina to a two-sided rather than a three-sided configuration.

Commissioner Dillon said he felt he was entering the matter without sufficient background, noting that the prior Commission, including four of the five current members, had voted to pursue the 555 property before he took office and that he had not been fully briefed on that purchase. He stated he was not opposed to the concept but needed more information. He also asked what a comprehensive plan for the property would look like, having had prior conversations with City Manager Helfrich about the importance of a master plan before committing to additional acquisitions.

Mayor Brooks provided context, explaining that at community meetings following the purchase of the 555 property, there had been strong resident interest in the City eventually acquiring the adjacent parcel to complete the approximately 10-acre site and give the City full control over the City's entrance. The Commission had previously authorized the City Manager's office to pursue the purchase, and the City Manager had now returned with a negotiated contract that requires formal Commission approval before due diligence, appraisals, environmental testing, and related work can proceed.

Commissioner Tagliarini expressed strong support for the acquisition, calling it a potential "game changer" for the City that would allow the use of all three sides of the marina property for revenue-generating purposes. He noted that all public workshops on the 555 property had been uniformly positive, with no resident pushback. Commissioner Ghovae asked whether the Recreation Department could provide a 10-year revenue projection for the entire property, noting that some numbers had already been presented at prior workshops regarding the two-sided marina.

City Manager Helfrich reported that the City's offer for the 545 property was \$3,500,000. He then addressed the environmental concern raised by Vice Mayor McGeehen regarding historical petroleum discharge noted in the due diligence documents. He explained that the site had a 2,000-gallon underground storage tank that had been removed under a state program administered by the Florida Department of Environmental Protection (FDEP). A subsequent assessment revealed soil contamination with traces of petroleum, but groundwater sampling from five monitoring wells showed no contamination. He stated that the contamination level did not meet the threshold for FDEP to classify it as an environmental hazard, and that the risk would be elevated only if the building's foundation were demolished and the soil disturbed. Under the existing FDEP program, the state would remove the top two feet of contaminated soil at its own cost if demolition were pursued. He indicated that a Phase 1 Environmental Site Assessment was required under the contract and that, based on what is already known, a Phase 2 may not be necessary. If a Phase 2 is required, the contract provides up to 60 days for that work.

Commissioner Ghovae questioned whether the \$3.5 million was justified given the parcel's wetlands and water relative to the available upland. Commissioner Dillon was not opposed in principle but requested adequate time to review the contract.

Commissioner Tagliarini reiterated his strong support and agreed that a full review of the contract should precede any vote. The Commission discussed scheduling a special meeting for this purpose. After discussion of available dates and times, the Commission reached consensus to schedule a special meeting for Thursday, August 20, 2026, at 5:00 PM.

Mayor Brooks opened the floor to public comment.

14. AGENDA SETTING

- A. Temporary Parking
- B. Pinellas County Sheriff's Contract

Added Items

- 1. Abandoned swimming pools

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

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Commissioner Ghovae presented the prototype Key to the City plaque to the Commission for review. He asked for guidance on what should go on the plaques and how to present them; there will be two plaques, each given to two people from the same entity he has chosen to give them to. Commissioner Tagliarini said he could give it some thought and send it to him. The Mayor said they could have that at their next workshop and then present the plaques at the next regular meeting. The plaque is intended to serve as the standard presentation format for future Key to the City awards.

Commissioner Dillon asked if they had anything showing who they had given keys to. The Mayor said there have been a lot of keys given over the years and that has never been done. They could put something up in the Chamber showing who gets them. Commissioner Ghovae said it would be a good idea to create history.

Commissioner Dillon asked how often they should give a key. The Mayor said a Commission gets to nominate someone who they believe deserves a Key to the City, which they have discussed before, not to give a key to just anyone. In the past, a key was given out for various reasons. This Commission decided that it should be for someone they believe was doing something exceptional.

The Mayor said they should also discuss the ordinances they currently have in place for keys, coins, and awards, etc. at the workshop. That will also help them as they head into the City's anniversary, as they will be presenting awards for that, too.

Commissioner Ghovae noted that August is Purple Heart Month and suggested issuing a proclamation of recognition. Vice Mayor McGeehan noted that he had been working with the American Legion on a related matter involving a Madeira Beach resident who received the Purple

Heart. Mayor Brooks proposed that a proclamation be prepared for the BOC Workshop on August 26. City Clerk VanBlargan confirmed she would prepare the proclamation upon receiving the relevant information.

Commissioner Ghovae raised concerns about the City Clerk's performance evaluation and merit pay. She had not received her merit increase. City Clerk VanBlargan confirmed that she had received the cost-of-living adjustment, consistent with other employees, but that the merit evaluation was due in October 2025; another evaluation is scheduled for October 2026. Salary increases are approved in the budget. The City Manager will address it.

B. Board of Commissioners – 2026 Meetings Report (January - June) - Informational

This item was received for informational purposes.

C. City Attorney

The City Attorney had nothing to report.

D. City Clerk

City Clerk VanBlargan reported that the City Clerk's office was conducting a comprehensive document-scanning project to eliminate off-site records storage and make all documents accessible via the Laserfiche public portal. She noted that the office was also preparing to conduct a "ready scan," in which a company would audit all shared drives and email archives to identify documents not yet in Laserfiche. Afterward, final versions of those documents would be uploaded to the portal for public access. She indicated that the remaining step before the ready scan could commence was for IT to grant the company access to the City's shared drives, which she expected to be completed within about one week. City Clerk VanBlargan expressed enthusiasm for the project's potential to improve public access to City records.

E. City Manager

Acting Recreation Director Michalski reported on athletics, senior program, childcare, Burger Week, and the 45th Annual Seafood Festival.

Public Works Director Wepfer provided project updates on Area 3 drainage improvement, Tom and Kitty Stewart Park, including the landscaping plan, John's Pass Village paving, Bay Point mill and overlay project completion, and the seawall at Tom and Kitty Stewart Park.

City Manager Helfrich provided updates on the strategic planning scheduled for August 21st, John's Pass dredging project, snack shack restoration and the historic designation process, and the ongoing interview and selection for a new recreation director.

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks noted that only one public comment had been received during the meeting, Mr. Bello's expression of gratitude to Public Works staff, and thanked him for coming to recognize the staff, noting that they very much deserved the acknowledgment.

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:52 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

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



MINUTES

BOARD OF COMMISSIONERS SPECIAL MEETING AUGUST 20, 2026 5:00 p.m.

The City of Madeira Beach Board of Commissioners held a special meeting at 5:00 p.m. on August 20, 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 Ghovae, Commissioner District 4

MEMBERS ABSENT:

None.

CITY STAFF 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 5:00 p.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

Ray Kerr, 583 John’s Pass Avenue, raised concerns about the current seawall height ordinance, noting that it may hinder rebuilding efforts. Residents are in the process of elevating and rebuilding. The current ordinance ties seawall height to the centerline elevation of the adjacent road. The City should consider establishing a goal elevation, such as the 5-foot elevation target that Treasure Island pursued in its resilience study, with a 7-foot base elevation for garages. New seawalls can be constructed with drainage vents below the cap to prevent water from being trapped between the road and the seawall. He urged the Commission to take up this discussion at a workshop sooner rather than later, given the pace of ongoing reconstruction. The state and county permit such ordinances, provided they are supported by engineering, sediment, and wave analyses assessing the storm impact on neighboring properties.

4. CONTRACTS/AGREEMENTS

A. Real Estate Purchase and Sale Agreement – 545 150th Avenue, Madeira Beach FL

The City Manager said the purchase and sale agreement for 545 150th Avenue had been distributed to the Commission the prior week or early that week for review. A signed agreement from the seller was not available at the previous meeting but has since been emailed to the Commission. The Commission was invited to raise any questions about the agreement before public comment.

Mayor Brooks opened the floor to public comment.

Ray Kerr, 583 John's Pass Avenue, reviewed the history of prior discussions about the marina and the property at 555 150th Avenue. Parking had been identified as a key concern for expanded marina and charter-fishing activity. He supported acquiring the intervening property but asked the Board not to commit to constructing a restaurant, shop, Public Works facility, municipal building, or any other specific use until a comprehensive plan is developed for the approximately 10-acre waterfront area. He also expressed concerns that some residents may be reluctant to speak publicly and encouraged the City to ensure residents can participate without fear of repercussions.

City Attorney Tom Trask explained the contract's structure in response to a Commissioner's question about whether due diligence would precede or follow execution of the agreement. He stated that the contract itself sets each party's rights and obligations and that the due diligence process referred to in the agreement as the "inspection period" cannot begin until the contract is in place. He directed the Commission's attention to Paragraph 4, which begins at the bottom of page 5 of the agenda packet and continues onto the following page, and which enumerates the scope of the City's due diligence rights.

Attorney Trask expressed personal concern that the current 30-day inspection period was insufficient. He noted that obtaining environmental assessments and independent appraisals within a 30-day window may not be feasible and warned that if the City cannot complete its due diligence within that period, the contract would be terminated by default, potentially resulting in the loss of the acquisition opportunity altogether. He recommended extending the due diligence period to 60 or 90 days to allow the City adequate time to gather the information needed to make an informed decision.

A Commissioner asked whether the purchase agreement preserves the City's right to terminate if the appraisal or environmental findings are unfavorable. Attorney Trask directed the Commission to Paragraph 4(d) at the bottom of page 6 of the agreement, which provides that, in the buyer's sole discretion, the buyer may elect not to purchase the property if the property is unsatisfactory for any reason, or for no reason at all. Attorney Trask confirmed that approving the contract does not legally obligate the City to purchase the property; it only authorizes the City Manager to execute the agreement and initiates the due diligence process.

Attorney Trask further clarified that if the City terminates within the due diligence period, its financial exposure is zero beyond the costs already incurred. If the City fails to act within the due diligence period, however, the \$25,000 deposit paid upon signing would be forfeited as liquidated

damages, with no additional liability beyond that amount. Attorney Trask reiterated that extending the inspection period to 60 days, or potentially 90, was critical to avoiding a scenario in which the commission is forced to decide before the necessary data is available.

Commissioner Tagliarini led a sustained, multi-part inquiry into the property's strategic significance, methodically questioning the City Manager, City Attorney, Community Development Director, Finance Director, and Marina Manager.

Regarding appraisal versus market value, Andrew Laflin, the Finance Director consultant, clarified that the Pinellas County Property Appraiser had assessed the parcel at approximately \$490,000, based on a "storage yard" land-use classification for waterfront marina land. The negotiated contract price is \$3,500,000. The Finance Director emphasized that a county property appraiser's valuation is not equivalent to a market appraisal and does not account for the property's strategic potential, particularly its proximity to city-owned marina properties and the possibility of marina expansion. Commissioner Tagliarini pressed further, asking whether it would be reasonable to evaluate the property solely on today's purchase price rather than considering the long-term revenue potential and the increased value it would unlock in the City's existing marina assets. The Finance Director acknowledged that, although a formal market study had not been conducted, there was clearly revenue-generating potential that the county appraisal did not reflect.

Commissioner Tagliarini asked whether the City's marina had demonstrated a successful operating history to support future expansion. The Finance Director affirmed this, noting that operating results had increased substantially over the preceding five to seven years and that the Marina Fund had been profitable for several years.

The Marina Manager, Brian Crabtree, provided detailed observations on the operational and revenue opportunities associated with the 545 150th Avenue property. Six existing slips along the adjacent marina seawall already generate approximately \$30,000 per year in slip rental revenue. He described the dock structure on the 545 150th property, approximately 250 feet in length, recently constructed and in good condition, complete with fire suppression systems, as capable of accommodating boats on both sides, yielding an estimated 500 feet of usable dock space. At current rates, he estimated that this dock alone could generate close to \$90,000 annually at full capacity.

The Marina Manager further noted that the marina currently maintains a lengthy dry storage waitlist and more than 100 boats on the wet slip waitlist, underscoring unmet demand. He described the potential to install additional slips along the seawall of the acquired property and to reorganize the configuration of existing slips to maximize capacity. He also noted commercial and visitor-oriented opportunities, such as vessel rentals, transient dockage, and fuel sales, and noted that the location would allow visiting boaters to fuel up and easily spin around within the basin.

The Marina Manager described the property's current state as a persistent source of resident concern, noting frequent police and EMS activity, live-aboards, and an overall appearance that creates a negative first impression for those entering or leaving the city. He expressed strong support for the acquisition, stating that combining it with the City's other waterfront holdings would create a clean, attractive public-facing waterfront visible from 150th Avenue.

Community Development Director Marci answered a series of questions from Commissioner Tagliarini regarding the planning implications of the acquisition. She noted that purchasing 545 150th Avenue would make the parcels at 503, 545, and 555 150th Avenue, along with Patriot Park, contiguous. She explained that parcels are considered contiguous when they share a boundary or are directly across a roadway or right-of-way from one another, and that combining them under unity of title may require rezoning to a public, city public, or planned development designation consistent with the community's vision for the combined site.

When asked about planning limitations if the City does not acquire 545, the Director stated that 503 and 555 would not be considered contiguous and that the properties would be planned as separate sites, reducing flexibility for siting structures, landscaping, open space, and parking, and making multimodal connectivity between the sites difficult if a private owner controls the intervening parcel.

Commissioner Tagliarini asked how often a waterfront parcel of this character becomes available adjacent to City-owned property. The Director responded that, in her professional experience, this scenario is very rare and that the property at that location has changed hands only a few times in its history. She characterized the opportunity as exceptional.

The City Manager, whose professional background is in engineering, public works, and construction, offered his assessment of the acquisition's strategic significance. He framed the core advantage as "control and flexibility," explaining that acquiring 545 150th Avenue would allow the City to plan the three waterfront properties as a single integrated site, rather than risk a critical middle parcel being developed independently by a private owner. He emphasized that while zoning and land development regulations can constrain what a private owner may do, ownership is categorically different; it gives the Commission, with community input, the ability to determine actual use.

When asked whether it made sense to purchase the property before a final development plan existed, the City Manager noted that public workshops had already sparked favorable community discussion about the property's potential and that detailed planning can and should proceed through the Commission and the public process. The acquisition creates the canvas; the Commission and the community determine what ultimately goes there. When pressed on whether it is easier and less expensive to acquire key waterfront property when it becomes available rather than after it has been redeveloped by a private owner, the City Manager responded that the property would continue to increase in value. It's an opportunity we will never have again, at least during our time here with the City.

Attorney Trask raised a concern that if the City declines this opportunity, a private investor could purchase the 545 parcel and effectively hold the City hostage to a substantially higher future price, given its position between two city-owned waterfront properties. He characterized this as a scenario he was "very concerned about" and noted that it was not a legal argument but a practical one with significant implications for the City's long-term waterfront development strategy.

Commissioner Ghovae expressed significant skepticism about the purchase price, offering a calculation showing that, based on the parcel's upland area estimated at approximately 0.12 acres (roughly 60 by 90 feet), the effective cost per acre of upland land was approximately \$29,000,000. He acknowledged the concept of contiguous land value but questioned whether it justified the expenditure at this scale, particularly given known soil contamination, a narrow waterway, mangroves that cannot be removed, and limited upland area. He said he was not excited about this purchase. In a way, it is way too expensive. If the property were listed on the open market, a private buyer would be unlikely to pay \$3,500,000 for it.

Commissioner Tagliarini clarified for the public record that the \$29,000,000 per acre figure applies only to the isolated upland portion of the parcel and is not the asking price. The asking price for the entire parcel, including submerged land, is \$3,500,000. He wanted the public who is listening to understand that they are not considering \$29,000,000.

Mayor Brooks acknowledged that she had initially shared the concern about the price, but after hearing the full discussion, including the waitlist data, the dock's revenue potential, and the strategic planning implications, she had come to view the property differently. She emphasized that much of the property's value lies in the water and dock access, and noted that she has personally navigated the basin without difficulty turning around.

The Finance Director reported that the City currently holds approximately \$22,000,000 in combined cash and short-term liquid investments (about \$10,000,000 in cash on hand and about \$12,000,000 in the Florida FLCLASS local government investment pool). The City previously held nearly \$40,000,000 before the \$18,000,000 acquisition of the 555 property and ongoing stormwater project expenditures. He confirmed that the City has sufficient liquidity to fund the \$3,500,000 purchase price if the acquisition proceeds, but expressed concern about long-term capital needs for stormwater and drainage infrastructure, indicating that long-term borrowing may be necessary.

The City Manager noted that a prior supplemental site assessment identified soil contamination on the property but confirmed there are no groundwater or water pollution issues. If the existing building is demolished and construction is undertaken, the contaminated soil, limited to the top two feet, would be eligible for removal at state expense under an existing Florida Department of Environmental Protection (FDEP) grant program. Commissioner Tagliarini confirmed for the record that no groundwater impacts exist, only surface soil contamination, and that the state is positioned to fund remediation if and when the site is disturbed.

Community Development Director Marci Forbes added that a Phase 2 environmental assessment, if triggered, involves laboratory testing with timelines that can span several days to a week or more, reinforcing the need for an extended due diligence period.

One Commissioner asked about liens on the property. Attorney Trask confirmed that two code enforcement liens exist: one totaling \$55,914 and another totaling \$44,042 as of the meeting date. The seller will be required to provide marketable title and address any encumbrances, with the lien amounts to be deducted from the purchase price.

A Commissioner also raised the need for an ALTA survey with a title search as part of due diligence to identify any easements or other encumbrances. Attorney Trask confirmed that the survey would be at the City's expense and an appropriate component of the due diligence process. The City Manager confirmed that, under the purchase agreement, the seller would remove items of value from the property before closing, with the City responsible for removing any remaining derelict vessels. The Marina Manager estimated that approximately four to five boats of no value would likely remain, with removal costs of approximately \$6,000 to \$10,000 per vessel, depending on fuel and other contents, suggesting a worst-case total of \$30,000 to \$50,000 for vessel removal. One Commissioner noted that the property's submerged land extends into the basin and may overlap with the City's existing marina operations, including boats currently docked on what may be the seller's submerged land. The Marina Manager clarified that the submerged land associated with the 545 property runs along the full length of the basin and, upon acquisition, would give the City full rights over that submerged area, enabling expanded slip configurations and potentially eliminating any existing encroachments on the seller's submerged land. A Commissioner said that a portion of the waterway's submerged land is already City-owned and that the 545 parcel's submerged land does not extend to the full width of the basin. This was noted for further clarification through the ALTA survey process.

Mayor Brooks recalled that community feedback after the purchase of the 555 property was loud and clear: residents wanted the City to find a way to acquire this parcel as well. The City does not yet have a final plan for the properties, and that is precisely appropriate. Coming up with a plan without community input would have been horrible. Being a good servant to the community means understanding what you are doing for the community and what it desires. They have that input. Purchasing the property gives them a solid 10 acres. With that understanding, they can develop a vision and come up with a plan for the entire property as one. They could build something on all the properties over the next 20 years using that vision. The acquisition is the entryway to the island; they can clean it up, make it look nice, and make it a place the community can come out and enjoy, with the ability to walk from one to the other. The newly constructed dock on the 545 property is an immediately rentable asset that could generate revenue in the near term.

Commissioner Tagliarini moved to authorize the City Manager to enter into the Real Estate Purchase and Sale Agreement for 545 150th Avenue, amended to extend the due diligence inspection period from 30 days to 60 days, and further to authorize the City Manager to spend up to \$15,000 to obtain two independent real estate appraisals and a Phase 1 environmental site assessment, and to take all administrative actions necessary to complete due diligence. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 4-1.

5. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks addressed the public comment made earlier in the meeting regarding the seawall height ordinance, confirming that the matter would be taken up at a future commission meeting. She noted that City staff had already begun internal meetings on the subject and that progress was underway.

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.

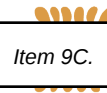
6. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:59 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, FCMC, FPRM, City Clerk



Strategic Planning Work Session #2

On Friday, August 21, 2026, the Madeira Beach Board of Commissioners, City staff, and the Kimley-Horn project team convened a second strategic planning work session to define goals and top priority projects for the City's Strategic Plan. After a brief presentation, which outlined the purpose and objectives of a strategic plan, the project team recapped the discussion and guiding pillars that were established in the first strategic planning work session. Next, all staff and commissioners were asked to identify goals, ranging from 1 to 10 years, they would like to achieve. Below are the key themes from this exercise.

Goal Sharing

- + Update city ordinances and standards to meet current needs and conditions
- + Increase walkability in the City
- + Address ADA issues and non-compliant infrastructure
- + Add gateway signage at key locations/entrances into the City
- + Implement consistent wayfinding throughout the City, particularly to parking locations
- + Address parking (vehicular, motorcycle, and golf cart) citywide
- + Plan and build infrastructure and improvements to meet future needs
- + Develop and implement a design plan for the 555 property
- + Protect and invest in park spaces
- + Plan for growth
- + Maintain accountability and transparency
- + Focus on beautification within the City
- + Focus on quality of life

Project Prioritization

During this exercise, Staff and Commission were asked to rank their top priority projects within each of the 8 strategic planning categories. These categories are: Beautification and Placemaking; Code, Policy, and Regulatory; Economic Development; Parks, Recreation, and Public Facilities; Resiliency and Public Facilities; Stormwater and Drainage; Transportation and Mobility; and the 555 150th Avenue Property. Staff and Commissioners discussed each project to evaluate the level of priority to determine which projects should receive higher priority and focus on executing in the near future. Some projects were identified as higher priority because they relate to other priority projects and can simultaneously be completed or achieved. The remaining projects not selected are still included in the Strategic Plan and are planned for implementation.

The top priority projects for each category are listed below:

Beautification and Placemaking

- Develop a Citywide Wayfinding Plan



- Implement unique pavement markings from John's Pass Village to John's Pass Park for improved wayfinding
- Construct gateway features at City entrances and install entry and arrival signage at key locations
- Create a City position dedicated to maintaining plantings and landscaping within the City right-of-way, and City-owned properties and buildings
- Plant additional shade trees and landscaping within the City along major corridors and activity areas
- Establish a Streetscape and Public Art Program

Code, Policy, and Regulatory; Economic Development

- Update Land Development Code (Phases 1 and 2)
- Establish density/intensity incentives for new mixed-use developments
- Create an Architectural Design Look-Book for new development
- Update off-street parking code
- Correct future land use/zoning map for public properties
- Streamline permitting process
- Increase non-emergency code enforcement, including short-term rental enforcement and vegetation
- Develop a plan for elevating residential structure and increase allowances for fill material, as designed by a professional engineer

Economic Development

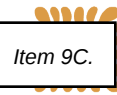
- Develop a Citywide economic development strategy in partnership with Pinellas County

Parks, Recreation, and Public Facilities

- Conduct a Parks, Recreation, and Open Space Master Plan and City Center Master Plan
- Public Park Amenity Improvements
 - R.O.C. park, John's Pass Village, beaches, increase shade in public parks, build more public restrooms
- Improve existing dog park at City Hall with shade structures and/or water features, and seek opportunities to add more dog parks within the City
- Reconstruct and elevate the Gulf Beaches Library
- Public Works, Public Facility and Community Development Office Space Program
 - Expand Fire Department facilities, construct a Public Works and Building Services facility, expand space for Community Development

Resiliency and Public Facilities

- Continue to monitor and restore sand dunes and promote education about their preservation with signage and sea oat planting events
- Invest in a Long-Range Public Infrastructure Elevation Program
- Place additional recycling and trash bins at the beach and local business and enforce the screening of service areas, dumpsters, and mechanical equipment from public view



Stormwater and Drainage

- Bay Point Estates Stormwater Improvements (Area 9)
- 140th to 144th Avenue, Virginia Avenue, S Bayshore, and Marlyn Way Stormwater Improvements (Area 3A)

Transportation and Mobility

- Apply for a Safe Streets for All (SS4A) grant
- Develop a Citywide Multimodal Plan
- Explore opportunities for public waterborne transportation such as a water taxi or ferry
- Construct a multi-use path/trail that connects the 555 Property to Patriot Park and other amenities
- Designate drop-off/pick-up locations for rideshare

555 150th Avenue Property

- Seek grant opportunities for boat slips
- Construct boat slips for revenue generation
- Explore temporary use options that are open to the public
- Develop a Request for Qualifications (RFQ) to advertise the design and develop of the property



MINUTES

BOARD OF COMMISSIONERS
BUDGET WORKSHOP MEETING
AUGUST 26, 2026
2:00 P.M.

The City of Madeira Beach Board of Commissioners held a budget workshop meeting at 2:00 p.m. on August 26, 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 Ghovae, Commissioner District 4

MEMBERS ABSENT: None

CHARTER OFFICERS PRESENT: Michael Helfrich, City Manager
 Clara VanBlargan, City Clerk
 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. DISCUSSION ITEMS

A. FY 2027 Budget Workshop #5

Finance Director Consultant Andrew Laflin explained that this was the final budget workshop before the two September public hearings on the proposed millage rate and the FY 2027 budget. The budget remained a working document, subject to changes based on Board direction. He said the FY 2027 budget book was substantially reorganized to meet the requirements of the Government Finance Officers Association (GFOA) Distinguished Budget Award Program. The

163-page document includes expanded narrative information on strategic goals, revenues, capital improvements, and community statistics.

General Fund and City Operating Costs

The FY 2027 General Fund includes approximately \$20.6 million in budgeted expenditures. This amount includes approximately \$3 million for the Redington Beach Fire Station construction project, a pass-through expenditure reimbursed dollar-for-dollar by Pinellas County. Excluding that expenditure, the General Fund operating budget is approximately \$17 million.

Mayor Brooks addressed public perceptions that the City spends more than \$40 million annually. Mr. Laflin explained that expenditures above normal operating costs largely reflect capital improvement projects, property acquisitions, and other non-recurring costs. Across all governmental funds, actual operating costs are approximately \$20–\$21 million. Reducing the overall budget without distinguishing operating and capital expenses would require eliminating or postponing projects such as road paving and stormwater improvements.

Major General Fund Departments

Fire/EMS is the largest General Fund department, with a budget of approximately \$7.37 million, or 35.8% of General Fund expenditures. After removing the \$3 million Redington Beach Fire Station pass-through, the department's net operating cost is approximately \$4.3 million. Personnel costs have increased as firefighter staffing has expanded to meet operational needs.

Non-Departmental expenditures total approximately \$2.86 million. Major expenditures include approximately \$1.495 million transferred for debt service on the City's 2019 stormwater debt issuance and approximately \$300,000 for debt related to City Center construction. The Facilities and Project Coordinator, a first-time position in Non-Departmental, will be allocated among participating funds.

The **Recreation Department** is budgeted at approximately \$1.72 million, with estimated revenues of about \$438,500. Increased personnel expenses were primarily due to the City's salary study, which particularly affected lower-wage Recreation positions.

Budgeting Methodology

Commissioner Ghovae asked how budget projections are developed. Mr. Laflin explained that personnel expenses are calculated position-by-position, based on actual compensation, projected COLA and merit increases, health insurance, retirement, workers' compensation, and other benefits. Capital expenditures are developed project-by-project through the multi-year Capital Improvement Plan. Operating expenditures are based on historical trends and known contractual obligations, while revenues are projected using historical information and known factors such as taxable property values.

Mr. Laflin confirmed that when departments spend less than their authorized budgets, the unspent amounts remain in the applicable fund and increase the fund's ending balance.

Fund Balance Review

Mr. Laflin presented a new Budget Year Fund Balance schedule and reviewed the City's individual funds.

The **Archibald Park Fund** had an audited FY 2025 ending balance of approximately \$663,000. Parking meter revenue remains strong, but the former Snack Shack concession has generated no revenue since the hurricane damage. Once repaired and white-boxed, the building is expected to be offered competitively under a triple-net lease. The fund is not self-sufficient to meet significant recurring capital needs and will periodically require General Fund assistance.

The **Building Fund** had an FY 2025 ending balance of approximately \$70,000. Its financial condition was affected by post-hurricane permit-fee waivers and the cost of outsourcing positions during staffing turnover. Although permit revenues are recovering, the FY 2027 projected ending balance is approximately negative \$1.57 million. Staff plans to reevaluate permit fees using the cost-of-service methodology required by new state regulations.

The **General Fund** had an audited FY 2025 ending fund balance of approximately \$19 million. FY 2026 results show an apparent \$13.7 million deficit, largely due to the \$18.12 million purchase of the 555 150th Avenue property, partially offset by approximately \$3.148 million in Emergency Bridge Loan Program proceeds. When those non-recurring items are removed, the General Fund is approximately \$1.2 million ahead year-to-date. The FY 2027 budget projects an approximately \$3 million deficit, although historical expenditures generally come in below budget due to vacancies and conservative insurance estimates.

The **Impact Fee Fund** continues to accumulate funds and is projected to reach about \$1.4 million. Eligible projects may be funded through future budget amendments.

The **Local Option Sales Tax (LOST) Fund** had an FY 2025 balance of about \$3.2 million and is projected to reach about \$4.4 million by the end of FY 2027. These funds may support eligible capital improvements, government facilities, infrastructure, and public safety vehicles.

The **Marina Fund** remains financially positive. FY 2027 revenues are projected at approximately \$1.725 million, compared with \$1.379 million in expenditures, including a \$400,000 City Hall dock project. Its projected FY 2027 ending net position is approximately \$5.5 million.

The **Parking Fund** also remains strong. FY 2026 year-to-date revenues were approximately \$3.2 million compared with \$1.5 million in expenses. Its FY 2027 ending net position is projected at approximately \$8 million. Parking fine revenue was already approximately \$672,287 compared with a \$550,000 budget. Mayor Brooks suggested that the Board consider at a future workshop whether the volume of parking enforcement is consistent with the City's goal of being welcoming to visitors.

The **Sanitation Fund** is projected to receive approximately \$2 million in FY 2027 revenues and incur approximately \$2.4 million in expenses. These expenses include approximately \$400,000 to replace a solid waste vehicle.

The **Stormwater Fund** continues to see significant capital activity. FY 2027 revenues are projected at approximately \$5.7 million, including grants and anticipated Pinellas County reimbursements, compared with approximately \$7.5 million in expenditures. Commissioner Ghovae supported the previously discussed stormwater rate increase. Mr. Laflin confirmed that, even with the approved increase, revenues are not projected to fully cover operating and debt-service requirements.

Professional Services Procurement

Commissioner Ghovae questioned whether publishing specific consultant budget amounts could adversely affect competitive pricing. The City Manager and Public Works Director Megan Wepfer explained that professional consultant selection is governed by state law and follows a qualifications-based selection process, with fee negotiations afterward. Because the matter fell outside the scope of the budget workshop, Mayor Brooks recommended a separate discussion with staff.

Five-Year Capital Improvement Plan

Mr. Laflin reviewed the City's five-year Capital Improvement Plan (CIP) and highlighted major FY 2027 projects, including the \$400,000 City Hall dock and the \$400,000 sanitation vehicle replacement.

Mayor Brooks expressed concern that the FY 2028 CIP language regarding R.O.C. Park development did not accurately reflect the Board's current strategic direction. Parking issues must be resolved before any additional development, and the CIP should not imply that projects have been approved when they have not. The City Manager agreed to revise the future-year narratives before the next meeting.

The Board reviewed language regarding the 555 150th Avenue waterfront property, a 4.6-acre site purchased for approximately \$18.12 million. No development expenditures are included in the five-year CIP because the City has not yet prepared conceptual designs or cost estimates. Any FY 2027 capital expenditure for the property would require a formal budget amendment approved by the Board.

Corrections and Upcoming Budget Hearings

Commissioner Tagliarini identified minor numerical discrepancies between the Fund Balance summary and narrative sections for several funds. Mr. Laflin stated that these likely resulted from timing differences as current-year figures changed and agreed to reconcile them before the September hearings.

The two remaining budget hearings were confirmed for:

- **September 9, 2026, at 5:45 p.m. — First Public Hearing**
- **September 18, 2026, at 5:05 p.m. — Second and Final Public Hearing**

Mr. Laflin explained that at those hearings, the Board will formally consider the 2.75-mill property tax rate and the FY 2027 budget. The millage rate has remained unchanged for more than six consecutive years, and no increase is proposed.

Commissioner Tagliarini praised the quality and narrative detail of the revised budget document. Commissioner Ghovaee also appreciated the new format and its discussion of the City's post-hurricane operating environment, future financial risks, stormwater infrastructure, the 555 property, and community priorities. Mayor Brooks adjourned the workshop at 3:39 p.m.

5. ADJOURNMENT

Mayor Brooks adjourned the meeting at 3:39 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, FCMC, City Clerk



MINUTES

BOARD OF COMMISSIONERS
REGULAR WORKSHOP MEETING
AUGUST 26, 2026
4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on August 26, 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 Ghovae, Commissioner District 4

MEMBERS ABSENT: None.

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 4:00 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. Purple Heart Month Proclamation, August 2026

The Purple Heart Month Proclamation was postponed to the next regularly scheduled meeting because the intended recipient was unable to attend. Although August is Purple Heart Month, the Commission preferred to present the proclamation when the honoree could be present to receive the recognition.

5. BOARD OF COMMISSIONERS

A. Pinellas County Sheriff's Office Contract with the City of Madeira Beach

Lieutenant Jones and Deputy Snyder, representatives of the Pinellas County Sheriff's Office, addressed questions about law enforcement staffing, code and ordinance enforcement, beach patrols, noise complaints, short-term rentals, traffic enforcement, and e-bike violations.

Deputy Snyder explained that code enforcement priorities shift with current needs. Recent efforts have focused heavily on unpermitted short-term rentals, with several dozen properties identified as potential violations. PCSO has primarily pursued voluntary compliance by informing property owners of zoning requirements and directing them to obtain the appropriate business tax receipt and rental inspection. Several cases have recently proceeded to the Special Magistrate.

The current enforcement focus has also included overgrown grass, with approximately 30–40 violations issued in recent weeks. Concerns were raised about demolished properties with untreated pools, which create stagnant water and mosquito problems. Deputy Snyder explained the difficulties of accessing private property without the owner's permission or a court order and discussed efforts to address pools and slabs during demolition.

The Board also discussed Florida law requiring individuals who submit code enforcement complaints to provide their name and address. However, code enforcement personnel may take action independently when they personally observe a violation.

Lieutenant Jones reported that deputies assigned to Madeira Beach receive noise-meter training every six months. Deputies may also enforce the City's 50-foot rule on amplified sound.

Beach patrols are typically conducted during morning and sunset hours, though there is no fixed patrol schedule. Deputies are directed to patrol the beach approximately once or twice daily when call volume permits. Lieutenant Jones explained that randomized patrols may be more effective than predictable schedules because individuals can otherwise adjust their behavior around known patrol times.

Commissioner Dillon specifically requested greater attention to weekend beach patrols, including enforcement actions involving dogs and glass on the beach. Lieutenant Jones agreed to communicate the concern to shift commanders and weekend deputies.

Lieutenant Jones and Deputy Snyder, representatives from the Pinellas County Sheriff's Office, provided an extensive overview of law enforcement and code-enforcement activities in Madeira Beach. The Board emphasized the Sheriff's Office's excellent service and discussed opportunities to strengthen enforcement of quality-of-life issues, including short-term rentals, noise, dogs and glass on the beach, overgrown properties, speeding, and e-bike violations.

Lieutenant Jones stated that staffing is sufficient to meet the City's enforcement needs. Madeira Beach has eight patrol deputies assigned across four shifts, with two deputies per 12-hour shift,

plus two community policing officers and supervisory personnel. Neighboring units may also assist with higher-priority calls.

Mayor Brooks requested clarification to help the public understand the full staffing arrangement. Lieutenant Jones explained that, in addition to the two patrol deputies working at any given time, supervisory personnel for the barrier island area are generally nearby. Overall, the City has ten assigned deputies: eight patrol deputies and two community policing officers, plus supervisors.

PCSO provides monthly statistical reports to the City. Commissioners or the City Manager may also request directed patrols or targeted enforcement at specific locations or for recurring violations. The Board discussed improving monthly reporting by breaking down the general category of “ordinance violations” into specific types of violations. PCSO indicated that a more detailed breakdown could be provided within approximately two months.

Commissioner McGeehen raised concerns about speeding on North Bayshore Drive. Lieutenant Jones explained that PCSO can conduct five-day speed studies with monitoring equipment and establish directed patrols when the data shows a speeding problem.

The Board discussed e-bike and electric-motorcycle violations, including riders operating without lights, disregarding stop signs, and engaging in unsafe behavior. PCSO conducts countywide e-bike enforcement details and can target identified hotspots. Lieutenant Jones offered to arrange a dedicated enforcement detail in Madeira Beach and explained that repeat or serious violations may result in citations or impoundment.

Mayor Brooks opened the floor to public comments.

Bob Bello, 13301 Gulf Lane, reported observing regular sheriff patrols during both daytime and nighttime hours and discussed the recurring issue of visitors bringing dogs onto the beach. Residents were also reminded that the PCSO non-emergency number can be used to report issues such as dogs or glass on the beach. These calls create a record that helps deputies identify repeat problem locations.

Mayor Brooks emphasized that the City and the Sheriff’s Office operate as partners. Commissioners should communicate resident concerns to the City Manager so they can be relayed to PCSO and enforcement priorities adjusted as needed.

Commissioner Tagliarini reiterated that his questions were intended to highlight quality-of-life enforcement priorities and did not reflect dissatisfaction with PCSO.

The Board concluded the presentation by thanking Lieutenant Jones and Deputy Snyder for their service.

B. Abandoned Swimming Pools

This item was discussed in conjunction with Item 6. B., Code Enforcement – General Overview.

C. 2026 Board of Commissioners Meeting Calendar

The City Clerk presented the revised 2026 meeting calendar for final review. Commissioner Tagliarini asked whether a regular meeting was scheduled for December 9. Mayor Brooks clarified that the Commission had decided to hold only a workshop meeting in December at 2:00 p.m., given staff's limited time to properly notice and prepare for two meetings on the same day. No additional changes were requested.

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

D. Key to the City Plaque Language

Commissioner Ghovae introduced this item, noting that Commissioner Tagliarini drafted the plaque language. He asked the Commission to review and approve the text so the plaques, two of which have already been approved by the Commission, could be finalized and the two recipients he had chosen from the Trash Pirates could be recognized at the September 9th BOC regular meeting.

Mayor Brooks, noting that the plaque language is part of the public record and can be requested, stated she preferred not to read it aloud at this time. She indicated that it would be more appropriate to make the language public when the plaque is formally presented to the recipient. The City Attorney confirmed that the Commission was not required to read the language aloud. No commissioners objected or proposed changes. The item was accepted without further discussion.

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

E. Review Ordinances for Keys, Coins, Awards, etc.

Mayor Brooks introduced this item in the context of the City's approaching 80th anniversary and the Board's broader conversations about community recognition. She noted that Resolution 2021-10 had established an Employee of the Year Award Program, requiring department directors to nominate one employee from their departments by October 1 each year. She stated that she believed the program had not been fully implemented and expressed her desire to see it activated.

Mayor Brooks said they should include recognizing staff at employment milestones of five, ten, fifteen, and twenty years of service, noting that although employees receive paychecks and benefits, consistent recognition of their commitment and service is largely absent. She acknowledged that Commission-level recognitions, such as the City coin, key to the city, and proclamation letters, are primarily directed toward community members rather than staff.

Commissioner Ghovae agreed, noting that landmark anniversaries, such as ten- or fifteen-year employment milestones, should be recognized. Commissioner Dillon expressed confidence in the City's team and agreed that recognition should be formalized. Commissioner Ghovae suggested that department heads, who have been in place since the resolution's adoption in 2021, could assist the City Manager in developing recognition programs.

Mayor Brooks directed the City Manager to return to the Board with concrete recommendations for staff recognition initiatives, including how employee milestones could be formally observed. The City Manager acknowledged the directive.

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

A. Board Appreciation Dinner Planning

The City Clerk introduced this item, explaining that the Board Appreciation Dinner had been budgeted annually but had not been held for several years due to COVID and other disruptions. She noted that with the 80th anniversary approaching, it could be an opportunity to revive the event. She described previous dinners as having been held in the City Center Room in October and attended by all employees, board and committee members, and award recipients, with alcohol donated by an outside organization. She noted that the current \$5,000 budget allocation may no longer be sufficient and suggested that the Commission consider increasing it during the forthcoming budget adoption.

Mayor Brooks asked whether a volunteer committee of residents might participate in planning the 80th-anniversary celebration. She described a practice she learned about from a mayor in another city, in which residents can submit nominations for "random acts of kindness" via the City website; these scroll on screen during the City's broadcast logo segments before Commission meetings. She expressed enthusiasm for community involvement in planning and suggested that the anniversary event should reflect the community's input rather than the preferences of the Commission and staff alone.

Commissioner Ghovae asked about combining the Board Appreciation Dinner with the 80th-anniversary celebration and suggested making the dinner an annual October event.

Commissioner Tagliarini expressed openness to the concept but noted it was too early to form a firm opinion. He viewed the two events, one celebrating the employees and the other the City, as distinct yet potentially complementary. He suggested that the Board Appreciation Dinner could serve as an occasion to present the staff recognition awards discussed under Item 5. E.

Mayor Brooks expressed concern about fiscal prudence, noting a November ballot measure that could eliminate the property tax and have significant financial implications for the City. She emphasized that she did not oppose a Board Appreciation Dinner but wanted the Commission to be thoughtful about spending. She also gently pushed back on characterizing the event as "for" the Board, emphasizing that it should center on employees and community members.

The Commission's consensus was to allow each member to go home, research how other cities and the City itself have conducted these events in the past, and return to the next workshop with specific ideas and visions for both the Board Appreciation Dinner and the 80th-anniversary celebration. Mayor Brooks also asked commissioners to consider which awards would be appropriate for the dinner versus the community anniversary event.

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

6. COMMUNITY DEVELOPMENT

A. Ordinance 2026-16 Temporary Parking use – Parking lots along Gulf Boulevard and within John’s Pass Village Activity Center

Kathryn Younkin and Andrew Morris, planners from the Community Development Department, presented the item.

Ms. Younkin explained that, following direction from the July 22, 2026 meeting, the ordinance establishes a temporary framework that permits standalone parking lots on properties immediately adjacent to Gulf Boulevard and within the John’s Pass Village Activity Center. This temporary use would allow reduced development standards for parking lots in areas where standalone parking is currently prohibited or requires full improvements.

Ms. Younkin addressed questions previously raised by the Commission. One question concerned whether the City could limit the rates charged in the parking lots. The City Attorney advised that state law prohibits the City from regulating rates charged by private parking lots. The second question was whether this could be done on an automatic renewal basis. That would not be possible given how the state of emergency is operating in Florida. Any temporary parking lot would still be operating four years later based on the last four years. A date certain of December 31, 2028 was put in the ordinance.

Ms. Younkin explained that the ordinance sets submittal requirements, parking lot surface and buffer standards, and conditions of approval that would apply to all parking lots. If found in violation of these standards, the use would no longer be permitted.

Mayor Brooks opened the floor to public comment.

Bob Bellow, 13301 Gulf Lane; Cheryl Pattishall, 161 131st Avenue; Mike Wyckoff, 161 131st Avenue; and Andrea Bellow, 13301 Gulf Lane, encouraged the Commission to consider a permanent regulatory framework for standalone parking rather than requiring termination after a fixed period. Comments included consideration of a by-right or special exception process, the City's Master Plan parking objectives, the extended hurricane recovery period, the economic benefits of allowing property owners to temporarily generate income from vacant properties, and the need for additional parking to support businesses and reduce parking impacts on residential neighborhoods.

Community Development Director Marci Forbes explained that the ordinance was intentionally designed as a short-term solution for properties affected by the hurricanes. A more comprehensive, permanent parking framework would be considered through the City's ongoing parking study, community workshops, and information gathered from the temporary parking program.

Mayor Brooks asked whether the goal now is for the Commission to approve this, which would make these currently used lots legal through 2028. Then, in the next two years, it is anticipated that, before those two years are up, they would have a permanent fix that would follow the master plan as they are changing their LDRs, etc. Director Forbes agreed. They would start adding

something to their code that memorializes parking differently than it does now. In two years, they will know at least whether everything will be changed efficiently. They will have better direction.

Mayor Brooks said it takes a long time to change anything. If they are not done by the end of December 2028, it could come back to the Commission to extend the timeline by another one or two years. There is no question that parking is an issue at times. She does not think anyone is going to choose to park on the other side of Gulf Blvd. when they can park on the beach side, which would fill up first. It would have a significant fiscal impact on them, but she agrees with what they are doing now, while keeping in mind that they are moving toward a permanent fix that would address parking-related issues in line with the master plan as written.

Commissioner Ghovae said two years may be too short and suggested extending the period by four years, to expire on December 31, 2030, given the length of hurricane recovery and the investment required to establish compliant parking lots. Staff confirmed that operators would be required to obtain a Business Tax Receipt and comply with applicable requirements of outside agencies.

Commissioner McGeehen agreed to increase it to four years instead of two. They need more parking and flexibility to meet the needs of residents and tourists alike. Down the road, they could look at the options at that time.

Commissioner Dillon asked about the difference between the ordinance for special exception uses and this ordinance. Could they obtain a special exception now rather than go through this process? Ms. Younkin explained that this ordinance has reduced the standards and requirements for what must be provided compared with those for a permanent parking lot.

Ms. Younkin explained that, in the zoning districts along Gulf Blvd., which are primarily C-3 and R-1, stand-alone parking is not permitted by special exception or otherwise. This differs in John's Pass Village. There are six-character districts within the village, two of which allow stand-alone parking lots by special exception. The other four are highly commercial areas where the shops are.

Mr. Morris clarified that if you have a building like Caddy's, you can build additional parking and sell it because the parking is ancillary to the restaurant. The master plan was intended to provide flexibility. Caddy's is not open all day, so its parking is used outside business hours, such as by beachgoers. The idea of flexibility is to allow redevelopment and the rebuilding of physical buildings.

Commissioner Dillon said that parking is not expected to be a major revenue source, but rather a way to bring in money. The ordinance's stipulations seem quite extensive. Ms. Younkin said they tried to draft the ordinance with the minimum requirements, but they cannot override FDOT or SWFWMD permitting requirements. It is thought that many of the sites would qualify for an exemption from SWFWMD because they had buildings and parking on their sites before. So, it may be just an exemption letter rather than a full permit from SWFWMD. They did reduce landscaping, paving, buffering, and the size of spaces on small lots and the drive aisles. These are already exceptions to their current codes. Mr. Morris said that for the special exception route, they would have to meet the full requirements in their code for the parking lot.

Commissioner Ghovae asked about compact spaces. Ms. Younkin said that for lots that are 50 feet or less in width, they allowed all compact spaces, with the exception of accessible spaces, which are required by federal law to meet ADA.

Commissioner Dillon said the workshop date on page 2 is incorrect. They do not have a workshop on October 14th. Mayor Brooks said it would be the first reading on October 14th.

Commissioner Tagliarini said it is temporary, with a two-year deadline. It helps damaged properties generate revenue. He is in favor. Would it be more profitable than redevelopment, which was made clear would not be? How many parking spaces would be created under the ordinance? Ms. Younkin said the transportation study will determine where parking lot needs are. Commissioner Tagliarini asked about the number of partials that would qualify for the temporary use, and whether they should consider a cap on permits or parking spaces. Commissioner Dillon thought there would be a maximum of 10 spots. Ms. Younkin said they are referring to vacant lots. They do not have any statistical data to back that up.

Commissioner Tagliarini asked whether a monthly report would be coming to the Commission on the number of parking lots. The Mayor said they do not control private parking lots. Commissioner Ghovae said that, as part of the special exception, they would be able to dictate that. The city attorney said there is a state statute that says what they can and cannot do.

Mayor Brooks said that, when it came to them, the purpose was that they had a handful of lots from businesses or whatever was on them that were lost during the storm. It is two years later, and the property owners still do not know what they are going to do. This gives the property owners temporary means to put a lot there without paving it, other than the handicap spot, and allows them to make some money to help pay their property tax until they are able to do something there. For the City, they do not always have a parking issue every weekend, but there are times when there is a real parking issue. She would agree with what was stated here today that there is an area in our City where there is no parking. The question is, is two years long enough or could they extend it to 2029 or 2030 for this specific fix. Or, leave it at 2028 and revisit it in 2027 if it does not look like they will have a fix by 2028, and then extend it then.

Following further discussion, the reached a consensus of three years, extending the expiration to December 31, 2029, as a compromise between the two-year sunset proposed by staff and the four-year period favored by Commissioner Ghovae. Commissioners Tagliarini, Dillon, and McGeehan indicated support for three years; Commissioner Ghovae agreed to accept three years as a reasonable compromise; and Mayor Brooks concurred.

Staff confirmed that the ordinance would proceed to the Planning Commission meeting in September (moved to the 14th), then return to the Board of Commissioners for first reading in October and second reading in November.

B. Code Enforcement – General Overview

(Note: This item also served as the discussion of Item 5.B, Abandoned Swimming Pools, which had been deferred earlier in the meeting.)

Community Development Director Marci Forbes and newly onboarded Code Compliance Supervisor Stefanie Schmidt addressed the Commission.

Director Forbes said the presentation aimed to clarify what the Pinellas County Sheriff's Office handles versus what City staff handles, and to describe the improvements underway in the City's code enforcement processes. Biweekly code enforcement meetings have been established, involving both City staff and the Sheriff's Office, to discuss priorities, hot cases, and coordination strategies. The City has substantially improved its use of the MGO code enforcement platform, moving away from physical file folders to a documented digital record of all contacts, including cases where voluntary compliance is achieved at first contact, so that repeat patterns can be identified over time.

Ms. Schmidt described the high number of currently open cases, attributing a significant portion to legacy FEMA violation reports received after the hurricanes that lacked sufficient detail to act on directly. The City is working through these cases by correlating them with independently generated cases where possible and closing out older cases that had been resolved but not properly documented.

Director Forbes, Marci explained the FEMA National Violation Tracker List, a protected federal list of properties identified as potentially having code violations, most commonly unauthorized bathrooms below base flood elevation. The list cannot be used as evidence in enforcement proceedings because of its protected status under federal law, but the City is required to address the flagged addresses. Activating these cases as placeholders allows the City to demonstrate to federal auditors that it is managing the list proactively.

Regarding the recently launched online complaint submission tool, Ms. Schmidt confirmed that a clickable button had been added to the building compliance section of the City website on the day of the meeting, allowing residents to fill out and submit a complaint form directly to staff without calling. She also noted that a request had been made to add a link to the City's homepage to increase visibility. Commissioner Dillon noted that the "report a problem" button on the main homepage was not functioning correctly at the time of the meeting; Mayor Brooks clarified that the feature had been completed that same day and that technical glitches would be resolved promptly.

Mayor Brooks raised the practice of having code compliance staff regularly drive the City and asked whether supervisors conduct spot checks to guard against "tunnel vision," the natural tendency to overlook familiar violations on repeated routes. Director Forbes acknowledged this as a real concern she and Stephanie had discussed. She described plans to conduct follow-up checks, share feedback with staff on items they may miss, and identify systemic misunderstandings of enforcement protocol.

Mayor Brooks also floated the idea of having all City employees who operate City vehicles serve as informal "eyes" for potential code violations, not as enforcement agents but as a reporting channel. Director Forbes noted that Public Works staff already performs this function informally

and effectively, and that the parking enforcement team's citywide presence makes them a good candidate to receive outreach materials to distribute or use as gentle reminders for residents.

Commissioner Tagliarini asked Director Forbes to clarify the jurisdictions of City code compliance staff and the Sheriff's Office, noting that gray areas had historically caused confusion. Director Forbes acknowledged that short-term rentals had been a notable gray area and described ongoing efforts to define clear roles and document interactions in MGO. She confirmed that City staff would address overgrown grass and exterior debris, while issues such as leashed dogs on the beach would be directed to the Sheriff's Office. She noted that a FAQ is under development to help both the public and staff determine which agency to contact for each type of issue.

Commissioner Tagliarini asked whether parking enforcement or code compliance staff could be authorized to issue verbal warnings or distribute informational materials to residents walking dogs off-leash, thereby creating an additional enforcement presence without formal citation authority. Director Forbes indicated that this would require legal clarity but expressed enthusiasm for equipping outreach staff with informational materials that communicate the rules, even when formal citation authority is absent.

Director Forbes noted that the City's code itself is one of the largest obstacles to timely enforcement, containing vague or conflicting provisions and lacking a sufficient penalty structure for repeat offenders. She described ongoing collaboration with the City Attorney and newly onboarded staff to identify areas where the code can be tightened within the constraints of SB 180 and to develop a stronger fine structure for chronic violations. She observed that the City frequently receives questions from enforcement staff about whether a particular action is permissible, and the answer is sometimes no because the code, as written, does not support it.

Commissioner Tagliarini thanked Marci and Stephanie for the progress being made.

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

7. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks said that no public comments were received at the start of the meeting. However, the City Manager and Public Works Director have prepared a landscape plan for Tom and Kitty Stuart Park and invited Public Works Director Megan Wepfer to present it.

Public Works Director Megan Wepfer displayed the landscape plan on the chamber screens and in printed handouts. The plan outlined planting areas throughout the park, featuring a variety of drought- and salt-tolerant species, including bottle palms, coconut palms, Blue Daze ground cover, railroad vine, and beach sunflowers. She confirmed that beach sunflowers and railroad vine naturally establish in the area and would not need to be purchased. Most planting areas would require irrigation, with a rough cost estimate of \$7,000 to \$20,000, depending on the scope of the system. Reclaimed water is available on-site.

Director Wepfer said the plan included an optional fence along the southern property line shared with the adjacent Beach Flower property. Its Podocarpus hedge had been planted directly on the

property line and was encroaching onto City property. A fence had previously existed on that line but was damaged during the Beach Flower demolition. She stated that the fence would make maintenance of the southern edge significantly easier, especially given the densely planted area proposed for that boundary.

Commissioner Ghovae initially opposed the fence, preferring a more natural visual continuity between the two properties. However, after Director Wepfer explained the maintenance challenges posed by the encroaching hedge and after Commissioner Tagliarini observed that the same plants, when confined by a fence, tend not to spread laterally, Commissioner Ghovae indicated he was comfortable with a fence, clarifying that he had assumed a taller six-foot fence rather than a shorter, approximately three-foot barrier. The Commission expressed general consensus in favor of including the fence.

Commissioner Ghovae also asked about the building's orientation relative to Gulf Boulevard and sought clarification on the ADA ramp's location. Director Wepfer explained that the building's doors face Gulf Boulevard, and the ADA ramp connects the sidewalk to a landing pad, which then leads to the building on the opposite side. The flat area shown in the plan adjacent to the ramp notation is the accessible landing, not the ramp itself.

Mayor Brooks asked whether the City might regulate invasive or problematic plants citywide through the code, citing the Podocarpus situation as an example. The City Attorney confirmed that this would be legally feasible but would require a code amendment and is not addressed in the current discussion. Director Wepfer clarified that Podocarpus are not ecologically invasive because they do not spread, but were planted in an inappropriate location directly on the property line, leading to the current encroachment issue.

Commissioner Dillon asked about the overall financial picture for the park reconstruction, including FEMA funding. Megan indicated that an estimated \$400,000 or more in FEMA funding has been identified for the project, though the figure has not been finalized because the park has not reached the same stage of completion as other FEMA-eligible projects. She also provided an update on the restroom building: state-stamped and sealed plans for the restroom structure had just been received, and production, delivery, and installation were expected by mid-November. The Commission was reminded that hardscape work, including new pavers in a color that matches the City's pocket parks and visually distinguishes the City's property from the adjacent Caddy's property, would proceed after the building is set to avoid crane damage to new installations.

The Commission expressed broad enthusiasm for the landscape plan. Mayor Brooks said she liked it. The conversation has consistently focused on bringing the landscape back. She complimented Director Wepfer for doing a great job. No changes were requested.

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

8. ADJOURNMENT

Mayor Brooks adjourned the meeting at 6:41 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

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

DRAFT



Memorandum

Meeting Details: July 22, 2026

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Mike Helfrich, City Manager

Subject: Amendment to Aclarian Consulting Agreement

Background

Aclarian has provided outsourced Finance Director services for the City since July 2020. Aclarian's contractual services agreement expires at the end of fiscal year 2026 and continues on a month-to-month basis unless terminated by either party with thirty (30) days written notice or extended by a separate agreement.

The amendment to the Aclarian consultant agreement will extend through fiscal year 2027 at a fixed fee of \$8,800 per month. Aclarian will continue to appoint Andrew Laflin to be responsible for assuming the duties of the Director of Finance and City Treasurer, as described in Article V, Section 5.5, of the City's Charter. Mr. Laflin has assumed this position since the inception of Aclarian's services to the City in June 2020.

Fiscal Impact

The Consultant Agreement stipulates a fixed monthly fee of \$8,800 per month for Finance Director services, which equates to \$105,600. This is a 2.3% increase from the prior year's annual cost of \$103,200. Alternatively, the City's annual cost to hire a full-time employee for this position, including payroll taxes and benefits, could range between \$150,000 and \$180,000 annually.

Recommendation(s)

Staff recommends approval of the Amendment to the Aclarian Consulting Agreement as presented.

Attachments

- Third Amendment to Aclarian Consulting Agreement

Exhibit A

Ordinance ~~2025-18~~ 2026-08



FEES & COLLECTION PROCEDURE MANUAL

(Updated Through Ordinance 2026-08)

Office of the City Clerk

Adopted: July 10, 2026

FEES & COLLECTION PROCEDURE MANUAL

(UPDATED THROUGH ORDINANCE ~~2025-18~~ 2026-08)

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ARTICLE I. CITY CLERK'S OFFICE- FEES FOR INSPECTING AND COPYING PUBLIC RECORDS

(Res. 2016-24, 07/12/2016; Res. 2013-50, 10/08/2013; Res. 09.10, 09/21/2009; Res. 04.02, 01/27/2004; ORD. 2018-03; 06/12/2018; Ord. 2019-06); Ord. 2020-04; Ord. 2021-12 05/12/21

SECTION A. What is a public record?

Section 119.11 (12), F.S., defines "public records" to include:

"all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency."

The Florida Supreme Court has interpreted this definition to encompass all materials made or received by an agency in connection with official business which are used to perpetuate, communicate, or formalize knowledge. *Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc.*, 379 So. 2d 633, 640 (Fla. 1980).

All such materials, regardless of whether they are in final form are open for public inspection unless the Legislature has exempted them from disclosure.

Wait v. Florida Power & Light Company, 372 So. 2d 420 (Fla. 1979)

SECTION B. Right of access to public records under reasonable conditions, F.S., Sec. 119.07(1)(a):

"Every person who has custody of a public record shall permit the record to be inspected and copied by any person desiring to do so, at any reasonable time under reasonable conditions and under supervision by the custodian of the public records."

The term "reasonable conditions" as used in Sec. 119.07(1)(a), F.S., "refers not to conditions which must be fulfilled before review is permitted but to reasonable regulations that would permit the custodian of the records to protect them from alteration damage, or destruction and also to ensure that the person reviewing the records is not subjected to physical constraints designed to preclude review." *Wait v. Florida Power & light Company*, 372 So. 2d 420. 425 (Fla. 1979). See also *Chandler v. City of Greenacres*, 140 So. 3d 1080, 1084 (Fla. 4th DCA 2014) (noting the narrow interpretation of the phrase "reasonable conditions"): and *Tribune Company v. Cannella*, 458 So. 2d 1075, 1078 (Fla. 1984), *appeal dismissed sub nom.*, *DePerte v. Tribune Company*, 105 S.Ct. 2315 (1985) (the sole purpose of custodial supervision is to protect the records from alteration, damage, or destruction).

Accordingly, the "reasonable conditions" do not include a rule or condition of inspection which operates to restrict or circumvent a person's right of access. AGO 75-50. "The courts of this state have invalidated measures which seek to impose any additional burden on those seeking to exercise their rights to obtain records" under Ch. 119, F.S. inf. op. to Cook, May 27. 2011. And see *State v. Webb*, 786 so. 2d 602 (Fla. 1st DCA 2001) (requirement that persons with custody of the public records allow records to be examined "at any reasonable time, under reasonable conditions" is not unconstitutional as applied to public records custodian who was dilatory in responding to public records requests).

A public records request "shall provide sufficient specificity to enable the custodian to identify the

requested records. The reason for the request is not required to be disclosed." Fla. R. Jud. Admin 2.420(m)(l). The custodian "is required to provide access to or copies of records but is not required either to provide information from records or to create new records in response to a request." *Commentary, In re Report of the Supreme Court Workgroup on Public Records*, 825 So. 2d 889, 898 (Fla. 2002). The custodian having custody of the records shall determine whether the requested records are subject to the rule, whether there are any exemptions, and the form in which the record is provided. Fla. R. Jud. Admin. 2.420(m)(2). If the request is denied, the custodian shall state in writing the basis for the denial. *Id.*

SECTION C. Extensive requests pursuant to F.S. §199.07.(4).

Sec. 119.07(4)(d), F.S., provides, "[i]f the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required or both."

If a public records request requires an extensive use of the City's resources, a special service charge may be imposed. Special service charges will be calculated based upon the City's actual cost of burden, (wages, taxes, insurance, and benefits), for the lowest paid personnel capable of fulfilling the request.

Large volume of records requested. Deposits are based upon an actual estimate of the cost of production, with a minimum of 50% due before production of the records begins.

SECTION D. Fees for inspecting and copying public records pursuant to F.S. §119.07(1)(a).

Public records held by the City are open to inspection by any person, during reasonable times and under reasonable circumstances. Although Florida law makes some records exempt or confidential, the City wishes to make all non-exempt records available to the public at no cost provided the request to inspect or copy records does not involve an extensive use of City personnel or other resources.

- | | |
|-------------------------------------|--------|
| (1) One-sided copy, each page..... | \$0.15 |
| (2) Two-sided copy, each page..... | \$0.20 |
| (3) Certified copy, each page | \$1.00 |
| (4) Notary Public Fee..... | \$5.00 |
- Pursuant to F.S. §117.05(2a); the fee of a notary public may not exceed \$10.00 for any one notarial act, except provided in Sec. 117.045.)

****For all other requests, the fee prescribed for duplication of public records shall represent the actual cost of duplication.***

For purposes of this sections, "Duplicating" means the process of reproducing an image or images from an original to a final substrate through the electrophotographic, xerographic, LED, inkjet or dye sublimation, laser, or offset process or any combination of these processes, by which an operator can make more than one copy without rehandling the original.

SECTION E. Custodian of Public Records and Designated Custodians of Public Records

CUSTODIAN OF PUBLIC RECORDS

Clara VanBlargan, MMC, MSM, City
 Clerk cvanblargan@madeirabeachfl.gov
 Phone (727) 391-9951, ext. 231

RECORDS CUSTODIANS

The Records Custodian of each department are designated by the City Clerk. The records custodian of their department shall permit the record to be inspected and copied by any person desiring to do so, at any reasonable time under reasonable conditions and under supervision by the custodian (supervisor) of those public records to be inspected or copied. Although, the custodian "is required to provide access to or copies of records they are not required either to provide information from records or to create new records in response to a request." *Commentary, In re Report of the Supreme Court Workgroup on Public Records*, 825 So. 2d 889, 898 (Fla. 2002), and shall determine if the requested records are subject to the rule, whether there are any exemptions, and the form in which the record is provided. Fla. R. Jud. Adm in. 2.420(m)(2). If the request is denied, the custodian shall state in writing the basis for the denial. *Id.*

A list of designated department Records Custodians is posted in each department and on the City's website.

ARTICLE II. DEVELOPMENT SERVICES

A. General Development Services Fee Structure:

It is the intent of the City that all development review costs be borne by the beneficiaries. The initial nonrefundable fee will be required at the time an application is submitted. Costs for review services including personnel, consulting or material will be charged against the account of each application. This policy applies to all the fees of this section.

B. Special Magistrate Hearings. Fees for Special Magistrate Hearings shall be as follows:

(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 05.20, 09/14/2005; res. 04.08, 06/22/2004, Ord. 936, §1, 02/20/2001; Ord. 953, §2, 11/13/2001; Code 1983, §19-502)

- (1) Zoning variances for residential dwelling units
 (one and two-family dwellings, and townhouses)\$1,800.00
- (2) Zoning variances for multifamily, tourist dwellings, or commercial\$2,000.00
- (3) Special exception use\$1,800.00
- (4) Appeal of decision (appeal is refundable if decision is overruled).....\$1,500.00

(5) After-the-fact variance and special exception use shall be two (2) times the variance or special exception use fee (*Ordinance 2016-06*)

(6) Conversion of a nonconforming non-habitable area into a habitable area.....\$1,000.00

C. *Alcoholic Beverage Permit Application Fee* \$1,000.00
(Res. 2012-14, 09/05/2012)

D. *Platting.*
(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

(1) Review of construction drawings \$500.00

(2) Replat \$500.00

(3) Final \$500.00

(4) Amendment to a plat \$500.00

(5) Minor subdivision \$350.00

(6) Lot line adjustments \$200.00

(7) Unity of title \$100.00

(8) Rescission of unity of title..... \$250.00

E. *Vacation. (Not including costs associated with referendum)*
(Res. 2016-24, 07/12/2016, Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

Right-of-way (as approved by referendum) \$1,500.00

Easement (as approved by referendum when required) \$1,500.00

F. *Site Plan and Redevelopment Process*
Level of site plan review to be determined in accordance with city land development ordinance and interpreted by development review staff.
(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

(1). Minor Site Plan Review \$500.00

(2) Intermediate Site Plan Review \$1,000.00

(3) Major Site Plan Review \$2,000.00

(4) Administrative Waiver \$500.00

(5) Nonconforming structure encroachment, extension and additions (Sec 110-93(3)f)....\$1,000.00

G. Preliminary plan meetings – Base Fee..... \$250.00

Interpretation of regulations such as the land development regulations, intensity and density, nonconforming provisions, floodplain regulations, Florida Building Code, subdivision regulations, and/or Predevelopment review meetings. Such services would include up to one hour of meeting and or research of applicable development city staff or consultant(s). Time required above an hour or requiring the participation of additional staff, shall be charged at the rate of \$100.00 per hour. On-site consultation with planner, building official, permit technician, or Certified Flood Plain Manager (as needed; by request) requires an additional fee of \$100.00. Any formal letter prepared by city staff requires an additional fee of \$100.00.

H. Zoning and/or Floodplain Verification Letter\$100.00

Includes one hour of research. Additional research time shall be charged at the rate of \$100.00 per hour. (Res. 2016-24, 07/12/2016)

Verification in writing (formal letter on City stationery) as to the property's zoning. This includes a copy of the related district regulations. Such letters are often requested by realtors for property closings.

I. Land Development Regulations Amendment\$1,500.00
(Res. 2016-24, 07/12/2016)

J. Land Use Amendment\$3,000.00
(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

K. Rezoning.....\$2,000.00
(Res. 07-14, 06/26/2007)

L. Planned Development (PD) and Planned Development Amendments. (Res. 07.14, 06/26/2007)

(1) Development Meetings-Charged as Plan Review Meetings at the combined hourly rate of all staff assigned by the Community Development Director.

(2) Plan Review \$2,500.00

a. Each Subsequent Revision \$500.00

(3) Minor modifications not requiring full site plan, neighborhood/community meetings or zoning map amendment or amendment of the development agreement\$1,000.00

(4) Major modificationsTo be charged by the full rate for a new Planned Development.

(5) Development Agreements Application fee of \$500.00
and charges will include all staff and consulting time at hourly rates plus benefits and will be paid prior to execution of the Development Agreement Ordinance.

M. Special Agreements (for Development Agreements, see Section L)

(Res. 10.12, 07/20/2010; 07.14, 06/26/2007)

(1) For Board of Commissioner's Approval \$500.00

**Plus, City Attorney's legal and recording fees; i.e. encroachment(s); use of City parking area, etc.*

(2) For Administrative Review and Approval all staff hourly rates, legal and recording fees

N. Unaddressed Research Requests – Base Fee \$100.00

O. Short-term/Vacation Rental Certification Certificate of Compliance \$300.00

P. Specific Site Plan Applications

(1) Dog Dining Request \$75.00

A fee of \$75.00 shall be required for both the initial application and subsequent annual renewals requesting to allow dogs in specified outdoor area(s) of a food service establishment during operating hours. This fee shall offset the City's cost to administer, review and inspect such request. This fee shall apply only to pet dogs, service animals already permitted within business establishments by law.

(2) Outdoor Cafes on Public Sidewalk Request \$175.00

Q. Building Permit Fee Schedule.

The following building permit fee schedule shall be used when issuing a permit for any type of construction including, but not limited to, the following: Commercial, Residential, Single Family or Multi-Family for Building, Mechanical, Plumbing, Gas, Fire Roofing, Swimming Pools, Aluminum Structures, Interior or Exterior remodeling, Accessory Structures, Additions, Fuel Tanks, Alarms, Sprinklers, Driveways, Signs, Docks, Seawalls, Walls and Fences, Sheds, Infrastructure or Excavation, or any other type of construction under the Florida Building Code.

(Res. 2016-24, 07/12/2016; Res. 2016-03, 02/09/2016)

(1) Residential and Commercial (NON-REFUNDABLE) permit plan review deposit fee

a. Value of \$30,000.00 or more 25% of total permit fees

The application plan review fee shall be collected at the time of the submitted permit application. This shall be a non-refundable plan review application fee in addition to any other applicable fees listed in Article II, Section I (Building Permit Fee Schedule).

Definitions of "residential" and "commercial" are based on the current Florida Building Code.

(2) Valuation Fee: One Percent (1%) of the Total Project Value, which includes both materials and labor and other related fees). Zero Percent (0%) of the Total Project Value for all Hurricane Helene & Milton permit fees for work involving the interior and/or the exterior demolition, repairs, and/or new construction which includes both materials and labor and other related fees resulting from damage by both listed Hurricanes until March 26, 2026. The zero percent (0%) permit fee for Hurricane Helene and Hurricane Milton (2024) permits only applies if the property has not been sold since September 26, 2024, if the property has

a new owner since September 26, 2024, then the one percent (1%) permit is in effect.

The Board of Commissioners may vote to temporarily charge zero percent (0%) post-disaster permit fees and must include a start and end date.

- (3) Florida Surcharge Fee: The Building Permit fee as required by Florida Law, a total of two and one-half (2½%) percent per permit. A minimum of four dollars for the Building Permit Fees.
- (4) Miscellaneous Fees:
- a. Certificate of Occupancy and/or Certificate of Completion\$50.00
 - b. Change of contractor (all trades).....\$50.00
 - c. Change of use or occupancy..... \$100.00
 - i. Additional research time over one hour shall be charged at the rate of \$100.00 per hour.
 - d. Demolition of structure:
 - i. Demolition base fee (up to 5,000 sq. ft)..... \$200.00
 - ii. Structures over 5,000 sq. ft \$500.00
 - e. Early release of power (*before electrical final*).....\$50.00
 - f. Permit extension (*per extension*)\$50.00
 - g. Transfer of Permit \$50.00
 - h. Failed inspection(s) (*per inspection*)\$50.00
 - i. Floodplain or damage pre-permit inspection, Fire or Structural(*includes Trades*), and Building Code, Life & Health Safety..... \$150.00
 - j. After hours inspection (*beyond normal business hours*) \$250.00
 - k. Tagged property (yellow or red) and stop-work order (*per order*)..... \$100.00
 - l. Well/Test boring and abandonment application\$100.00
 - m. Building Safety/Milestone Report Review Fee\$250.00
- (5) "After the Fact" permit fee:
- a. Shall be **(5)** times the face value of the permit valuation fees.
 - b. Any subsequent "After-the-fact" permit issued to the same Contractor, Property Owner and/or Homeowner within the following (12) months shall be **(10)** times the normal fees.
- Zero percent (0%) post-disaster related permits and post-disaster after-the-fact permits, as approved by the Board of Commissioners after a disaster, will be charged at the regular rate after the timeframe has expired.
- (6) Refunds. NO refunds on permits unless such permit was issued in error in part of the City. There shall be no refund of fees if work commences or of the permit is 90 days or older.
- (7) Miscellaneous items. At the discretion of the Building Official, all construction related activities that do not qualify under one of the trades (Building, Mechanical, Electrical, Plumbing, and others) may be classified as miscellaneous. A permit for such activity may or may not be required at the discretion of the Building Official. An appropriate related fee shall be set by the Building Official for such miscellaneous permit.

(8) Rental inspection fees (4 units or less)

- a. Initial application.....\$40.00
- b. Biennial license renewal.....\$15.00
- c. Initial inspection (*per unit*).....\$50.00
- d. Biennial inspection (*per unit*).....\$70.00
- e. Re-inspection fee (*per inspection*).....\$100.00

Re-inspection fee for every inspection after second if failure to correct violation(s) is due to owner/manager negligence.

- f. Penalties: Ten percent (10%) penalty for failure to submit a timely renewal fee during first month of delinquency; an additional five percent (5%) penalty for each month of delinquency thereafter.

R. Impact Fee Schedule

Impact fees were adopted beginning on April 1, 2022, and impact fees are updated annually beginning October 1st each year through fiscal year 2028 in accordance with the schedule below, based on the following amount per sq ft of building area*:

Category or Class	Calculated fee rate multiply by building area						
	FY 2022	FY 2023	FY 2024	FY 2025	FY202 6	FY 2027	FY 2028
Culture & Recreation	\$3.57	\$4.76	\$5.94	\$7.13	\$8.23	\$9.52	\$11.89
Mobility	\$0.45	\$0.60	\$0.75	\$0.90	\$1.05	\$1.20	\$1.50
Public Safety	\$0.18	\$0.24	\$0.30	\$0.36	\$0.42	\$0.48	\$0.60
Total	\$4.20	\$5.60	\$6.99	\$8.39	\$9.70	\$11.20	\$13.99

**Building area refers to the enclosed area of buildings measured in square feet within the city according to the Pinellas County Property Appraiser as provided in the field TOTLVGAREA in the Pinellas County Property Appraiser's Geographic Information System.*

ARTICLE III. FINANCE DEPARTMENT

- A. *Credit Card Transaction Convenience Fee*An amount suitable to recover card processing fees charged to the City.
- B. *Indebtedness Search*.....\$50.00
- C. *Returned/unfunded/worthless checks*.....Pursuant to F.S. §68.065(2)
- D. *Recording of Documents*:
 - (1) First Page.....\$10.00
 - (2) Each Additional Page.....\$8.50

E. *Parking fines and penalties.* Parking fines and penalties shall be as follows:

(Res. 06.29, 11/28/2006; Res. 04.09, 08/10/2004; Code 1983, §5-19; City Ord 2022-23)

- (1) Overtime Parking\$60.00
Nonpayment of expired paid parking
- (2) Double Parking.....\$80.00
- (3) Parking in a "NO PARKING" Zone\$90.00
- (4) Other Improper Parking.....\$90.00
- (5) Delinquency Fee (After 15 Days)\$30.00
- (6) Disabled Parking Permit.....Sec. 66-52(c),
Code of Ordinances.
- (7) Back-In Parking Violation.....\$60.00
- (8) ADA Parking Violations\$250.00
- (9) Fire Lane Violations\$250.00

Note: A Parking enforcement officer can ticket every hour for repeat violations.

F. *Special event parking permit (daily permit)\$35.00*

Special event parking permits and road closure fees established for specified events are listed below with additional events authorized by the City Manager.

(Res. 2014-20, 05/13/2014)

Johns Pass Seafood Festival
Memorial Day

The Fourth of July
Additional event days as authorized
by the BOCC by resolution.

G. *Business Parking Permit (up to 4 permits/month/Business) per month\$40.00*

Permit for any business with current Local Business Tax Receipt (BTR).

H. *City-wide parking rate..... \$4.00/hr (minimum)*

I. Overnight Parking 24-Hour Parking Session..... \$96.00/day
up to 7 days. Selective Surface Parking lots from 130th to Kitty Stuart Park.

J. *Festival Parking. The City Manager maintains the right to designate festival parking rates for designated special events at his/her discretion. Each special event is subject to review.*

K. Parking Prohibition Area - *No operator of a vehicle shall park a vehicle on dirt, grass or landscaped city rights-of-way, medians, swales, or similar areas. The city manager, or designee, may waive this prohibition on a temporary basis where it is determined that such waiver is necessary.*

- L. *Parking Fee Amendment Resolution.* In order to adjust parking fees as may be needed due to environmental, economic, or other conditions that may occur during the fiscal year, parking fees can be waived, decreased, or increased at any time during the fiscal year by Resolution of the Board of City Commissioners.

**Note/Clarification: Due to the parking fee increasing from \$4.00 per hour, the minimum charge for credit cards for half-~~the~~ time or thirty minutes is now \$2.00.*

(Res. 04.09, 08/10/2004; Res. 04.02, 01/27/2004)

ARTICLE IV. FIRE DEPARTMENT

A. Fire & Life Safety Inspection

High Hazard as defined by the Fire Marshal-Annual

Low Hazard as defined by the Fire Marshal-Biennial

(1) Places of Assembly (Posted Occupant Load):

- a. Low Hazard Up to 49 People\$50.00
- b. Low Hazard 50 – 149 People \$100.00
- c. Low Hazard 150 People or More..... \$150.00
- d. High Hazard Up to 49 People \$100.00
- e. High Hazard 50 – 149 People \$150.00
- f. High Hazard 150 People or More..... \$250.00

(2) Residential structures, hotel/motel, timeshare, rentals/resort rentals (5 units or greater)

- a. Low Hazard 5 – 10 Units..... \$100.00
- b. Low Hazard 11 – 20 Units \$150.00
- c. Low Hazard 21 – 49 Units..... \$200.00
- g. Low Hazard 50 or More Units \$350.00
- h. High Hazard 5 – 10 Units..... \$150.00
- i. High Hazard 11 – 20 Units \$200.00
- j. High Hazard 21 – 49 Units..... \$250.00
- k. High Hazard 50 or More Units \$350.00

(3) Automotive and/or Marine Service, Fueling or Storage Facilities..... ~~\$200.00~~ \$250.00

~~(4) Automotive and/or Marine Fueling Facilities..... \$200.00~~

(5) Standalone Single Business: Low Hazard

- a. Up to 2,499 sq. ft.....\$50.00
- b. ~~2,000~~ 2,500 or more sq. ft..... \$100.00

(6) Standalone Single Business: High Hazard

- a. Up to 2,499 sq. ft. \$100.00
- b. 2,500 or more sq. ft. \$150.00

(7) Multiple Commercial/Businesses: High Hazard

- a. Unoccupied, per suite.....\$25.00
 - b. Occupied, per suite.....\$50.00
- (8) Storage Facilities: High Hazard
 - a. Up to 4,999 sq. ft.....\$200.00
~~\$100.00~~
 - b. 5,000 or more sq. ft.....\$300.00
~~\$200.00~~
- (9) Subsequent Fee for Each Return Inspection for Compliance\$50.00 ~~\$30.00~~
- (10) Fire Department Red Tag/Stop Work Order\$100.00
~~\$50.00~~
- B. Fire Plan Review and Correlated Inspection(s)**
 - (1) For Site Plans and Building Plans\$0.05/sqft
 - (2) Other fire plans review (fire alarm, fire suppression, etc.)\$250.00
 - (3) Failed inspections(s) (per each inspection).....\$50.00
- C. CPR Classes. (\$25.00 Fee covers the cost of the CPR card upon successful completion)**
 - (1) Resident.....\$25.00
 - (2) Non-resident.....\$50.00
 - (3) Government Municipalities, Partner Organizations, etc.....\$25.00
- D. Fire Engine Rental for Fire System Testing and/or Certification.**
 - (1) First 4 Hours.....\$1,000.00
 - (2) Each Additional Hour\$250.00
(Res. 08.10, 09/23/2008)
- E. Special Event Fee**
 - (1) Fire Rescue Special Event (per Hour)\$150.00
~~\$125.00~~
 - (2) Equipment Service Fee; Fuel, Oil, Maintenance, etc. (per unit per day).....\$50.00
 - (3) Special Event Inspection; Cooking Tents, Food Trucks, etc. (per event).....\$200.00
~~\$100.00~~
- F. Short Term Vacation Rental Inspection Fees - Annual (Air BNB, VRBO, etc.).....\$100.00**
 - (1) Single Family Apartment/Condo\$100.00
 - (2) Single Family Residential Home (up to three bedrooms).....\$150.00
 - (3) Single Family Residential Home (more than three bedrooms\$250.00

ARTICLE V. PARKS & RECREATION

(Res. 2016-24, 07/12/2016; Res. 2016-03, 02/09/2016; Res. 2015-21, 08/11/2015; Res. 2015-09,03/10/2015; Res. 2014-53, 12/10/2014; Res. 10.05, 03/23/2010; Res. 09.09, 09/21/2009; Res. 07.14,06/26/2007; Res. 05.20, 09/14/2005; Res. 06.23, 09/13/2005; Code 1983 §19-508)

A. Recreation.

(1) Adult Sports Registration:

- a. Rate determined by sport, competitive analysis, and cost recovery.
 - i. Resident/Non-Resident Pricing model will be utilized.

(2) Youth Sports

- a. Rate determined by sport, competitive analysis, and cost recovery.
 - i. Resident/Non-Resident Pricing model will be utilized.

(3) After-School Program (will take effect August 1, 2020):

- a. Resident (*daily*) \$9.00
- b. Non-Resident (*daily*) \$12.00
- c. City Employee (*daily*) \$9.00

(4) Summer Camp Program:

- a. Resident Rate by Session:
 - i. Session 1 \$500.00
 - ii. Session 2 \$500.00
 - iii. Full Summer Session \$1,000.00
 - iv. Individual Weekly Rate \$150.00
- b. Non-Resident Rate by Session:
 - i. Session 1 \$625.00
 - ii. Session 2 \$625.00
 - iii. Full summer session \$1,250.00
 - iv. Individual weekly rate \$200.00
- c. City Employee Free

(5) Fitness Classes

- a. Contracted Recreation Instructors will agree to a 75% and 25% contract split with the City for their services.
- b. Recreation Director may negotiate class rate based upon needs/uses of recreation facilities as well as class supply requirements.

B. Recreation Center and City Hall Rentals.

(Res. 2016-24, 07/12/2016; Res. 2015-21, 08/11/2-15; Res. 2014-53, 12/20/2014)

- (1) Monday – Thursday rental period. Rental hours must include set-up and breakdown for all vendors and guests. Rental includes use of contracted space, set-up/breakdown of tables and chairs, banquet kitchen (if applicable), and cleaning fee. In addition to the hourly rental rates, the City will also collect all required sales tax. Deposits may be refunded within thirty (30) days of an event.

- a. Recreation Center Rooms (security deposits are refundable)

- i. Boca View Hall w/ patio (*security deposit \$200.00.00*)..... \$200.00/hr.
 - ii. Ocean Walk Room (*security deposit \$200.00*) \$100.00/hr.
 - iii. Starboard Room (*security deposit \$200.00*).....\$50.00/hr.
 - iv. Outside Deck (*security deposit \$400.00*)..... \$100.00/hr.
 - b. City Hall Rooms (security deposits are refundable)
 - i. City Centre Room (*security deposit \$400.00*)..... \$250.00/hr.
(*includes use of outside deck & restrooms*)
 - ii. Commission Chambers* (*security deposit \$200.00*) \$100.00/hr.
 - *ONLY as a backup space for outside reservations negatively impacted by weather.**
 - c. Resident Discount- applied to hourly rental rates..... 20% discount.
- (2) Friday – Sunday rental period. Rental includes use of contracted space, set-up/breakdown of tables and chairs, banquet kitchen (if applicable), and cleaning fee. Security deposit may be refunded within thirty (30) days following an event.
- a. Recreation Center Rooms (security deposits are refundable)
 - i. Boca View Hall w/ patio (*security deposit \$200.00*)..... \$225.00/hr.
 - ii. Ocean Walk Room (*security deposit \$200.00*) \$125.00/hr.
 - iii. Starboard Room (*security deposit \$200.00*).....\$75.00/hr.
 - iv. Outside Deck (*security deposit \$200.00*)..... \$125.00/hr.
 - b. City Hall Rooms (security deposits are refundable):
 - i. City Centre Room (*security deposit \$400.00*) \$275.00/hr.
(*includes use of outside deck & restrooms*)
 - ii. Commission Chambers* (*security deposit \$200.00*) \$125.00/hr.
 - *ONLY as a backup space for outside reservations negatively impacted by weather.**
 - c. Resident discount on hourly rates.
- (3) Cleaning Fees (*per location*).....\$100.00

C. *Park & Pavilion Rentals*

(*Res. 2016-24, 07/12/2016; Res. 2015-09,03/10/2015*)

(1) Archibald Park

- a. Pavilion rental for four (4) hours (each additional hour is \$25.00/hour):
 - i. Resident..... \$100.00
 - ii. Non-Resident..... \$200.00
- b. Sand Volleyball Court Rental for four (4) hours (each additional hour is \$25.00/hour):
 - i. Resident.....\$25.00
 - ii. Non-Resident.....\$50.00

(2) John's Pass Park:

- a. Pavilion rental for four (4) hours (each additional hour is \$25.00/hour):
 - i. Resident..... \$100.00

ii. Non-Resident.....\$200.00

(3) Splash Pads Rentals

a. Resident Rates

i. Splash Pad (2 Hours).....\$100.00

ii. Splash Pad w/ Tables & Chairs on Patio(2 Hours)\$200.00

b. Non-Resident Rates

i. Splash Pad (2 Hours).....\$150.00

ii. Splash Pad w/ Tables & Chairs on Patio(2 Hours)\$250.00

D. Athletic Field Rentals

(Res. 2016-24, 07/12/2016; Res. 2014-53, 12/10/2014)

(1) Hourly resident rates by facility (6.8% Sales Tax NOT included)

a. Softball Field\$25.00

b. Soccer Field.....\$25.00

c. Basketball Court\$5.00

d. Tennis Court\$5.00

e. Field Preparation and Lining (softball).....\$45.00

f. Field Preparation and Lining (football/soccer)\$25.00

g. Attendant Fee (per staff member).....\$25.00

h. Rental Cleaning Fee\$25.00

i. Light Fee\$10.00

(2) Hourly non-resident rates by facility (6.5% Sales Tax NOT included)

a. Softball Field\$30.00

b. Soccer Field.....\$30.00

c. Basketball Court.....\$10.00

d. Tennis Court\$10.00

e. Field Preparation and Lining (softball).....\$50.00

f. Field Preparation and Lining (football/soccer)\$30.00

g. Attendant Fee (per staff member).....\$30.00

h. Rental Cleaning Fee\$30.00

i. Light Fee\$15.00

E. Wedding Permits.

(1) Small wedding permit application fee\$100.00*

a. **A gathering of less than 50 persons with minimal decor as determined by staff; additional fees may apply.*

(2) Wedding permit application fee.....\$200.00*

a. **A gathering of more than 50 persons with minimal decor as determined by staff; additional fees may apply.*

F. Special Events.

(1) Event Application Fee (less than 1,000 attendees).....\$100.00

- (2) Event Application Fee (*more than 1,000 attendees*) \$250.00

A fee of \$100.00/\$250.00 payable to the City as reasonable cost for processing, evaluating, and issuing the permit is required. The BOC may waive the application fee by resolution at annual special event review when determined in the best interest of the community and upon demonstration of non-profit status.

- (3) Deposit. *Deposits shall be determined upon the estimated impact on the City owned property of which the event is hosted.*

- a. Small event.....\$250.00
b. Large event.....\$500.00

A refundable deposit shall be payable to the City in advance of the event for damage to public property or City services incurred in direct association with the event and not identified in the original special event application approval. The BOCC may waive the deposit by resolution at annual special event review when determined in the best interest of the community, and upon. The City reserves the sole right to determine which portion, if any, of the deposit shall be returned to the applicant within 30 days after the event. The City Manager may waive special event fees to the amount of no more than \$500 upon his/her determination that it will be a benefit to the community.

(4) Fees

- a. Large Event (1,000+ Attendees)
i. Facility Rental Per Event\$3,000.00
(Includes use of stage and event field)
- b. Small Event (Less than 1,000 attendees)
i. Stage Fee
1. Resident.....\$50.00/hr.
2. Non-Resident.....\$100.00/hr.
ii. Field Usage Fee
1. Resident.....\$50.00/hr.
2. Non-Resident.....\$100.00/hr.
- c. City Event Fees
i. Trash Can Fee (*per trash can*)\$5.00
ii. Dumpster fee with single pick-up 3 Yard Dumpster\$136.70
iii. Event Barricades (available at City Hall Property Only)
1. Setup Fee per – event\$100.00
2. Barricade Fee - per day\$10.00
iv. Other fees including but not limited to additional City personnel staff, such as EMT support through Madeira Beach Fire Department, etc. Five times the rental fee for receptacles will be withheld from deposit for those not returned within 48 hours of event.

- d. Mandatory Non-City Fees. The required used of Pinellas County Sheriff's Deputies, as defined within the special events section of ordinances, will be

negotiated directly with the Pinellas County Sheriff's Office. It is the **sole responsibility of the applicant** to secure the appropriate number of deputies as required by the Sheriff's Department.

- e. Other Non-City Fees. Other fees included but not limited to Madeira Beach City Centre and field clean-up, additional civilian security, and vehicle parking professionals shall be the **sole responsibility of the applicant**.
- f. Table games (Canasta, Bridge, etc.)
 - i. Resident:\$1.00
 - ii. Non-resident:\$2.00

ARTICLE VI. PUBLIC WORKS

A. *Trash, Recycling, and Garbage*

(1) Removal service fees-

All residents, occupants, or owners of premises in the city shall be required to have accumulations of garbage, trash, garden trash, recyclable items, and noncombustible refuse removed and disposed of by the sanitation division of the city Public Works Department. For the purpose of this section a unit shall be defined as a living unit for human habitation containing kitchen facilities. For a resident, occupant or owner of a premise in the city to qualify for the declared disaster sanitation fee the following requirements must be met: (1) the premises must have a structure on it that is rendered unoccupied and uninhabitable due damage sustained from Hurricanes Helene or Milton; (2) there must be an active city permit for demolition or remodel/repair of the structure; (3) the resident, occupant or owner must complete an on-line application and receive approval of that application by the City in writing; (4) the resident, occupant or owner must not be residing on the premises. This requirement, for example, prohibits the resident, occupant or owner from residing in the structure, tent, camper, recreational vehicle or other living quarters whether temporary or permanent; (5) the resident, occupant or owner may not place any trash, trash container, debris, equipment, or other materials at curbside for city sanitation collection or removal. Upon approval of the declared disaster sanitation fee application the City will remove city issued trash and recycling containers. The charges for garbage, recycling, and trash removal services shall be as follows:

- a. Single Family and Multi-Family, per dwelling, per month:
 - i. 64 Gallon Cart.....\$38.74
 - o Each additional cart per month.....\$14.00
 - ii. 96 Gallon Cart\$45.74
 - o Each additional cart per month.....\$14.00
 - iii. Declared Disaster Sanitation Fee\$10.00

- b. Commercial. All offices and business establishments required to have a local business tax receipt are hereby classified commercial. A commercial rate for the collection of garbage and trash is hereby established to be in accordance with the following for non-compacting containers:

- i. Service twice per week, per month (Dumpster)
 - (a) One cubic yard.....\$122.82
 - (b) One and a half cubic yard\$157.00
 - (c) Two cubic yard.....\$191.17
 - (d) Three cubic yard\$259.52
- ii. Each additional service per week, per month (Dumpster)
 - (a) One cubic yard\$68.35
 - (b) One and a half cubic yard\$76.90
 - (c) Two cubic yard\$102.53
 - (d) Three cubic yard\$136.70

- iii. Service twice per week, per month (96 Gallon cart).....\$40.00
 - o Each additional cart per month.....\$14.00

- iv. Each additional service per week, per month (96 gallon cart)\$16.00

- v. Sunday collections are double the additional service rate.

- vi. Replacement Toter fee\$75.00

- vii. Accounts classified as multifamily dwelling, or hotel, motel or motor lodge may elect to be charged for garbage and trash removal services in conformity with the commercial rates defined in this section but in no case shall less than one can per unit be elected. It is the burden of the property owner to notify the city of such election. Those establishments electing the commercial or bulk rate shall have the option of changing the type of service by giving 30 days' notice. Requests for changes in service shall be in writing and addressed to the city. The city reserves the right to determine the number of cans, the number and size of containers and/or frequency of disposal, with applicable charges, during any period of the year, for commercial containers.

- c. Bulk item removal. Any item identified in section 54-33 regarding the removal of other waste and non-combustible refuse will be collected by the city, for a minimum disposal fee of \$50.00 plus \$10.00 for each item picked up

- d. Unlawful/Illegal Dumping\$250.00

- e. Bulk waste. Noncombustible refuse in excess of normal weekly limits, by either residential or commercial establishments shall be picked up at the rate of \$50.00 per hour per collection day, based on elapsed time of collection, plus allowances for disposal run and dump charges. Such charges shall also be made to homes having more than normal trash collection.

(2) Recycling service fees (Commercial)

- a. Condominium properties shall be billed based on direct costs incurred by the City to provide recycling service through its contractual service provider.

(3) Billing.

It is the property owner's responsibility to pay charges against the property. It shall be at the discretion of the city to determine the appropriate billing party. Upon request, the city will attempt to bill tenants, but only if the owner signs a statement acknowledging his responsibility for the charges generated, along with the information necessary so that they may be contacted at the point wherever a delinquency occurs. The city reserves the right to bill the property owner, if it so chooses, regardless of circumstances surrounding the account.

(4) Owner's liability.

If the premises are sold, any remaining claims by the city for garbage and trash services not settled at time of transfer of ownership of the property shall become the responsibility of the new owner. This applies equally to the sale or foreclosure of any property and represents charges for service presently or previously provided. On all premises, the owner of such premises shall be liable for all garbage and trash service charges against the property irrespective of whether such premises is occupied by owner, tenant, or vacant. The occupation of fully constructed premises shall be irrelevant to the liability of the owner and/or occupant for the charges as provided for in this section. The schedule of charges shall be imposed on all fully constructed premises, whether occupied or not, and regardless of volume of garbage or trash generated. Liability for payment shall begin on the date of ownership of property.

(5) Payment, penalties, delinquency constitutes lien against property.

(Code 1983, §19-511)

All garbage and trash fees are due and payable upon receipt. Bills not paid within 30 days of the billing date will be considered delinquent and shall constitute grounds for filing a lien against the property with the clerk of the circuit court. Bills that arrive after the 30-day deadline will be assessed penalty interest on the next bill. It is the owner's responsibility to see that the payment arrives within the 30-day billing period. Bills not paid within 30 days shall have penalty interest added at the rate of 1½ percent per month beyond the delinquency date (30days).

B. Stormwater Utility Management

(1) Created.

A stormwater management utility fee, also referred to in this section as "fee" was created and imposed on all developed property within the city for services and facilities provided by the stormwater management program. For the purposes of imposing the fee, all developed property within the city shall be classified into the following three classes:

- a. Residential Property
- b. Non-Residential Property
- c. Mixed Use Property

The Public Works Director will, from time to time, prepare a list of property within the City and assign a classification of residential or nonresidential property.

(2) Schedule of Rates

(Res. 05.20, 09/14/2005)

- (1) The EDU rate shall be ~~\$10.00~~ **\$20.00** per month for each EDU.
- (2) The stormwater management utility fee shall be calculated for each developed property as follows:

- i. The fee for property consisting solely of dwelling units is the rate of one EDU multiplied by the number of dwelling units existing on the property. That is:

$$\text{Fee} = (\text{EDU rate}) \times (\text{Number of dwelling units})$$

- ii. The fee of a property with no dwelling units is the rate of one EDU multiplied by the numerical factor. The numerical factor is obtained by dividing the total impervious area in square feet of the nonresidential property by 1,249 square feet. The resulting calculation is:

$$\text{Fee} = (\text{EDU rate}) \times (\text{Impervious area expressed in square feet}) / 1,249 \text{ square feet, but not less than the rate for one EDU}$$

****Fractional remainders***

- iii. The fee for mixed use property (dwelling units and commercial) is the rate of one EDU multiplied by the number of dwelling units existing on the property. The total on-site impervious is then compared to the impervious area allocated to dwelling units by multiplying the number of dwelling units X 1,249 square feet per dwelling unit and subtracting the resulting square footage of impervious area from the total impervious area. If the remaining impervious area is zero or negative, the fee is the EDU rate multiplied by the number of dwelling units.

If the remaining impervious area is greater than zero, then the additional fee for the remaining impervious area is calculated under subsection (2)(b) of this section.

- (3) The minimum fee for developed property, whether residential or nonresidential, within the city is equal to the rate of one EDU subject to reduction as set forth in subsection (4) of this section.
- (4) On-site stormwater quality management facilities reduction shall be allowed and calculated as follows:
 - i. In order to encourage the improvement of the quality of stormwater runoff, a reduction in the stormwater management utility fee is authorized for those developed properties which are addressed by a stormwater management facility designed and constructed for the purpose of stormwater pollution reduction.
 - ii. A reduction in fee is allowed for a particular developed property only if the stormwater runoff from the property is treated by a stormwater management facility that has been designed, constructed, and is maintained properly for the purpose of stormwater pollution reduction and adheres to the drainage requirements of the ten-year frequency, 60-minute storm event. If it is determined by the Director of Community Services that the stormwater

management facility has not been, nor is currently being, properly maintained as designed, the Director of Community Services may disallow the on-site stormwater management facility credit.

- iii. Specific stormwater treatment facilities that qualify for this reduction include, but are not limited to, retention or filtration ponds; front, rear, and side lot swales; mechanical treatment or separation facilities; or extensive improvement in the amount of pervious surfaces by the use of turf-block for parking areas, driveways, patios and sidewalks.
- iv. For applicable properties, the fee shall be reduced by 25 percent. The reduced fee will, therefore, be calculated as the fee determined in this subsection multiplied by the factor of 0.75 (Fee X0.75).

(3) Billing, Collecting, Delinquency, and Penalty

- a. Bills for stormwater service shall be rendered bimonthly by the county water system as agent for the city. The fixed monthly charge shall be payable in advance.
- b. If any bill shall not be paid within seven days after the date it has been declared delinquent, water service to the premises shall be disconnected until such delinquent account is paid in full, including all applicable disconnection and reconnection charges.
- c. Statements for the stormwater management utility fee shall be payable at the same time and in the same manner and subject to the same penalties as they are otherwise set forth for other utility fees administered by the city. The property owner or fee payer will be notified of any delinquency in the payment of the stormwater management utility fee in the same manner that delinquent water, garbage and sewer bills are notified and the failure to pay such fee as is otherwise provided in the statement rendered to the payer shall subject the property to the discontinuance of water, garbage and sewer services and shall subject the fee payer to all other penalties and charges provided relative to the discontinuance of such utility services.
- d. The administrative appeal and hearing procedure applicable to the discontinuance of utility services shall be applicable to the discontinuance of such services for the nonpayment of the stormwater management utility fee.

(4) Adjustments of fees.

(Code 1983, §19-512)

- a. Any owner, tenant or occupant who has paid the rendered fee and who believes that the fee is in error may, subject to the limitations set forth in this division, submit an adjustment request to the Public Works Director.
 - i. Adjustment requests shall be made in writing and shall set forth in detail the grounds upon which the belief is based.

- ii. The Public Works Director shall review the adjustment request within 90 days of the submittal of the request and shall respond in writing to the requesting fee payer, either denying or granting the request with the reason therefore stated in such response.
 - iii. The rate adjustment, if granted, will apply retroactively to the date at which the erroneous information was applied to the fee payer's fee, but will not exceed one year prior to the adjustment request.
 - iv. Upon denial of the adjustment request, the owner, tenant, or occupant making the original adjustment request may, within 30 days of the receipt of denial, petition for a review of the adjustment request by the board of adjustment. The board of adjustment shall review the adjustment request in accordance with the provisions set forth in the City Code, Chapter 2, as well as the documented evidence provided in the original adjustment request and supplemental evidence requested by the Director of Community Services or provided by the fee payer prior to the decision made by the Director of Community Services. Within 60 days of the petition the board of adjustment shall in writing, either grant or deny the petition. If the petition is granted, the Public Works Director will apply the adjustment to the fee for the requesting customer for the retroactive period identified by the board of adjustment.
- b. The Public Works Director, upon discovering an error or oversight in the calculation of the fee, may initiate an adjustment request. The request must be made in writing documenting the reasons for the adjustment. In the event that the adjustment would require the increase in fee for a fee payer, the Public Works/Marina Director must provide the adjustment request to the affected fee payer 30 days prior to adjusting the fee and offer the fee payer an opportunity within the stated 30 days to provide reasons why the adjustment should not be made. An increase or decrease in fee shall not be retroactively effective more than one year from the date of adjustment.

(5) Sec. 70-156. - Enforcement.

- a. *Civil penalties.* Any violation of any provision of this article, or of any regulation or order issued under this article, shall be subject to a civil penalty not less than \$50.00 or more than \$500.00 per day, or imprisonment of up to 60 days, or both such fines and imprisonment, for each violation.
- b. *Criminal penalties.* Any intentional or willful violation of any provision of this article, or of any regulation or order issued under this article, shall be subject to a criminal penalty not less than \$50.00 or more than \$500.00 per day, or imprisonment of up to 60 days, or both such fine and imprisonment, for each violation.
- c. *Injunctive relief.* Any violation of any provision of this article, or of any regulation or order issued under this article, shall be subject to injunctive relief if necessary to protect the public health, safety, or general welfare.

- d. *Continuing violation.* A person shall be deemed guilty of a separate violation for each and every day during any continuing violation of any provision of this article, or of any regulation or permit issued under this article.
- e. *Enforcement actions.* The director may take all actions necessary, including the issuance of notices of violation and the filing of court actions, to require and enforce compliance with the provisions of this article and with any regulation or permit issued under this article.

ARTICLE VII. MADEIRA BEACH MUNICIPAL MARINA

A. Vessel inspection.

(Code 1983, Chapter 19, Article VII)

Live-aboard vessels desiring to stay beyond ten days will be required to obtain a no- fee annual permit and pay a vessel inspection fee of \$25.00

B. Madeira Beach Municipal Marina fees

(Res 2016-03, 02/10/2016)

The marina maintains the ability to adjust the rates below to account for changes in the sales tax Rates during the fiscal year; allowing for payments to stay consistent until this manual is updated and approved by the Commission. Employees receive the same rates as residents. The marina staff can issue transient slip discount coupons up to 20% off through online booking sites as a marketing tool. Discounts will be for off-peak times.

Fees for the Madeira Beach Municipal Marina shall be as follows (each of these fees are subject to all applicable sales taxes):

- (1) Transient Wet Slip per day..... ~~\$2.34~~ ~~\$2.10~~/foot/day
- (2) Transient Wet Slip per week..... ~~\$12.00~~ ~~\$11.00~~/foot/week
- (3) Transient Dry Storage
 - a. Regular per day \$28.04/day
 - b. Holidays and/or weekends per day \$37.38/day
- (4) Transient Dry Storage \$257.01 /month
- (5) Wet Slip non-Live-aboard ~~\$15.50~~ ~~\$13.50~~/foot/month
- (6) Boat Lift ~~\$19.00~~ ~~\$17.00~~/foot/month
- (7) Wet Slip Commercial non-live-aboard ~~wet slip~~ ~~\$16.50~~ ~~\$14.50~~ /foot/month
- (8) Wet Slip Live – aboard ~~\$23.00~~ ~~\$20.00~~/foot/month
- (9) Dry Storage – under 26’ boat length..... ~~\$186.92~~ ~~\$172.90~~/month

- (10) Dry Storage – 26'+ boat length ~~\$233.64~~ ~~\$210.28~~/month
- (11) Resident Dry Storage (*Limited to Madeira Beach Residents Only*) ~~\$140.19~~ ~~\$130.84~~/month
- (12) Dry storage for non-motorized boat* ~~\$28.04~~ ~~\$28.17~~/month
 *a. *Kayaks, canoes, and small boat that can be carried by one (1) person.*
- (13) Boat Ramp Fees
- a. Launch (~~no parking~~) \$4.67/day
 - b. Launch and Park ~~\$18.69~~ ~~\$14.02~~/day
 - c. Holiday Launch and Park ~~\$23.36~~ ~~\$18.69~~/day
 - d. Resident Launch (~~no parking~~ ~~New~~) \$1.87
 - e. Resident Launch & Park (~~per day~~) (~~New~~) \$9.35
- (14) Late Fee \$30.00
- (15) Residents with recreational vehicles and motor homes and boat displaced by City Road and/or Stormwater construction will be provided free storage space for those vehicles.
- (16) Fuel Discounts -Maximum discount per gallon \$0.30/gal
- a. Commercial \$0.20/gal
 - b. Gulf of Mexico Commercial Fishing Fleet Discount \$0.30/gal
 - c. 50+ Gallon \$0.05/gal
 - d. Boat US/ Sea Tow \$0.05/gal
 - e. Madeira Beach Resident..... \$0.05/gal
 - f. City Co-sponsored / Community events..... \$0.20/gal
 - i. Great American Grunt Hunt
 - ii. King of the Beach fishing tournament (Spring and Fall)
 - iii. Veterans Boat Parade
 - iv. Wild West Kingfish Tournament (*Spring and Fall*)
 - v. Sun Coast Kingfish Classic (*Spring and Fall*)
 - vi. Christmas Boat Parade
 - vii. Any other City Co-sponsored events as approved by the City Manager
- (17) Surveillance camera optional fee \$25.00/month
- (18) Live-aboard permits.....\$5.00(72 hours)
 (*Res 2019-18, 12/17/2019*)
- (19) Temporary 3HR Wet Slip Parking/No Power \$20.00 + Tax

This page reserve for Publications by the City Clerk

THIRD AMENDMENT TO CONSULTANT AGREEMENT

THIS THIRD AMENDMENT TO CONSULTANT AGREEMENT ("Third Amendment") is entered into between the **City of Madeira Beach**, ("City") and **Aclarian LLC** ("Aclarian") whose address is 4240 W. Morrison Ave., Tampa, FL 33629 (collectively, the "Parties"), on the date that the last of the Parties executes this Second Amendment ("Effective Date"):

WHEREAS, the Parties entered into a Consultant Agreement dated November 13, 2023, and effective for an initial term ending on September 30, 2024 ("Agreement"); and

WHEREAS, the Parties executed a First Amendment to the Consultant Agreement dated November 14, 2024, which extended the term for 1 year, to expire on September 30, 2025 ("First Amendment"); and

WHEREAS, the Parties executed a Second Amendment to the Consultant Agreement dated October 2, 2025, which extended the term for 1 year, to expire on September 30, 2026 ("Second Amendment"); and

WHEREAS, the Parties wish to modify the terms of the Agreement and renew it for an additional 1-year term;

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein the Parties mutually agree that:

1. The term of the Agreement is extended for 1 year, to expire on September 30, 2027.
2. The fixed monthly compensation to be paid to Aclarian will be increased from \$8,600.00 to \$8,800.00.
3. Except as expressly set forth herein, all of the terms, covenants and conditions of the Agreement are hereby ratified and confirmed by the City and Aclarian, and each, by the execution of this Second Amendment, hereby signifies their intent to be bound thereby.
4. This Amendment may be signed in counterparts.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed and effective on the Effective Date.

Aclarian LLC

City of Madeira Beach, Florida

ANDREW LAFLIN, PRESIDENT [Signature]

MIKE HELFRICH, CITY MANAGER [Signature]

DATE

DATE

ATTEST:

Clara VanBlargan, City Clerk

CONTRACT FOR LAW ENFORCEMENT SERVICES

THIS AGREEMENT is made and entered into by and between the CITY OF MADEIRA BEACH, FLORIDA, a municipal corporation of the State of Florida, hereinafter referred to as "CITY"; and BOB GUALTIERI, as Sheriff, Pinellas County, Florida, hereinafter referred to as "SHERIFF".

WITNESSETH:

WHEREAS, the CITY is a municipality within the boundaries of Pinellas County, Florida and wishes to purchase municipal law enforcement services for that area of land within its municipal boundaries in addition to those required to be provided by the SHERIFF prior to the execution of this Agreement; and

WHEREAS, the CITY is desirous of providing a high level of competent law enforcement service in conjunction and in harmony with its fiscal policies of sound, economical management; and

WHEREAS, the CITY has requested that the SHERIFF furnish law enforcement protection to its inhabitants and citizens; and

WHEREAS, the CITY desires that the SHERIFF furnish law enforcement protection on a full-time basis and duly perform any and all necessary and appropriate functions, actions, and responsibilities of a law enforcement force for the CITY; and

WHEREAS, the SHERIFF has indicated his desire and willingness to accept and fulfill the responsibilities hereinbefore mentioned; and

WHEREAS, the CITY desires to retain its ability to determine whether law enforcement services shall be provided by a City Police Department, by contract with another law enforcement agency or otherwise; and

WHEREAS, the SHERIFF is an independent constitutional officer of the State of Florida; and

WHEREAS, it is further the desire of the CITY that the full, complete and entire responsibility for law enforcement within the CITY be turned over to and be performed by the SHERIFF;

NOW, THEREFORE, in consideration of the mutual promises contained herein and given by each party to the other, the parties do hereby covenant and agree as follows:

1. That the recitations set forth above are incorporated herein by reference in their entirety.
2. PURPOSE: The purpose of this Agreement shall be to provide the citizens of the CITY with high quality law enforcement services by the Sheriff's Office.

It is expressly acknowledged and agreed that all services provided by the SHERIFF under the terms of this Agreement are completely paid for by the consideration paid by the CITY under the terms of this Agreement and are completely separate and in addition to any and all ad valorem taxes or any other revenues paid by or received on behalf of the citizens of the CITY to the Pinellas County Board of County Commissioners. In light thereof, the SHERIFF shall continue to have the obligation to provide normal services to the same degree that such services are provided to the rest of Pinellas County and the CITY is not to be charged extra for these normal services.

PATROL SERVICES:

The SHERIFF hereby agrees to provide all necessary and appropriate law enforcement

services in and for the CITY by providing two (2) deputies with patrol automobile for twenty-four (24) consecutive hours each day, seven (7) days a week, to serve as law enforcement officers of the CITY. It is the obligation of the SHERIFF to ensure that two or more deputies are present within the city limits of the CITY at all such times except under emergency circumstances when backup assistance may be required from other Sheriff's deputies or municipal law enforcement officers.

COMMUNITY POLICING:

The SHERIFF further agrees to furnish one (1) deputy specifically for performing community oriented policing services. Said deputy shall be provided forty (40) hours per week excepting holiday leave, vacation leave, required training, court appearances, authorized sick leave, and such other absences as may be authorized by the SHERIFF or his designee. The specific hours of work of the community policing deputy shall be determined by his or her supervisor after consultation with the CITY.

- a. The Community Policing Deputy will perform interactive and proactive foot and bicycle patrols whenever transportation by a patrol vehicle is not necessary.
- b. The Community Policing Deputy will actively make personal contacts with both citizens and businesses to solve community crime problems.
- c. The Community Policing Deputy will meet with community leaders to explain crime prevention techniques.
- d. The Community Policing Deputy shall utilize business cards, voice mail, and cellular phones to ensure citizen contact regarding public safety concerns.

The SHERIFF further agrees to furnish one (1) deputy specifically for performing code enforcement services. This community policing deputy will also be provided forty (40) hours per

week excepting holiday leave, vacation leave, required training, court appearances, authorized sick leave, and such other absences as may be authorized by the SHERIFF or his designee. The specific hours of work of this community policing deputy shall be determined by his or her supervisor after consultation with the CITY.

- a. The Community Policing Deputy/Code Enforcement will investigate and take enforcement actions for violations of the CITY'S Code of Ordinances.
- b. The Community Policing Deputy will track and prepare statistical reports for the CITY concerning the numbers and types of violations issued on a monthly basis.
- c. The Community Policing Deputy will interact with both citizens and businesses to address and resolve code violation related issues.
- d. The Community Policing Deputy will, in conjunction with the CITY'S attorney, prepare and present code violation cases before the CITY'S Special magistrate as necessary.
- e. The Community Policing Deputy will, in conjunction with the CITY'S administrative/clerical staff, prepare citations, send notices of violations and Special Magistrate hearings, and perform other related administrative tasks.
- f. The Community Policing Deputy shall utilize business cards, voice mail and cellular phones to facilitate citizen contact regarding code violation concerns and questions.

While the CITY anticipates the code violation related work will occupy all or most of this Community Policing Deputy's time, this Deputy will also assist and work with the other Community Policing Deputy, if and when time allows and the need arises. Likewise, the other

Community Policing Deputy may, from time to time as the need arises, assist this Community Policing Deputy with work related to the enforcement of the City's Code of Ordinances.

The CITY agrees that it will provide the following at its expense:

- a. Both Community Policing Deputies will be provided with the necessary code enforcement training, which currently consists of four (4) separate courses.
- b. The Community Policing Deputy performing full-time code enforcement service will be provided the assistance of CITY administrative and clerical staffs, who will perform research, prepare and send out notices and correspondence and other like administrative and clerical tasks.
- c. Office space and the appropriate equipment needed for the performance of the Community Policing Deputies' administrative duties will be provided.

SCHOOL CROSSING GUARDS:

The SHERIFF further agrees to furnish two (2) school crossing guards. The hours of service of the school crossing guards shall be determined by the SHERIFF based on the hours of operation of the school or schools served.

3. POWER OF CITY TO DIRECT SERVICES. The SHERIFF shall confer with the Mayor and the City Commission and/or City Manager regarding law enforcement or code enforcement problems within the CITY and shall accept from the City Commission general policy direction on how these services are delivered and to what portion of the municipality a particular type or level of service shall be delivered to counteract law enforcement or code enforcement problems within the CITY. The SHERIFF shall comply with the request of the CITY regarding such matters unless such decisions will represent a danger to the deputies providing such service or to other members of the Sheriff's Office, will be violative of the law, good law enforcement

practices, the rules and regulations of the Pinellas County Sheriff's Office, or detrimental to the citizens of the CITY or the County. In the event that such concern arises, the SHERIFF will meet and confer with the Mayor and the City Commission, as is appropriate, on policy matters regarding the delivery of services and attempt to resolve any dispute or misunderstanding between them.

4. NO PLEDGE OF AD VALOREM TAXES. The parties agree that this Agreement does not constitute a general indebtedness of the CITY within the meaning of any constitutional, statutory, or charter provision or limitation and it is expressly agreed by the parties that the SHERIFF will not ever have the right to require or compel the exercise of ad valorem taxing power of the CITY or taxation of any real or personal property therein for the payment of any monetary obligations due under the terms of this Agreement and it is further agreed between the parties that this Agreement and any funds called for to be paid hereunder shall not constitute a lien upon any real or personal property of the CITY, or any part thereof, and that the obligation for monetary payments called for to be made hereunder shall be deemed to exist for less than a year at any point in time and shall be entirely subject to the legislative budgetary discretion of the CITY.

5. AUTHORITY TO ACT. The CITY does hereby vest in each sworn law enforcement officer of the SHERIFF, who from time to time may be assigned to the CITY, to the extent allowed by law, the law enforcement powers of the CITY which are necessary to implement and carry forth the services, duties and responsibilities imposed upon the SHERIFF hereby, for the limited purpose of giving official and lawful status and validity to the performance thereof by such sworn law enforcement officers. Every sworn law enforcement officer of the SHERIFF so empowered hereby and engaged in the performance of the services, duties, and responsibilities described and contemplated herein shall be deemed to be a sworn law enforcement officer of the CITY while performing such services, duties and responsibilities which constitute municipal

functions and are within the scope of this Agreement. Accordingly, such sworn law enforcement officers of the SHERIFF are hereby vested with the power to enforce the ordinances of the CITY, to make arrests incident to the enforcement thereof, and to do such other things and perform such other acts as are necessary with respect thereto.

6. INDEMNIFICATION OF CITY. The SHERIFF will defend and pay any litigation or judgment against the CITY, its agents or employees, arising out of the acts or omissions of the SHERIFF, his deputy sheriffs, or other members of the Sheriff's Office performing services under this Agreement. Lawsuits and claims that may be filed from time to time hereunder shall be handled by the SHERIFF in accordance with normal procedures. The SHERIFF shall defend such lawsuits or claims and pay judgments or settlements in accordance with law.

Nothing contained herein shall be construed to limit or modify the provisions of Florida Statute 768.28 as it applies to the CITY and the SHERIFF. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the SHERIFF and the CITY pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.

7. INDEPENDENT CONTRACTOR. The SHERIFF, for the purposes of this Agreement, is and shall remain an independent contractor; provided, however, such independent contractor status shall not diminish the power and authority vested in the SHERIFF and his sworn officers.

8. SOVEREIGN IMMUNITY. The parties hereto agree that nothing contained herein shall in any way waive the sovereign immunity that both parties enjoy presently under the

Constitution and statutes of the State of Florida and particularly with respect to Chapter 768, Florida Statutes.

9. PROVISION OF SERVICES. The SHERIFF shall provide each deputy who serves in the CITY pursuant to this Agreement with a patrol automobile and all other necessary or appropriate equipment, except as provided above in Paragraph 2, Community Policing section.

10. PERSONNEL. The SHERIFF shall be responsible for the appointment, training, assignment, discipline and dismissal of all his law enforcement personnel performing services under this Agreement. The parties shall mutually cooperate to carry out the terms and conditions of this Agreement. Should the CITY or its designee believe that any deputy assigned to the CITY pursuant to the terms of this Agreement is failing to perform in a satisfactory manner, the CITY or its designee shall notify the Commander of the Patrol Operations Bureau of the Pinellas County Sheriff's Office. The parties shall work together to reach a mutually satisfactory resolution of the matter. However, it is understood that under this Agreement, the SHERIFF shall retain the sole authority to transfer, counsel, or discipline any deputy or other member of the Pinellas County Sheriff's Office. The SHERIFF is in compliance with Florida Statute §448.095 which references the use of E-Verify.

11. ENFORCEMENT OF LAWS. The SHERIFF shall discharge his responsibility under this Agreement by the enforcement of all state laws, county ordinances applicable within the CITY and the ordinances of the CITY. The SHERIFF shall bring appropriate charges for violations of all laws and ordinances. The SHERIFF shall ensure that deputies assigned to the CITY will have a general familiarity with the code of ordinances of the CITY. The CITY will provide adequate copies of its ordinances for this purpose at no cost to the SHERIFF.

12. FINES AND FORFEITURES. All fines and forfeitures rendered in any court as a

result of charges made by the SHERIFF shall be distributed according to general law and the rules of the court.

13. RECORDS. The SHERIFF shall maintain Uniform Crime Reporting records regarding crimes committed within the CITY. These records shall include the number and type of crimes committed, the number of arrests made for each type of crime, and any other information as required by law. A computer printout reflecting a summary of overall activity by event type shall be furnished to the CITY each month.

14. NOTICE. Notice as required to be given hereunder shall be given to the following persons:

- A. The Sheriff of Pinellas County
Bob Gualtieri, Sheriff
P. O. Drawer 2500
Largo, FL 33779-2500
- B. City of Madeira Beach
Attention: Mayor
300 Municipal Drive
Madeira Beach, FL 33708

15. TERM. This Agreement shall take effect on October 1, 2026, and continue in effect thereafter through September 30, 2027, unless hereafter extended upon such terms and conditions as the parties hereto may later agree.

16. TERMINATION: Any party may terminate this Agreement without cause or further liability to the other parties, except as to the indemnification provided herein, upon written notice to the other parties given not less than ninety (90) days prior to the requested termination date. The required notice is deemed delivered when a copy is delivered to the other party and a receipt therefore signed by the other party.

The parties agree that where the Agreement is not terminated as provided for herein, the

terms of this Agreement shall automatically continue for 120 days beyond September 30, 2027, in the event a replacement contract has not yet been completely executed. The CITY shall continue to pay to the SHERIFF on a monthly basis the amount due per this Agreement, until such time as a replacement contract has been approved. The parties further agree that an increase, if any, in the cost of service, shall be retroactively applied for services rendered from October 1, 2027, to the approval and execution of the replacement contract, and shall be paid by the CITY to the SHERIFF immediately for the services already provided.

17. CONTRACT COSTS. The CITY shall pay to the SHERIFF, as payment in full for all of the services herein agreed to be performed by the SHERIFF of Pinellas County, the sum of ONE MILLION NINE HUNDRED ELEVEN THOUSAND THREE HUNDRED NINETY-SIX DOLLARS AND NO CENTS (\$1,911,396.00). Payment shall be made in twelve monthly installments of ONE HUNDRED FIFTY-NINE THOUSAND TWO HUNDRED EIGHTY-THREE DOLLARS AND NO CENTS (\$159,283.00). Payment shall be made on the first day of each month beginning on the 1st day of October 2026. (see Attachment 1.)

18. THIRD PARTIES. In no event shall any of the terms of this Agreement confer upon any third person, corporation or entity other than the parties hereto any right or cause of action or damages against the parties to this Agreement arising from the performance of the obligation and responsibilities of the parties herein or for any other reason.

19. ENTIRE AGREEMENT. This Agreement reflects the full and complete understanding of the parties and may be modified or amended only by a document in writing executed by the parties hereto and with the same formality of this Agreement.

20. NON-ASSIGNABILITY. The SHERIFF shall not assign or delegate the obligations, responsibilities or benefits imposed hereby or contained herein to any third party or in

any manner contract for the provision of the services required to be performed herein by a third party without the express written consent of the CITY, which consent must have been agreed to by the CITY at a public meeting and which consent may be withheld within the sole discretion of the CITY.

21. LIAISON. A close liaison shall be maintained between the CITY and the SHERIFF. The SHERIFF agrees to make available to the CITY a specific member or members of the command staff who shall be available twenty-four (24) hours per day to act as liaison between the CITY and the SHERIFF. The Mayor and Commissioners and the SHERIFF, or their designees, shall meet and confer with each other on a regularly scheduled basis to discuss the administration of this Agreement. The SHERIFF or his designee shall, upon request of the City Commission, be present at City Commission meetings for discussion of the provision of law or code enforcement services within the CITY, for budget preparation purposes, or for any other purpose as the City Commission shall request from time to time. The SHERIFF, or his designee, shall be responsible for submitting appropriate staffing or information to the City Commission as is necessary for it to conduct its legislative business. Any request for the presence of the SHERIFF or his designee, or for the production of any information or staffing, shall be communicated solely through the Mayor and Commissioners or the City Manager.

IN WITNESS WHEREOF the parties to this Agreement have caused the same to be signed by their duly authorized representatives this ____ day of _____, 2026.

ATTEST:

CITY OF MADEIRA BEACH

CITY CLERK

MAYOR

APPROVED AS TO FORM:

(CITY SEAL)

CITY ATTORNEY

SHERIFF, PINELLAS COUNTY, FLORIDA

BOB GUALTIERI, Sheriff

Attachment 1

**City of Madeira Beach
Cost of Law Enforcement Services
Worksheet - FY 27**

A.	Cost per Deputy				\$	140,510.00						
B.	Deputies by Post											
	Number		Relief Factor		Deputy							
	8	x	1.2	x	\$	140,510.00		\$	1,348,896.00			
C.	Deputies ~ Special Enforcement											
	Number		Relief Factor		Deputy							
	2	x	1	x	\$	140,510.00	CPD; Code enforce CPD	\$	281,020.00			
D.	School Crossing Guards											
	Number		SCG									
	2	x	\$	12,310.00				\$	24,620.00			
E.	Vehicle Cost											
	Number		# Miles		\$ per Mile		Days per Year					
	8	x	34	x	1.249	x	365	\$	124,001.00			
	2	x	45	x	1.249	x	260	<u>\$</u>	29,227.00			
								\$	153,228.00			
F.	Supervision											
	Number		Crime Factor		Sergeant/Supv							
	1	x	3.165%	x	\$	183,650.00	Sergeant	\$	5,812.00			
			FTE's		SCG Supv							
	2	/	12.0	x	\$	28,510.00	SCG Supv	<u>\$</u>	4,752.00			
								\$	10,564.00			
G.	Equipment											
	Number		Positions		Equip Cost-CD							
	10	/	1,365	x	\$	666,364.00		\$	4,882.00			
H.	Allocated Indirect Cost (AIC)											
	Number		Positions		AIC-CD							
	10	/	1,365	x	\$	12,037,521.00		<u>\$</u>	88,187.00			
I.	Supervision, Equipment and AIC total								<u>\$</u>	103,633.00		
J.	TOTAL								Yearly	\$	1,911,397.00	
							Rounding	<u>\$</u>	(1.00)			
							Contract Amount	<u>\$</u>	1,911,396.00			
							12 monthly payments	\$	159,283.00			
Increase from prior year-amount						\$	1,911,396.00	/	\$	1,802,352.00	\$	109,044.00
Increase from prior year-percentage												6.05%



Memorandum

Meeting Details: September 09, 2026

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Andrew Laflin, Finance Director

Subject: Ordinance 2026-08, Fees and Collection Procedure Manual – 2nd Reading and Public Hearing

Background

The purpose of this agenda item is to present to the Board of Commissioners proposed amendments to the Fees and Collection Procedure Manual to establish new fees and revise certain existing fees.

Exhibit A contains the Fees and Collection Procedure Manual with tracked changes. All proposed revisions, including the addition of new fees, modifications to existing fees, updates to explanatory language, and other related changes are shown in red text, with previous fee amounts and language displayed using strikethrough formatting. Exhibit B provides a clear comparison of the current fees and the proposed amendments contained in Ordinance 2026-08.

The departments affected by the proposed fee changes are:

- Fire
- Marina
- Parking
- Recreation
- Stormwater

Fiscal Impact

The proposed amendments are expected to increase revenues for the affected departments through the implementation of new fees and revisions to existing fees.

Recommendation

City staff recommends the Board of Commissioners to adopt Ordinance 2026-08, Fees and Collection Procedure Manual.

Attachments

- Ordinance 2026-08.
- Business Impact Estimate.
- Exhibit A: Fees and Collection Procedure Manual (Tracked Changes).
- Exhibit B: Current and Proposed Fee Comparison.

ORDINANCE 2026-08

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, RECREATION, AND STORMWATER DEPARTMENTS AS SET FORTH IN EXHIBIT A; REPEALING ORDINANCE 2025-18; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Madeira Beach adopted Ordinance 2025-18 providing for the amendment of Fees and Collection Procedure Manual; and

WHEREAS, City Staff has reviewed the current provisions of the Fees and Collection Procedure Manual for the City of Madeira Beach, and wishes to revise the same to provide a change to the fee schedules for the Marina, Fire, Parking, Recreation, and Stormwater Departments to reflect the current costs of providing municipal services; and

WHEREAS, City Staff wishes to repeal Ordinance 2025-18.

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

SECTION 1. The Fees and Collection Procedure Manual as set forth in Exhibit A, attached hereto is adopted.

SECTION 2. Ordinance 2025-18 and all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect immediately upon adoption, as provided by law.

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 2026-08

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, RECREATION, AND STORMWATER DEPARTMENTS AS SET FORTH IN EXHIBIT A; REPEALING ORDINANCE 2025-18; PROVIDING FOR CONFLICTS, PROVIDING FOR 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 law¹ 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 proposed ordinance updates Appendix A – Fees and Collection Procedures Manual by revising user fees charged by the Fire, Parking, Recreation, Marina, and Stormwater Departments. The amendments update existing fees, establish several new permit and inspection categories, and clarify administrative provisions to better reflect current operational practices and the actual cost of providing municipal services.

The proposed fee adjustments are intended to improve cost recovery, address increased personnel, maintenance, equipment, insurance, and operating expenses, and provide sustainable funding for essential City services without relying disproportionately on general tax revenues. The ordinance serves the public health, safety, and welfare by ensuring the continued delivery of fire protection, stormwater management, public parking, recreational programming, public facilities, and other municipal services.

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;

The ordinance does not create new regulatory requirements. Businesses using City services may incur increased costs associated with revised fees for fire inspections, parking, recreation facilities, marina services, special events, and stormwater utility charges.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;

The ordinance revises existing fees and establishes limited new fees, including:

- Stormwater EDU rate increase from \$10.00 to \$20.00 per month.
- Updated Fire Department inspection and special event fees.
- New ADA and Fire Lane parking violation fines.
- Increased Recreation program, facility rental, and event permit fees.
- Updated Marina-related fees.

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.

The ordinance is not expected to increase the City's administrative costs. Additional revenue generated will help offset the cost of providing public safety, recreation, parking, marina, and stormwater services.

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

Businesses utilizing City services, including commercial property owners, vacation rental operators, marinas, restaurants, retailers, contractors, and special event organizers, may be impacted. The extent of the impact will depend on each business's use of City services.

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

The proposed fee adjustments are intended to ensure that users of City services contribute an equitable share of the cost of providing those services. The revised fees support continued investment in public infrastructure, environmental protection, emergency response capabilities, marina operations, and parking management while maintaining the City's long-term fiscal sustainability.

The City has made a good faith effort to establish fees that are reasonable, proportionate to the cost of service, and consistent with sound financial management practices. The ordinance is not expected to create significant adverse economic impacts on private businesses beyond the direct costs associated with the updated user fees.

Exhibit A

Ordinance ~~2025-18~~ 2026-08



FEES & COLLECTION PROCEDURE MANUAL

(Updated Through Ordinance 2026-08)

Office of the City Clerk

Adopted: _____, 2026

FEES & COLLECTION PROCEDURE MANUAL

(UPDATED THROUGH ORDINANCE ~~2025-18~~ 2026-08)

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ARTICLE I. CITY CLERK'S OFFICE- FEES FOR INSPECTING AND COPYING PUBLIC RECORDS

(Res. 2016-24, 07/12/2016; Res. 2013-50, 10/08/2013; Res. 09.10, 09/21/2009; Res. 04.02, 01/27/2004; ORD. 2018-03; 06/12/2018; Ord. 2019-06); Ord. 2020-04; Ord. 2021-12 05/12/21

SECTION A. What is a public record?

Section 119.11 (12), F.S., defines "public records" to include:

"all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency."

The Florida Supreme Court has interpreted this definition to encompass all materials made or received by an agency in connection with official business which are used to perpetuate, communicate, or formalize knowledge. *Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc.*, 379 So. 2d 633, 640 (Fla. 1980).

All such materials, regardless of whether they are in final form are open for public inspection unless the Legislature has exempted them from disclosure.

Wait v. Florida Power & Light Company, 372 So. 2d 420 (Fla. 1979)

SECTION B. Right of access to public records under reasonable conditions, F.S., Sec. 119.07(1)(a):

"Every person who has custody of a public record shall permit the record to be inspected and copied by any person desiring to do so, at any reasonable time under reasonable conditions and under supervision by the custodian of the public records."

The term "reasonable conditions" as used in Sec. 119.07(1)(a), F.S., "refers not to conditions which must be fulfilled before review is permitted but to reasonable regulations that would permit the custodian of the records to protect them from alteration damage, or destruction and also to ensure that the person reviewing the records is not subjected to physical constraints designed to preclude review." *Wait v. Florida Power & light Company*, 372 So. 2d 420. 425 (Fla. 1979). See also *Chandler v. City of Greenacres*, 140 So. 3d 1080, 1084 (Fla. 4th DCA 2014) (noting the narrow interpretation of the phrase "reasonable conditions"): and *Tribune Company v. Cannella*, 458 So. 2d 1075, 1078 (Fla. 1984), *appeal dismissed sub nom.*, *DePerte v. Tribune Company*, 105 S.Ct. 2315 (1985) (the sole purpose of custodial supervision is to protect the records from alteration, damage, or destruction).

Accordingly, the "reasonable conditions" do not include a rule or condition of inspection which operates to restrict or circumvent a person's right of access. AGO 75-50. "The courts of this state have invalidated measures which seek to impose any additional burden on those seeking to exercise their rights to obtain records" under Ch. 119, F.S. inf. op. to Cook, May 27. 2011. And see *State v. Webb*, 786 so. 2d 602 (Fla. 1st DCA 2001) (requirement that persons with custody of the public records allow records to be examined "at any reasonable time, under reasonable conditions" is not unconstitutional as applied to public records custodian who was dilatory in responding to public records requests).

A public records request "shall provide sufficient specificity to enable the custodian to identify the

requested records. The reason for the request is not required to be disclosed." Fla. R. Jud. Admin 2.420(m)(l). The custodian "is required to provide access to or copies of records but is not required either to provide information from records or to create new records in response to a request." *Commentary, In re Report of the Supreme Court Workgroup on Public Records*, 825 So. 2d 889, 898 (Fla. 2002). The custodian having custody of the records shall determine whether the requested records are subject to the rule, whether there are any exemptions, and the form in which the record is provided. Fla. R. Jud. Admin. 2.420(m)(2). If the request is denied, the custodian shall state in writing the basis for the denial. *Id.*

SECTION C. Extensive requests pursuant to F.S. §199.07.(4).

Sec. 119.07(4)(d), F.S., provides, "[i]f the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required or both."

If a public records request requires an extensive use of the City's resources, a special service charge may be imposed. Special service charges will be calculated based upon the City's actual cost of burden, (wages, taxes, insurance, and benefits), for the lowest paid personnel capable of fulfilling the request.

Large volume of records requested. Deposits are based upon an actual estimate of the cost of production, with a minimum of 50% due before production of the records begins.

SECTION D. Fees for inspecting and copying public records pursuant to F.S. §119.07(1)(a).

Public records held by the City are open to inspection by any person, during reasonable times and under reasonable circumstances. Although Florida law makes some records exempt or confidential, the City wishes to make all non-exempt records available to the public at no cost provided the request to inspect or copy records does not involve an extensive use of City personnel or other resources.

- | | |
|-------------------------------------|--------|
| (1) One-sided copy, each page..... | \$0.15 |
| (2) Two-sided copy, each page..... | \$0.20 |
| (3) Certified copy, each page | \$1.00 |
| (4) Notary Public Fee..... | \$5.00 |
- Pursuant to F.S. §117.05(2a); the fee of a notary public may not exceed \$10.00 for any one notarial act, except provided in Sec. 117.045.)

****For all other requests, the fee prescribed for duplication of public records shall represent the actual cost of duplication.***

For purposes of this sections, "Duplicating" means the process of reproducing an image or images from an original to a final substrate through the electrophotographic, xerographic, LED, inkjet or dye sublimation, laser, or offset process or any combination of these processes, by which an operator can make more than one copy without rehandling the original.

SECTION E. Custodian of Public Records and Designated Custodians of Public Records

CUSTODIAN OF PUBLIC RECORDS

Clara VanBlargan, MMC, MSM, City
 Clerk cvanblargan@madeirabeachfl.gov
 Phone (727) 391-9951, ext. 231

RECORDS CUSTODIANS

The Records Custodian of each department are designated by the City Clerk. The records custodian of their department shall permit the record to be inspected and copied by any person desiring to do so, at any reasonable time under reasonable conditions and under supervision by the custodian (supervisor) of those public records to be inspected or copied. Although, the custodian "is required to provide access to or copies of records they are not required either to provide information from records or to create new records in response to a request." *Commentary, In re Report of the Supreme Court Workgroup on Public Records*, 825 So. 2d 889, 898 (Fla. 2002), and shall determine if the requested records are subject to the rule, whether there are any exemptions, and the form in which the record is provided. Fla. R. Jud. Adm in. 2.420(m)(2). If the request is denied, the custodian shall state in writing the basis for the denial. *Id.*

A list of designated department Records Custodians is posted in each department and on the City's website.

ARTICLE II. DEVELOPMENT SERVICES

A. General Development Services Fee Structure:

It is the intent of the City that all development review costs be borne by the beneficiaries. The initial nonrefundable fee will be required at the time an application is submitted. Costs for review services including personnel, consulting or material will be charged against the account of each application. This policy applies to all the fees of this section.

B. Special Magistrate Hearings. Fees for Special Magistrate Hearings shall be as follows:

(*Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 05.20, 09/14/2005; res. 04.08, 06/22/2004, Ord. 936, §1, 02/20/2001; Ord. 953, §2, 11/13/2001; Code 1983, §19-502*)

- (1) Zoning variances for residential dwelling units
 (one and two-family dwellings, and townhouses)\$1,800.00
- (2) Zoning variances for multifamily, tourist dwellings, or commercial\$2,000.00
- (3) Special exception use\$1,800.00
- (4) Appeal of decision (appeal is refundable if decision is overruled).....\$1,500.00

(5) After-the-fact variance and special exception use shall be two (2) times the variance or special exception use fee (*Ordinance 2016-06*)

(6) Conversion of a nonconforming non-habitable area into a habitable area.....\$1,000.00

C. *Alcoholic Beverage Permit Application Fee* \$1,000.00
(Res. 2012-14, 09/05/2012)

D. *Platting.*
(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

(1) Review of construction drawings \$500.00

(2) Replat \$500.00

(3) Final \$500.00

(4) Amendment to a plat \$500.00

(5) Minor subdivision \$350.00

(6) Lot line adjustments \$200.00

(7) Unity of title \$100.00

(8) Rescission of unity of title..... \$250.00

E. *Vacation. (Not including costs associated with referendum)*
(Res. 2016-24, 07/12/2016, Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

Right-of-way (as approved by referendum) \$1,500.00

Easement (as approved by referendum when required) \$1,500.00

F. *Site Plan and Redevelopment Process*
Level of site plan review to be determined in accordance with city land development ordinance and interpreted by development review staff.
(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

(1). Minor Site Plan Review \$500.00

(2) Intermediate Site Plan Review \$1,000.00

(3) Major Site Plan Review \$2,000.00

(4) Administrative Waiver \$500.00

(5) Nonconforming structure encroachment, extension and additions (Sec 110-93(3)f)....\$1,000.00

G. Preliminary plan meetings – Base Fee..... \$250.00

Interpretation of regulations such as the land development regulations, intensity and density, nonconforming provisions, floodplain regulations, Florida Building Code, subdivision regulations, and/or Predevelopment review meetings. Such services would include up to one hour of meeting and or research of applicable development city staff or consultant(s). Time required above an hour or requiring the participation of additional staff, shall be charged at the rate of \$100.00 per hour. On-site consultation with planner, building official, permit technician, or Certified Flood Plain Manager (as needed; by request) requires an additional fee of \$100.00. Any formal letter prepared by city staff requires an additional fee of \$100.00.

H. Zoning and/or Floodplain Verification Letter\$100.00

Includes one hour of research. Additional research time shall be charged at the rate of \$100.00 per hour. (Res. 2016-24, 07/12/2016)

Verification in writing (formal letter on City stationary) as to the property's zoning. This includes a copy of the related district regulations. Such letters are often requested by realtors for property closings.

I. Land Development Regulations Amendment\$1,500.00
(Res. 2016-24, 07/12/2016)

J. Land Use Amendment\$3,000.00
(Res. 2016-24, 07/12/2016; Res. 07.14, 06/26/2007; Res. 04.02, 01/27/2004)

K. Rezoning.....\$2,000.00
(Res. 07-14, 06/26/2007)

L. Planned Development (PD) and Planned Development Amendments. (Res. 07.14, 06/26/2007)

(1) Development Meetings-Charged as Plan Review Meetings at the combined hourly rate of all staff assigned by the Community Development Director.

(2) Plan Review \$2,500.00

a. Each Subsequent Revision \$500.00

(3) Minor modifications not requiring full site plan, neighborhood/community meetings or zoning map amendment or amendment of the development agreement\$1,000.00

(4) Major modificationsTo be charged by the full rate for a new Planned Development.

(5) Development Agreements Application fee of \$500.00
and charges will include all staff and consulting time at hourly rates plus benefits and will be paid prior to execution of the Development Agreement Ordinance.

M. Special Agreements (for Development Agreements, see Section L)

(Res. 10.12, 07/20/2010; 07.14, 06/26/2007)

(1) For Board of Commissioner's Approval \$500.00

**Plus, City Attorney's legal and recording fees; i.e. encroachment(s); use of City parking area, etc.*

(2) For Administrative Review and Approval all staff hourly rates, legal and recording fees

N. Unaddressed Research Requests – Base Fee \$100.00

O. Short-term/Vacation Rental Certification Certificate of Compliance \$300.00

P. Specific Site Plan Applications

(1) Dog Dining Request \$75.00

A fee of \$75.00 shall be required for both the initial application and subsequent annual renewals requesting to allow dogs in specified outdoor area(s) of a food service establishment during operating hours. This fee shall offset the City's cost to administer, review and inspect such request. This fee shall apply only to pet dogs, service animals are already permitted within business establishments by law.

(2) Outdoor Cafes on Public Sidewalk Request \$175.00

Q. Building Permit Fee Schedule.

The following building permit fee schedule shall be used when issuing a permit for any type of construction including, but not limited to, the following: Commercial, Residential, Single Family or Multi-Family for Building, Mechanical, Plumbing, Gas, Fire Roofing, Swimming Pools, Aluminum Structures, Interior or Exterior remodeling, Accessory Structures, Additions, Fuel Tanks, Alarms, Sprinklers, Driveways, Signs, Docks, Seawalls, Walls and Fences, Sheds, Infrastructure or Excavation, or any other type of construction under the Florida Building Code.

(Res. 2016-24, 07/12/2016; Res. 2016-03, 02/09/2016)

(1) Residential and Commercial (NON-REFUNDABLE) permit plan review deposit fee

a. Value of \$30,000.00 or more 25% of total permit fees

The application plan review fee shall be collected at the time of the submitted permit application. This shall be a non-refundable plan review application fee in addition to any other applicable fees listed in Article II, Section I (Building Permit Fee Schedule).

Definitions of "residential" and "commercial" are based on the current Florida Building Code.

(2) Valuation Fee: One Percent (1%) of the Total Project Value, which includes both materials and labor and other related fees). Zero Percent (0%) of the Total Project Value for all Hurricane Helene & Milton permit fees for work involving the interior and/or the exterior demolition, repairs, and/or new construction which includes both materials and labor and other related fees resulting from damage by both listed Hurricanes until March 26, 2026. The zero percent (0%) permit fee for Hurricane Helene and Hurricane Milton (2024) permits only applies if the property has not been sold since September 26, 2024, if the property has

a new owner since September 26, 2024, then the one percent (1%) permit is in effect.

The Board of Commissioners may vote to temporarily charge zero percent (0%) post-disaster permit fees and must include a start and end date.

- (3) Florida Surcharge Fee: The Building Permit fee as required by Florida Law, a total of two and one-half (2½%) percent per permit. A minimum of four dollars for the Building Permit Fees.
- (4) Miscellaneous Fees:
- a. Certificate of Occupancy and/or Certificate of Completion\$50.00
 - b. Change of contractor (all trades).....\$50.00
 - c. Change of use or occupancy..... \$100.00
 - i. Additional research time over one hour shall be charged at the rate of \$100.00 per hour.
 - d. Demolition of structure:
 - i. Demolition base fee (up to 5,000 sq. ft)..... \$200.00
 - ii. Structures over 5,000 sq. ft \$500.00
 - e. Early release of power (*before electrical final*).....\$50.00
 - f. Permit extension (*per extension*)\$50.00
 - g. Transfer of Permit \$50.00
 - h. Failed inspection(s) (*per inspection*)\$50.00
 - i. Floodplain or damage pre-permit inspection, Fire or Structural(*includes Trades*), and Building Code, Life & Health Safety..... \$150.00
 - j. After hours inspection (*beyond normal business hours*) \$250.00
 - k. Tagged property (yellow or red) and stop-work order (*per order*)..... \$100.00
 - l. Well/Test boring and abandonment application\$100.00
 - m. Building Safety/Milestone Report Review Fee\$250.00
- (5) "After the Fact" permit fee:
- a. Shall be **(5)** times the face value of the permit valuation fees.
 - b. Any subsequent "After-the-fact" permit issued to the same Contractor, Property Owner and/or Homeowner within the following (12) months shall be **(10)** times the normal fees.
- Zero percent (0%) post-disaster related permits and post-disaster after-the-fact permits, as approved by the Board of Commissioners after a disaster, will be charged at the regular rate after the timeframe has expired.
- (6) Refunds. NO refunds on permits unless such permit was issued in error in part of the City. There shall be no refund of fees if work commences or of the permit is 90 days or older.
- (7) Miscellaneous items. At the discretion of the Building Official, all construction related activities that do not qualify under one of the trades (Building, Mechanical, Electrical, Plumbing, and others) may be classified as miscellaneous. A permit for such activity may or may not be required at the discretion of the Building Official. An appropriate related fee shall be set by the Building Official for such miscellaneous permit.

(8) Rental inspection fees (4 units or less)

- a. Initial application.....\$40.00
- b. Biennial license renewal.....\$15.00
- c. Initial inspection (*per unit*)\$50.00
- d. Biennial inspection (*per unit*)\$70.00
- e. Re-inspection fee (*per inspection*)..... \$100.00

Re-inspection fee for every inspection after second if failure to correct violation(s) is due to owner/manager negligence.

- f. Penalties: Ten percent (10%) penalty for failure to submit a timely renewal fee during first month of delinquency; an additional five percent (5%) penalty for each month of delinquency thereafter.

R. Impact Fee Schedule

Impact fees were adopted beginning on April 1, 2022, and impact fees are updated annually beginning October 1st each year through fiscal year 2028 in accordance with the schedule below, based on the following amount per sq ft of building area*:

Category or Class	Calculated fee rate multiply by building area						
	FY 2022	FY 2023	FY 2024	FY 2025	FY202 6	FY 2027	FY 2028
Culture & Recreation	\$3.57	\$4.76	\$5.94	\$7.13	\$8.23	\$9.52	\$11.89
Mobility	\$0.45	\$0.60	\$0.75	\$0.90	\$1.05	\$1.20	\$1.50
Public Safety	\$0.18	\$0.24	\$0.30	\$0.36	\$0.42	\$0.48	\$0.60
Total	\$4.20	\$5.60	\$6.99	\$8.39	\$9.70	\$11.20	\$13.99

**Building area refers to the enclosed area of buildings measured in square feet within the city according to the Pinellas County Property Appraiser as provided in the field TOTLVGAREA in the Pinellas County Property Appraiser's Geographic Information System.*

ARTICLE III. FINANCE DEPARTMENT

- A. *Credit Card Transaction Convenience Fee*An amount suitable to recover card processing fees charged to the City.
- B. *Indebtedness Search*.....\$50.00
- C. *Returned/unfunded/worthless checks*.....Pursuant to F.S. §68.065(2)
- D. *Recording of Documents*:
 - (1) First Page\$10.00
 - (2) Each Additional Page..... \$8.50

E. *Parking fines and penalties.* Parking fines and penalties shall be as follows:

(Res. 06.29, 11/28/2006; Res. 04.09, 08/10/2004; Code 1983, §5-19; City Ord 2022-23)

- (1) Overtime Parking\$60.00
Nonpayment of expired paid parking
- (2) Double Parking.....\$80.00
- (3) Parking in a "NO PARKING" Zone\$90.00
- (4) Other Improper Parking.....\$90.00
- (5) Delinquency Fee (After 15 Days).....\$30.00
- (6) Disabled Parking Permit.....Sec. 66-52(c),
Code of Ordinances.
- (7) ADA Parking Violations\$250.00
- (8) Fire Lane Violations\$250.00

Note: A Parking enforcement officer can ticket every hour for repeat violations.

F. *Special event parking permit (daily permit)*\$35.00

Special event parking permits and road closure fees established for specified events are listed below with additional events authorized by the City Manager.

(Res. 2014-20, 05/13/2014)

Johns Pass Seafood Festival
Memorial Day

The Fourth of July
Additional event days as authorized
by the BOCC by resolution.

G. *Business Parking Permit (up to 4 permits/month/Business) per month*\$40.00
Permit for any business with current Local Business Tax Receipt (BTR).

H. *City-wide parking rate*.....\$4.00/hr (minimum)

I. *Overnight Parking 24-Hour Parking Session*..... \$96.00/~~day~~
up to 7 days. Selective Surface Parking lots from 130th to Kitty Stuart Park.

J. *Festival Parking. The City Manager maintains the right to designate festival parking rates for designated special events at his/her discretion. Each special event is subject to review.*

K. *Parking Prohibition Area* - No operator of a vehicle shall park a vehicle on dirt, grass or landscaped city rights-of-way, medians, swales, or similar areas. The city manager, or designee, may waive this prohibition on a temporary basis where it is determined that such waiver is necessary.

L. *Parking Fee Amendment Resolution.* In order to adjust parking fees as may be needed due to

environmental, economic, or other conditions that may occur during the fiscal year, parking fees can be waived, decreased, or increased at any time during the fiscal year by Resolution of the Board of City Commissioners.

**Note/Clarification: Due to the parking fee increasing from \$4.00 per hour, the minimum charge for credit cards for half ~~the~~ time or thirty minutes is now \$2.00.*

(Res. 04.09, 08/10/2004; Res. 04.02, 01/27/2004)

ARTICLE IV. FIRE DEPARTMENT

A. Fire & Life Safety Inspection

High Hazard as defined by the Fire Marshal-Annual

Low Hazard as defined by the Fire Marshal-Biennial

(1) Places of Assembly (Posted Occupant Load):

- a. *Low Hazard* Up to 49 People\$50.00
- b. *Low Hazard* 50 – 149 People\$100.00
- c. *Low Hazard* 150 People or More.....\$150.00
- d. *High Hazard* Up to 49 People\$100.00
- e. *High Hazard* 50 – 149 People\$150.00
- f. *High Hazard* 150 People or More.....\$250.00

(2) Residential structures, hotel/motel, timeshare, rentals/resort rentals (5 units or greater)

- a. *Low Hazard* 5 – 10 Units.....\$100.00
- b. *Low Hazard* 11 – 20 Units.....\$150.00
- c. *Low Hazard* 21 – 49 Units.....\$200.00
- g. *Low Hazard* 50 or More Units\$350.00
- h. *High Hazard* 5 – 10 Units.....\$150.00
- i. *High Hazard* 11 – 20 Units\$200.00
- j. *High Hazard* 21 – 49 Units.....\$250.00
- k. *High Hazard* 50 or More Units\$350.00

(3) Automotive and/or Marine Service, *Fueling* or Storage Facilities.....~~\$200.00~~ \$250.00

~~(4) Automotive and/or Marine Fueling Facilities.....\$200.00~~

(5) Standalone Single Business: *Low Hazard*

- a. Up to 2,499 sq. ft.....\$50.00
- b. ~~2,000~~ *2,500* or more sq. ft.....\$100.00

(6) Standalone Single Business: *High Hazard*

- a. Up to 2,499 sq. ft.\$100.00
- b. *2,500* or more sq. ft.\$150.00

(7) Multiple Commercial/Businesses: *High Hazard*

- a. Unoccupied, per suite.....\$25.00
- b. Occupied, per suite.....\$50.00

- (8) Storage Facilities: **High Hazard**
 - a. Up to 4,999 sq. ft.....~~\$100.00~~-\$200.00
 - b. 5,000 or more sq. ft.....~~\$200.00~~-\$300.00
- (9) Subsequent Fee for Each Return Inspection for Compliance~~\$30.00~~-\$50.00
- (10) Fire Department Red Tag/Stop Work Order~~\$50.00~~-\$100.00
- B. Fire Plan Review and Correlated Inspection(s)**
 - (1) For Site Plans and Building Plans\$0.05/sqft
 - (2) Other fire plans review (fire alarm, fire suppression, etc.)\$250.00
 - (3) Failed inspections(s) (per each inspection).....\$50.00
- C. CPR Classes. (~~\$25.00 Fee covers the cost of the CPR card upon successful completion~~)**
 - (1) Resident\$25.00
 - (2) Non-resident.....\$50.00
 - (3) **Government Municipalities, Partner Organizations, etc.....\$25.00**
- D. Fire Engine Rental for Fire System Testing and/or Certification.**
 - (1) First 4 Hours.....\$1,000.00
 - (2) Each Additional Hour\$250.00
(Res. 08.10, 09/23/2008)
- E. Special Event Fee**
 - (1) Fire Rescue Special Event (per Hour)~~\$125.00~~-\$150.00
 - (2) Equipment Service Fee; Fuel, Oil, Maintenance, etc. (per unit per day). \$50.00
 - (3) Special Event Inspection; Cooking Tents, Food Trucks, etc. (per event) ~~\$100.00~~-\$200.00
- F. Short Term Vacation Rental Inspection Fees - Annual (~~Air BNB, VRBO, etc.~~).....\$100.00**
 - (1) Single Family Apartment/Condo\$100.00
 - (2) Single Family Residential Home (up to three bedrooms).....\$150.00
 - (3) Single Family Residential Home (more than three bedrooms\$250.00

ARTICLE V. PARKS & RECREATION

(Res. 2016-24, 07/12/2016; Res. 2016-03, 02/09/2016; Res. 2015-21, 08/11/2015; Res. 2015-09, 03/10/2015; Res. 2014-53, 12/10/2014; Res. 10.05, 03/23/2010; Res. 09.09, 09/21/2009; Res. 07.14, 06/26/2007; Res. 05.20, 09/14/2005; Res. 06.23, 09/13/2005; Code 1983 §19-508)

A. Recreation.

- (1) Adult Sports Registration:

- a. Rate determined by sport, competitive analysis, and cost recovery.
 - i. Resident/Non-Resident Pricing model will be utilized.

(2) Youth Sports

- a. Rate determined by sport, competitive analysis, and cost recovery.
 - i. Resident/Non-Resident Pricing model will be utilized.

(3) After-School Program ~~(will take effect August 1, 2020):~~

- a. Resident (daily) ~~\$9.00~~ 10.00
- b. Non-Resident (daily) ~~\$12.00~~ \$14.00
- c. City Employee (daily) ~~\$9.00~~ \$10.00

(4) Summer Camp Program:

- a. Resident Rate by Session:
 - i. Session 1 ~~\$500.00~~ \$625.00
 - ii. Session 2 ~~\$500.00~~ \$625.00
 - iii. Full Summer Session ~~\$1,000.00~~ \$1,250.00
 - iv. Individual Weekly Rate \$150.00
- b. Non-Resident Rate by Session:
 - i. Session 1 ~~\$625.00~~ \$750.00
 - ii. Session 2 ~~\$625.00~~ \$750.00
 - iii. Full summer session ~~\$1,250.00~~ \$1,500.00
 - iv. Individual weekly rate \$200.00
- c. City Employee Free

(5) Fitness Classes

- a. Contracted Recreation Instructors will agree to a 75% and 25% contract split with the City for their services.
- b. Recreation Director may negotiate class rate based upon needs/uses of recreation facilities as well as class supply requirements.

B. Recreation Center and City Hall Rentals.

(Res. 2016-24, 07/12/2016; Res. 2015-21, 08/11/2-15; Res. 2014-53, 12/20/2014)

- (1) Monday – Thursday rental period. Rental hours must include set-up and breakdown for all vendors and guests. Rental includes use of contracted space, set-up/breakdown of tables and chairs, banquet kitchen (if applicable), and cleaning fee. In addition to the hourly rental rates, the City will also collect all required sales tax. Deposits may be refunded within thirty (30) days of an event.

- a. Recreation Center Rooms (security deposits are refundable)
 - i. Boca View Hall w/ patio (security deposit \$200.00) ~~\$200.00/hr.~~ \$225.00/hr
 - ii. Ocean Walk Room (security deposit \$200.00) ~~\$100.00/hr.~~ \$125.00/hr
 - iii. Starboard Room (security deposit \$200.00) ~~\$50.00/hr.~~ \$75.00/hr
 - iv. Outside Deck (security deposit \$400.00) ~~\$100.00/hr.~~ \$125.00/hr
- b. City Hall Rooms (security deposits are refundable)
 - i. City Centre Room (security deposit \$400.00) ~~\$250.00/hr.~~ \$275.00/hr

(includes use of outside deck & restrooms)

- ii. Commission Chambers* (security deposit \$200.00) ~~\$100.00/hr~~ \$125.00/hr

***ONLY** as a backup space for outside reservations negatively impacted by weather.

- c. Resident Discount- applied to hourly rental rates..... 20% discount.

(2) Friday – Sunday rental period. Rental includes use of contracted space, set-up/breakdown of tables and chairs, banquet kitchen (if applicable), and cleaning fee. Security deposit may be refunded within thirty (30) days following an event.

- a. Recreation Center Rooms (security deposits are refundable)

- i. Boca View Hall w/ patio (security deposit \$200.00)..... ~~\$225.00/hr~~ \$250.00/hr
 ii. Ocean Walk Room (security deposit \$200.00) ~~\$125.00/hr~~ \$150.00/hr
 iii. Starboard Room (security deposit \$200.00)..... ~~\$75.00/hr~~ \$100.00/hr
 iv. Outside Deck (security deposit \$200.00)..... ~~\$125.00/hr~~ \$150.00/hr

- b. City Hall Rooms (security deposits are refundable):

- i. City Centre Room (security deposit \$400.00) ~~\$275.00/hr~~ \$300.00/hr
 (includes use of outside deck & restrooms)
 ii. Commission Chambers* (security deposit \$200.00) ~~\$125.00/hr~~ \$150.00/hr

***ONLY** as a backup space for outside reservations negatively impacted by weather.

- c. Resident discount on hourly rates.

(3) Cleaning Fees (per location)..... ~~\$100.00~~ \$200.00

C. Park & Pavilion Rentals

(Res. 2016-24, 07/12/2016; Res. 2015-09,03/10/2015)

(1) Archibald Park

- a. Pavilion rental for four (4) hours (each additional hour is \$25.00/hour):

- i. Resident..... \$100.00
 ii. Non-Resident..... \$200.00

- b. Sand Volleyball Court Rental for four (4) hours (each additional hour is \$25.00/hour):

- i. Resident..... \$25.00
 ii. Non-Resident..... \$50.00

(2) John's Pass Park:

- a. Pavilion rental for four (4) hours (each additional hour is \$25.00/hour):

- i. Resident..... \$100.00
 ii. Non-Resident..... \$200.00

(3) Splash Pads Rentals

- a. Resident Rates

- i. Splash Pad (2 Hours)..... ~~\$100.00~~ \$200.00
 ii. ~~Splash Pad w/ Tables & Chairs on Patio (2 Hours)~~..... ~~\$200.00~~

- b. Non-Resident Rates

- i. Splash Pad (2 Hours) ~~\$150.00~~ \$300.00
- ii. ~~Splash Pad w/ Tables & Chairs on Patio (2 Hours) \$250.00~~

D. Athletic Field Rentals

(Res. 2016-24, 07/12/2016; Res. 2014-53, 12/10/2014)

(1) Hourly resident rates by facility (6.8% Sales Tax NOT included)

- a. Softball Field ~~\$25.00~~ \$30.00/hr
- b. Soccer Field ~~\$25.00~~ \$30.00/hr
- c. Basketball Court ~~\$5.00~~ \$10.00/hr
- d. Tennis Court ~~\$5.00~~ \$10.00/hr
- e. Field Preparation and Lining (softball) ~~\$45.00~~ \$50.00
- f. Field Preparation and Lining (football/soccer) ~~\$25.00~~ \$30.00
- g. Attendant Fee (per staff member) ~~\$25.00~~ \$30.00
- h. Rental Cleaning Fee ~~\$25.00~~ \$30.00
- i. Light Fee ~~\$10.00~~ \$15.00/hr

(2) Hourly non-resident rates by facility (6.5% Sales Tax NOT included)

- a. Softball Field ~~\$30.00~~ \$35.00/hr
- b. Soccer Field ~~\$30.00~~ \$35.00/hr
- c. Basketball Court ~~\$10.00~~ \$15.00/hr
- d. Tennis Court ~~\$10.00~~ \$15.00/hr
- e. Field Preparation and Lining (softball) ~~\$50.00~~ \$55.00
- f. Field Preparation and Lining (football/soccer) ~~\$30.00~~ \$35.00
- g. Attendant Fee (per staff member) ~~\$30.00~~ \$35.00
- h. Rental Cleaning Fee ~~\$30.00~~ \$35.00
- i. Light Fee ~~\$15.00~~ \$20.00/hr

E. Wedding Permits.

(1) Small wedding permit application fee \$100.00*

- a. *A gathering of less than 50 persons with minimal decor as determined by staff; additional fees may apply.

(2) Wedding permit application fee \$200.00*

- a. *A gathering of more than 50 persons with minimal decor as determined by staff; additional fees may apply.

F. Beach Picnic Permits

A Beach Picnic Permit is required for any organized, private gathering on City-controlled beach property that does not constitute a wedding, memorial service, or permitted special event. Additional fees may apply as determined by staff.

- (1) Small Beach Picnic Permit (gathering of fewer than 50 persons) \$100.00
- (2) Standard Beach Picnic Permit (gathering of 50 or more persons) \$100.00

G. Special Events.

(1) Event Application Fee (less than 1,000 attendees) \$100.00

- (2) Event Application Fee (*more than 1,000 attendees*) \$250.00
~~A fee of \$100.00/\$250.00 payable to the City as reasonable cost for processing, evaluating, and issuing the permit is required. The BOC may waive the application fee by resolution at annual special event review when determined in the best interest of the community and upon demonstration of non-profit status and community benefit.~~
- (3) Deposit. ~~Deposits shall be determined upon the estimated impact on the City owned property of which the event is hosted.~~
- a. Small event.....\$250.00
 - b. Large event.....\$500.00

A refundable deposit ~~shall be payable in advance to the City in advance of the event for the damage to public property or City services incurred in direct association with the event -and not identified in the original special event application approval. The BOCC may waive the deposit by resolution at annual special event review when determined in the best interest of the community, and upon.~~ The City reserves the sole right to determine ~~which what~~ portion, if any, ~~of the deposit~~ shall be returned to the applicant within 30 days after the event. The City Manager may waive special event fees ~~to the amount of no more than up to \$500 upon his/her determination that it will be a benefit to the of community benefit.~~

(4) Fees

- a. Large Event (1,000+ Attendees)
 - i. Facility Rental Per Event\$3,000.00
 (Includes use of stage and event field)
- b. Small Event (Less than 1,000 attendees)
 - i. Stage Fee
 1. Resident.....\$50.00/hr.
 2. Non-Resident.....\$100.00/hr.
 - ii. Field Usage Fee
 1. Resident.....\$50.00/hr.
 2. Non-Resident.....\$100.00/hr.
- c. City Event Fees
 - i. Trash Can Fee (*per trash can*) \$5.00
 - ii. Dumpster fee with single pick-up 3 Yard Dumpster\$136.70
 - iii. Event Barricades (~~available at~~ City Hall ~~P~~roperty ~~O~~nly)
 1. Setup Fee per – event\$100.00
 2. Barricade Fee - per day\$10.00
 - iv. Table Games (Canasta, Bridge, etc.)
 1. Resident.....\$1.00
 2. Non-Resident.....\$2.00

Other fees including but not limited to additional City personnel staff, such as EMT support through Madeira Beach Fire Department, etc. Five times the rental fee for receptacles will be withheld from deposit for those not returned within 48 hours of event.

- ~~d. Mandatory Non-City Fees. The required use of Pinellas County Sheriff's Deputies, as defined within the special events section of ordinances, will be negotiated directly with the Pinellas County Sheriff's Office. It is the **sole responsibility of the applicant** to secure the appropriate number of deputies as required by the Sheriff's Department.~~
- ~~e. Other Non-City Fees. Other fees included but not limited to Madeira Beach City Centre and field clean up, additional civilian security, and vehicle parking professionals shall be the **sole responsibility of the applicant**.~~
- ~~f. Table games (Canasta, Bridge, etc.)~~
 - ~~i. Resident:\$1.00~~
 - ~~ii. Non-resident:\$2.00~~

(5) Mandatory & Other Non-City Fees

- a. Pinellas County Sheriff's Deputies shall be negotiated directly with the Sheriff's Office. It is the sole responsibility of the applicant to secure the appropriate number of deputies.
- b. Other non-City fees for clean-up, civilian security, and parking professionals shall be the sole responsibility of the applicant.

(6) Park-Based Event Permit – Archibald Park, John's Pass Park, & John's Pass Bell Tower (NEW)

Applicable to organized gatherings or private events held at Archibald Park or John's Pass Park that do not qualify as large special events under subsections (1)-(4) above. Permits are required for all organized gatherings regardless of admission charge. The following fee schedule applies equally to both park locations.

- a. Event Permit Application Fee
 - i. Up to 75 attendees\$75.00
 - ii. 76-200 attendees\$150.00
- b. Park Impact Fee (per permitted event)
 - i. Up to 75 attendees\$100.00
 - ii. 76-200 attendee\$250.00
- c. Refundable Damage Deposit
 - i. Up to 75 attendees\$150.00
 - ii. 76-200 attendees\$300.00
- d. Attendant Fee (per City staff member required).....\$25.00/hr
- e. Trash, dumpster, and barricade fees per Section G(4)(c) above.
- f. The Recreation Director may require additional City services at actual cost based on event scope and anticipated impact on park facilities.

- g. The City Manager may waive the permit application fee up to \$75.00 for events providing a direct benefit to the community.

Deposits are refundable within 30 days of the event provided the park is left in satisfactory condition as determined by City staff.

ARTICLE VI. PUBLIC WORKS

A. Trash, Recycling, and Garbage

(1) Removal service fees-

All residents, occupants, or owners of premises in the city shall be required to have accumulations of garbage, trash, garden trash, recyclable items, and noncombustible refuse removed and disposed of by the sanitation division of the city Public Works Department. For the purpose of this section a unit shall be defined as a living unit for human habitation containing kitchen facilities. For a resident, occupant or owner of a premise in the city to qualify for the declared disaster sanitation fee the following requirements must be met: (1) the premises must have a structure on it that is rendered unoccupied and uninhabitable due damage sustained from Hurricanes Helene or Milton; (2) there must be an active city permit for demolition or remodel/repair of the structure; (3) the resident, occupant or owner must complete an on-line application and receive approval of that application by the City in writing; (4) the resident, occupant or owner must not be residing on the premises. This requirement, for example, prohibits the resident, occupant or owner from residing in the structure, tent, camper, recreational vehicle or other living quarters whether temporary or permanent; (5) the resident, occupant or owner may not place any trash, trash container, debris, equipment, or other materials at curbside for city sanitation collection or removal. Upon approval of the declared disaster sanitation fee application the City will remove city issued trash and recycling containers. The charges for garbage, recycling, and trash removal services shall be as follows:

a. Single Family and Multi-Family, per dwelling, per month:

- i. 64 Gallon Cart.....\$38.74
 - o Each additional cart per month.....\$14.00
- ii. 96 Gallon Cart\$45.74
 - o Each additional cart per month.....\$14.00
- iii. Declared Disaster Sanitation Fee\$10.00

b. Commercial. All offices and business establishments required to have a local business tax receipt are hereby classified commercial. A commercial rate for the collection of garbage and trash is hereby established to be in accordance with the following for non-compacting containers:

- i. Service twice per week, per month (Dumpster)
 - (a) One cubic yard.....\$122.82
 - (b) One and a half cubic yard\$157.00
 - (c) Two cubic yard.....\$191.17
 - (d) Three cubic yard\$259.52
- ii. Each additional service per week, per month (Dumpster)

- (a) One cubic yard\$68.35
 - (b) One and a half cubic yard\$76.90
 - (c) Two cubic yard\$102.53
 - (d) Three cubic yard\$136.70
- iii. Service twice per week, per month (96 Gallon cart).....\$40.00
 - o Each additional cart per month.....\$14.00
- iv. Each additional service per week, per month (96 gallon cart)\$16.00
- v. Sunday collections are double the additional service rate.
- vi. Replacement Toter fee\$75.00
- vii. Accounts classified as multifamily dwelling, or hotel, motel or motor lodge may elect to be charged for garbage and trash removal services in conformity with the commercial rates defined in this section but in no case shall less than one can per unit be elected. It is the burden of the property owner to notify the city of such election. Those establishments electing the commercial or bulk rate shall have the option of changing the type of service by giving 30 days' notice. Requests for changes in service shall be in writing and addressed to the city. The city reserves the right to determine the number of cans, the number and size of containers and/or frequency of disposal, with applicable charges, during any period of the year, for commercial containers.
- c. Bulk item removal. Any item identified in section 54-33 regarding the removal of other waste and non-combustible refuse will be collected by the city, for a minimum disposal fee of \$50.00 plus \$10.00 for each item picked up
- d. Unlawful/Illegal Dumping\$250.00
- e. Bulk waste. Noncombustible refuse in excess of normal weekly limits, by either residential or commercial establishments shall be picked up at the rate of \$50.00 per hour per collection day, based on elapsed time of collection, plus allowances for disposal run and dump charges. Such charges shall also be made to homes having more than normal trash collection.
- (2) Recycling service fees (Commercial)
 - a. Condominium properties shall be billed based on direct costs incurred by the City to provide recycling service through its contractual service provider.

(3) Billing.

It is the property owner's responsibility to pay charges against the property. It shall be at the discretion of the city to determine the appropriate billing party. Upon request, the city will attempt to bill tenants, but only if the owner signs a statement acknowledging his responsibility for the charges generated, along with the information necessary so that they may be contacted at the point wherever a delinquency occurs. The city reserves the right to bill the property owner, if it so chooses, regardless of circumstances surrounding the account.

(4) Owner's liability.

If the premises are sold, any remaining claims by the city for garbage and trash services not settled at time of transfer of ownership of the property shall become the responsibility of the new owner. This applies equally to the sale or foreclosure of any property and represents charges for service presently or previously provided. On all premises, the owner of such premises shall be liable for all garbage and trash service charges against the property irrespective of whether such premises is occupied by owner, tenant, or vacant. The occupation of fully constructed premises shall be irrelevant to the liability of the owner and/or occupant for the charges as provided for in this section. The schedule of charges shall be imposed on all fully constructed premises, whether occupied or not, and regardless of volume of garbage or trash generated. Liability for payment shall begin on the date of ownership of property.

(5) Payment, penalties, delinquency constitutes lien against property.

(Code 1983, §19-511)

All garbage and trash fees are due and payable upon receipt. Bills not paid within 30 days of the billing date will be considered delinquent and shall constitute grounds for filing a lien against the property with the clerk of the circuit court. Bills that arrive after the 30-day deadline will be assessed penalty interest on the next bill. It is the owner's responsibility to see that the payment arrives within the 30-day billing period. Bills not paid within 30 days shall have penalty interest added at the rate of 1½ percent per month beyond the delinquency date (30days).

B. Stormwater Utility Management

(1) Created.

A stormwater management utility fee, also referred to in this section as "fee" was created and imposed on all developed property within the city for services and facilities provided by the stormwater management program. For the purposes of imposing the fee, all developed property within the city shall be classified into the following three classes:

- a. Residential Property
- b. Non-Residential Property
- c. Mixed Use Property

The Public Works Director will, from time to time, prepare a list of property within the City and assign a classification of residential or nonresidential property.

(2) Schedule of Rates

(Res. 05.20, 09/14/2005)

- (1) The EDU rate shall be ~~\$10.00~~ \$20.00 per month for each EDU.
- (2) The stormwater management utility fee shall be calculated for each developed property as follows:
 - i. The fee for property consisting solely of dwelling units is the rate of one EDU multiplied by the number of dwelling units existing on the property. That is:

$$\text{Fee} = (\text{EDU rate}) \times (\text{Number of dwelling units})$$

- ii. The fee of a property with no dwelling units is the rate of one EDU multiplied by the numerical factor. The numerical factor is obtained by dividing the total impervious area in square feet of the nonresidential property by 1,249 square feet. The resulting calculation is:

Fee = (EDU rate) X (Impervious area expressed in square feet) / 1,249 square feet, but not less than the rate for one EDU)

****Fractional remainders***

- iii. The fee for mixed use property (dwelling units and commercial) is the rate of one EDU multiplied by the number of dwelling units existing on the property. The total on-site impervious is then compared to the impervious area allocated to dwelling units by multiplying the number of dwelling units X 1,249 square feet per dwelling unit and subtracting the resulting square footage of impervious area from the total impervious area. If the remaining impervious area is zero or negative, the fee is the EDU rate multiplied by the number of dwelling units.

If the remaining impervious area is greater than zero, then the additional fee for the remaining impervious area is calculated under subsection (2)(b) of this section.

- (3) The minimum fee for developed property, whether residential or nonresidential, within the city is equal to the rate of one EDU subject to reduction as set forth in subsection (4) of this section.
- (4) On-site stormwater quality management facilities reduction shall be allowed and calculated as follows:
 - i. In order to encourage the improvement of the quality of stormwater runoff, a reduction in the stormwater management utility fee is authorized for those developed properties which are addressed by a stormwater management facility designed and constructed for the purpose of stormwater pollution reduction.
 - ii. A reduction in fee is allowed for a particular developed property only if the stormwater runoff from the property is treated by a stormwater management facility that has been designed, constructed, and is maintained properly for the purpose of stormwater pollution reduction and adheres to the drainage requirements of the ten-year frequency, 60-minute storm event. If it is determined by the Director of Community Services that the stormwater management facility has not been, nor is currently being, properly maintained as designed, the Director of Community Services may disallow the on-site stormwater management facility credit.
 - iii. Specific stormwater treatment facilities that qualify for this reduction include, but are not limited to, retention or filtration ponds; front, rear, and side lot swales; mechanical treatment or separation facilities; or extensive improvement in the amount of pervious surfaces by the use of turf-block for parking areas, driveways, patios and sidewalks.

- iv. For applicable properties, the fee shall be reduced by 25 percent. The reduced fee will, therefore, be calculated as the fee determined in this subsection multiplied by the factor of 0.75 (Fee X0.75).

(3) Billing, Collecting, Delinquency, and Penalty

- a. Bills for stormwater service shall be rendered bimonthly by the county water system as agent for the city. The fixed monthly charge shall be payable in advance.
- b. If any bill shall not be paid within seven days after the date it has been declared delinquent, water service to the premises shall be disconnected until such delinquent account is paid in full, including all applicable disconnection and reconnection charges.
- c. Statements for the stormwater management utility fee shall be payable at the same time and in the same manner and subject to the same penalties as they are otherwise set forth for other utility fees administered by the city. The property owner or fee payer will be notified of any delinquency in the payment of the stormwater management utility fee in the same manner that delinquent water, garbage and sewer bills are notified and the failure to pay such fee as is otherwise provided in the statement rendered to the payer shall subject the property to the discontinuance of water, garbage and sewer services and shall subject the fee payer to all other penalties and charges provided relative to the discontinuance of such utility services.
- d. The administrative appeal and hearing procedure applicable to the discontinuance of utility services shall be applicable to the discontinuance of such services for the nonpayment of the stormwater management utility fee.

(4) Adjustments of fees.

(Code 1983, §19-512)

- a. Any owner, tenant or occupant who has paid the rendered fee and who believes that the fee is in error may, subject to the limitations set forth in this division, submit an adjustment request to the Public Works Director.
 - i. Adjustment requests shall be made in writing and shall set forth in detail the grounds upon which the belief is based.
 - ii. The Public Works Director shall review the adjustment request within 90 days of the submittal of the request and shall respond in writing to the requesting fee payer, either denying or granting the request with the reason therefore stated in such response.
 - iii. The rate adjustment, if granted, will apply retroactively to the date at which the erroneous information was applied to the fee payer's fee, but will not exceed one year prior to the adjustment request.

- iv. Upon denial of the adjustment request, the owner, tenant, or occupant making the original adjustment request may, within 30 days of the receipt of denial, petition for a review of the adjustment request by the board of adjustment. The board of adjustment shall review the adjustment request in accordance with the provisions set forth in the City Code, Chapter 2, as well as the documented evidence provided in the original adjustment request and supplemental evidence requested by the Director of Community Services or provided by the fee payer prior to the decision made by the Director of Community Services. Within 60 days of the petition the board of adjustment shall in writing, either grant or deny the petition. If the petition is granted, the Public Works Director will apply the adjustment to the fee for the requesting customer for the retroactive period identified by the board of adjustment.
- b. The Public Works Director, upon discovering an error or oversight in the calculation of the fee, may initiate an adjustment request. The request must be made in writing documenting the reasons for the adjustment. In the event that the adjustment would require the increase in fee for a fee payer, the Public Works/Marina Director must provide the adjustment request to the affected fee payer 30 days prior to adjusting the fee and offer the fee payer an opportunity within the stated 30 days to provide reasons why the adjustment should not be made. An increase or decrease in fee shall not be retroactively effective more than one year from the date of adjustment.

(5) Sec. 70-156. - Enforcement.

- a. *Civil penalties.* Any violation of any provision of this article, or of any regulation or order issued under this article, shall be subject to a civil penalty not less than \$50.00 or more than \$500.00 per day, or imprisonment of up to 60 days, or both such fines and imprisonment, for each violation.
- b. *Criminal penalties.* Any intentional or willful violation of any provision of this article, or of any regulation or order issued under this article, shall be subject to a criminal penalty not less than \$50.00 or more than \$500.00 per day, or imprisonment of up to 60 days, or both such fine and imprisonment, for each violation.
- c. *Injunctive relief.* Any violation of any provision of this article, or of any regulation or order issued under this article, shall be subject to injunctive relief if necessary to protect the public health, safety, or general welfare.
- d. *Continuing violation.* A person shall be deemed guilty of a separate violation for each and every day during any continuing violation of any provision of this article, or of any regulation or permit issued under this article.
- e. *Enforcement actions.* The director may take all actions necessary, including the issuance of notices of violation and the filing of court actions, to require and enforce compliance with the provisions of this article and with any regulation or permit issued under this article.

ARTICLE VII. MADEIRA BEACH MUNICIPAL MARINA

A. Vessel inspection.

(Code 1983, Chapter 19, Article VII)

Live-aboard vessels desiring to stay beyond ten days will be required to obtain a no- fee annual permit and pay a vessel inspection fee of \$25.00

B. Madeira Beach Municipal Marina fees

(Res 2016-03, 02/10/2016)

The marina maintains the ability to adjust the rates below to account for changes in the sales tax Rates during the fiscal year; allowing for payments to stay consistent until this manual is updated and approved by the Commission. Employees receive the same rates as residents. The marina staff can issue transient slip discount coupons up to 20% off through online booking sites as a marketing tool. Discounts will be for off-peak times.

Fees for the Madeira Beach Municipal Marina shall be as follows (each of these fees are subject to all applicable sales taxes):

- (1) Transient Wet Slip per day..... ~~\$2.34~~ ~~\$2.10~~/foot/day
- (2) Transient Wet Slip per week..... ~~\$12.00~~ ~~\$11.00~~/foot/week
- (3) Transient Dry Storage
 - a. Regular per day \$28.04/day
 - b. Holidays and/or weekends per day \$37.38/day
- (4) Transient Dry Storage \$257.01 /month
- (5) Wet Slip non-Live-aboard ~~\$15.50~~ ~~\$13.50~~/foot/month
- (6) Boat Lift ~~\$19.00~~ ~~\$17.00~~/foot/month
- (7) ~~Wet Slip~~ Commercial non-live-aboard ~~wet-slip~~ ~~\$16.50~~ ~~\$14.50~~ /foot/month
- (8) Wet Slip Live – aboard ~~\$23.00~~ ~~\$20.00~~/foot/month
- (9) Dry Storage – under 26’ boat length..... ~~\$186.92~~ ~~\$172.90~~/month
- (10) Dry Storage – 26’+ boat length ~~\$233.64~~ ~~\$210.28~~/month
- (11) Resident Dry Storage (Limited to Madeira Beach Residents Only) ~~\$140.19~~ ~~\$130.84~~/month
- (12) Dry storage for non-motorized boat* ~~\$28.04~~ ~~\$28.17~~/month
 - a. *Kayaks, canoes, and small boat that can be carried by one (1) person.
- (13) Boat Ramp Fees
 - a. Launch (no parking)..... \$4.67/day
 - b. Launch and Park ~~\$18.69~~ ~~\$14.02~~/day
 - c. Holiday Launch and Park ~~\$23.36~~ ~~\$18.69~~/day

- d. Resident Launch (no parking ~~New~~) \$1.87
- e. Resident Launch & Park (per day) (~~New~~)..... \$9.35
- (14) Late Fee \$30.00
- (15) Residents with recreational vehicles and motor homes and boat displaced by City Road and/or Stormwater construction will be provided free storage space for those vehicles.
- (16) Fuel Discounts -Maximum discount per gallon \$0.30/gal
 - a. Commercial\$0.20/gal
 - b. Gulf of Mexico Commercial Fishing Fleet Discount\$0.30/gal
 - c. 50+ Gallon\$0.05/gal
 - d. Boat US/ Sea Tow\$0.05/gal
 - e. Madeira Beach Resident.....\$0.05/gal
 - f. City Co-sponsored / Community events.....\$0.20/gal
 - i. Great American Grunt Hunt
 - ii. King of the Beach fishing tournament (Spring and Fall)
 - iii. Veterans Boat Parade
 - iv. Wild West Kingfish Tournament (*Spring and Fall*)
 - v. Sun Coast Kingfish Classic (*Spring and Fall*)
 - vi. Christmas Boat Parade
 - vii. Any other City Co-sponsored events as approved by the City Manager
- (17) Surveillance camera optional fee\$25.00/month
- (18) Live-aboard permits.....\$5.00(72 hours)
(Res 2019-18, 12/17/2019)
- (19) Temporary 3HR Wet Slip Parking/No Power\$20.00 + Tax

This page reserve for Publications by the City Clerk

Parking Department:

Item 11A.

Ordinance 2025-18 (Current Fees)	Ordinance 2026-08 (Proposed Amendments)																														
<i>E. Parking fines and penalties.</i> Parking fines and penalties shall be as follows: (Res. 06.29, 11/28/2006; Res. 04.09, 08/10/2004; Code 1983, §5-19; City Ord 2022-23) <table> <tr> <td>(1) Overtime Parking</td><td>\$60.00</td></tr> <tr> <td>(2) Double Parking</td><td>\$80.00</td></tr> <tr> <td>(3) Parking in a "NO PARKING" Zone</td><td>\$90.00</td></tr> <tr> <td>(4) Other Improper Parking</td><td>\$90.00</td></tr> <tr> <td>(5) Delinquency Fee (After 15 Days)</td><td>\$30.00</td></tr> <tr> <td>(6) Disabled Parking Permit Sec. 66-52(c), Code of Ordinances</td><td></td></tr> </table> <i>Note: A Parking enforcement officer can ticket every hour for repeat violations.</i> <i>F. Special event parking permit (daily permit)</i> \$35.00 Special event parking permits and road closure fees established for specified events are listed below with additional events authorized by the City Manager. (Res. 2014-20, 05/13/2014) Johns Pass Seafood Festival The Fourth of July Memorial Day Additional event days as authorized by the BOCC by resolution. <i>G. Business Parking Permit (up to 4 permits/month/Business) per month</i> \$40.00 Permit for any business with current Local Business Tax Receipt (BTR). <i>H. City-wide parking rate</i> \$4.00/hr (minimum) <i>I. Overnight Parking</i> \$96.00/day up to 7 days. Selective Surface Parking lots from 130th to Kitty Stuart Park. <i>J. Festival Parking.</i> The City Manager maintains the right to designate festival parking rates for designated special events at his/her discretion. Each special event is subject to review.	(1) Overtime Parking	\$60.00	(2) Double Parking	\$80.00	(3) Parking in a "NO PARKING" Zone	\$90.00	(4) Other Improper Parking	\$90.00	(5) Delinquency Fee (After 15 Days)	\$30.00	(6) Disabled Parking Permit Sec. 66-52(c), Code of Ordinances		<i>E. Parking fines and penalties.</i> Parking fines and penalties shall be as follows: (Res. 06.29, 11/28/2006; Res. 04.09, 08/10/2004; Code 1983, §5-19; City Ord 2022-23) <table> <tr> <td>(1) Overtime Parking</td><td>\$60.00</td></tr> <tr> <td><i>Nonpayment of expired paid parking</i></td><td></td></tr> <tr> <td>(2) Double Parking</td><td>\$80.00</td></tr> <tr> <td>(3) Parking in a "NO PARKING" Zone</td><td>\$90.00</td></tr> <tr> <td>(4) Other Improper Parking</td><td>\$90.00</td></tr> <tr> <td>(5) Delinquency Fee (After 15 Days)</td><td>\$30.00</td></tr> <tr> <td>(6) Disabled Parking Permit Sec. 66-52(c), Code of Ordinances</td><td></td></tr> <tr> <td>(7) <u>ADA Parking Violations</u></td><td><u>\$250.00</u></td></tr> <tr> <td>(8) <u>Fire Lane Violations</u></td><td><u>\$250.00</u></td></tr> </table> <i>Note: A Parking enforcement officer can ticket every hour for repeat violations.</i> <i>F. Special event parking permit (daily permit)</i> \$35.00 Special event parking permits and road closure fees established for specified events are listed below with additional events authorized by the City Manager. (Res. 2014-20, 05/13/2014) Johns Pass Seafood Festival The Fourth of July Memorial Day Additional event days as authorized by the BOCC by resolution. <i>G. Business Parking Permit (up to 4 permits/month/Business) per month</i> \$40.00 Permit for any business with current Local Business Tax Receipt (BTR). <i>H. City-wide parking rate</i> \$4.00/hr (minimum) <i>I. <u>Overnight Parking 24-Hour Parking Session</u></i> \$96.00/day up to 7 days. Selective Surface Parking lots from 130th to Kitty Stuart Park. <i>J. Festival Parking.</i> The City Manager maintains the right to designate festival parking rates for designated special events at his/her discretion. Each special event is subject to review.	(1) Overtime Parking	\$60.00	<i>Nonpayment of expired paid parking</i>		(2) Double Parking	\$80.00	(3) Parking in a "NO PARKING" Zone	\$90.00	(4) Other Improper Parking	\$90.00	(5) Delinquency Fee (After 15 Days)	\$30.00	(6) Disabled Parking Permit Sec. 66-52(c), Code of Ordinances		(7) <u>ADA Parking Violations</u>	<u>\$250.00</u>	(8) <u>Fire Lane Violations</u>	<u>\$250.00</u>
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K. *No operator of a vehicle shall park a vehicle on dirt, grass or landscaped city rights-of-way, medians, swales, or similar areas. The city manager, or designee, may waive this prohibition on a temporary basis where it is determined that such waiver is necessary.*

L. *Parking Fee Amendment Resolution.* In order to adjust parking fees as may be needed due to environmental, economic, or other conditions that may occur during the fiscal year, parking fees can be waived, decreased, or increased at any time during the fiscal year by Resolution of the Board of City Commissioners.

**Note/Clarification: Due to the parking fee increasing from \$4.00 per hour, the minimum charge for credit cards for half the time or thirty minutes is now \$2.00.*

(Res. 04.09, 08/10/2004; Res. 04.02, 01/27/2004)

K. Parking Prohibition Area - *No operator of a vehicle shall park a vehicle on dirt, grass or landscaped city rights-of-way, medians, swales, or similar areas. The city manager, or designee, may waive this prohibition on a temporary basis where it is determined that such waiver is necessary.*

L. *Parking Fee Amendment Resolution.* In order to adjust parking fees as may be needed due to environmental, economic, or other conditions that may occur during the fiscal year, parking fees can be waived, decreased, or increased at any time during the fiscal year by Resolution of the Board of City Commissioners.

**Note/Clarification: Due to the parking fee increasing from \$4.00 per hour, the minimum charge for credit cards for half the time or thirty minutes is now \$2.00.*

(Res. 04.09, 08/10/2004; Res. 04.02, 01/27/2004)

Parks & Recreation:

Item 11A.

Ordinance 2025-18 (Current Fees)	Ordinance 2026-08 (Proposed Amendments)
A. Recreation (Res. 2016-24, 07/12/2016; Res. 2016-03, 02/09/2016; Res. 2015-21, 08/11/2015; Res. 2015-09, 03/10/2015; Res. 2014-53, 12/10/2014; Res. 10.05, 03/23/2010; Res. 09.09, 09/21/2009; Res. 07.14, 06/26/2007; Code 1983 §19-508) (1) Adult Sports Registration a. Rate determined by sport, competitive analysis, and cost recovery. i. Resident/Non-Resident Pricing model will be utilized. (2) Youth Sports a. Rate determined by sport, competitive analysis, and cost recovery. i. Resident/Non-Resident Pricing model will be utilized. (3) After-School Program <i>Effective August 1, 2026. First rate adjustment since August 1, 2020.</i> a. Resident (daily) \$9.00 b. Non-Resident (daily) \$12.00 c. City Employee (daily) \$10.00 (4) Summer Camp Program <i>Field trips are included in all session and weekly rates. No additional field trip charges shall be assessed to enrolled participants.</i> a. Resident Rate by Session: i. Session 1 \$500.00 ii. Session 2 \$500.00 iii. Full Summer Session (10 weeks) \$1,000.00 iv. Individual Weekly Rate \$150.00 b. Non-Resident Rate by Session: i. Session 1 \$625.00 ii. Session 2 \$625.00 iii. Full Summer Session (10 weeks) \$1,250.00 iv. Individual Weekly Rate \$200.00 c. City Employee Free (5) Fitness Classes a. Contracted Recreation Instructors will agree to a 75% / 25% contract split with the City for their services. b. Recreation Director may negotiate class rate based upon needs/uses of recreation facilities as well as class supply requirements.	A. Recreation (Res. 2016-24, 07/12/2016; Res. 2016-03, 02/09/2016; Res. 2015-21, 08/11/2015; Res. 2015-09, 03/10/2015; Res. 2014-53, 12/10/2014; Res. 10.05, 03/23/2010; Res. 09.09, 09/21/2009; Res. 07.14, 06/26/2007; Code 1983 §19-508) (1) Adult Sports Registration a. Rate determined by sport, competitive analysis, and cost recovery. i. Resident/Non-Resident Pricing model will be utilized. (2) Youth Sports a. Rate determined by sport, competitive analysis, and cost recovery. i. Resident/Non-Resident Pricing model will be utilized. (3) After-School Program <i>Effective August 1, 2026. First rate adjustment since August 1, 2020.</i> a. Resident (daily) \$10.00 b. Non-Resident (daily) \$14.00 c. City Employee (daily) \$10.00 (4) Summer Camp Program <i>Field trips are included in all session and weekly rates. No additional field trip charges shall be assessed to enrolled participants.</i> a. Resident Rate by Session: i. Session 1 \$625.00 ii. Session 2 \$625.00 iii. Full Summer Session (10 weeks) \$1,250.00 iv. Individual Weekly Rate \$150.00 b. Non-Resident Rate by Session: i. Session 1 \$750.00 ii. Session 2 \$750.00 iii. Full Summer Session (10 weeks) \$1,500.00 iv. Individual Weekly Rate \$200.00 c. City Employee Free (5) Fitness Classes a. Contracted Recreation Instructors will agree to a 75% / 25% contract split with the City for their services. b. Recreation Director may negotiate class rate based upon needs/uses of recreation facilities as well as class supply requirements.

B. Recreation Center and City Hall Rentals

(Res. 2016-24, 07/12/2016; Res. 2015-21, 08/11/2015; Res. 2014-53, 12/20/2014)

Rental hours must include set-up and breakdown for all vendors and guests. Rental includes use of contracted space, set-up/breakdown of tables and chairs, banquet kitchen (if applicable), and cleaning fee. Sales tax collected on all rentals. Deposits refundable within thirty (30) days of the event.

(1) Monday – Thursday Rental Period

- a. Recreation Center Rooms (security deposits are refundable)
 - i. Boca Ciega Bay Hall w/ patio (deposit \$200) \$200.00/hr
 - ii. Ocean Walk Room (deposit \$200) \$100.00/hr
 - iii. Starboard Room (deposit \$200) \$50.00/hr
 - iv. Outside Deck (deposit \$400) \$100.00/hr
 - b. City Hall Rooms (security deposits are refundable)
 - i. City Centre Room (deposit \$400) [includes outside deck & restrooms] \$250.00/hr
 - ii. Commission Chambers* (deposit \$200) \$100.00/hr
- *Available only as backup space for outside reservations negatively impacted by weather.*
- c. Resident Discount — applied to hourly rental rates 20% off

(2) Friday – Sunday Rental Period

- a. Recreation Center Rooms (security deposits are refundable)
 - i. Boca Ciega Bay Hall w/ patio (deposit \$200) \$225.00/hr
 - ii. Ocean Walk Room (deposit \$200) \$125.00/hr
 - iii. Starboard Room (deposit \$200) \$75.00/hr
 - iv. Outside Deck (deposit \$200) \$125.00/hr
 - b. City Hall Rooms (security deposits are refundable)
 - i. City Centre Room (deposit \$400) [includes outside deck & restrooms] \$275.00/hr
 - ii. Commission Chambers* (deposit \$200) \$125.00/hr
- *Available only as backup space for outside reservations negatively impacted by weather.*
- c. Resident Discount — applied to hourly rental rates 20% off

(3) Cleaning Fees

- a. Cleaning fee (per location) \$100.00

C. Park & Pavilion Rentals

(Res. 2016-24, 07/12/2016; Res. 2015-09, 03/10/2015)

(1) Archibald Park

- a. Pavilion Rental — four (4) hour block (each additional hour \$25.00)
 - i. Resident \$100.00

B. Recreation Center and City Hall Rentals

(Res. 2016-24, 07/12/2016; Res. 2015-21, 08/11/2015; Res. 2014-53, 12/20/2014)

Rental hours must include set-up and breakdown for all vendors and guests. Rental includes use of contracted space, set-up/breakdown of tables and chairs, banquet kitchen (if applicable), and cleaning fee. Sales tax collected on all rentals. Deposits refundable within thirty (30) days of the event.

(1) Monday – Thursday Rental Period

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 - i. City Centre Room (deposit \$400) [includes outside deck & restrooms] \$275.00/hr
 - ii. Commission Chambers* (deposit \$200) \$125.00/hr
- *Available only as backup space for outside reservations negatively impacted by weather.*
- c. Resident Discount — applied to hourly rental rates 20% off

(2) Friday – Sunday Rental Period

- a. Recreation Center Rooms (security deposits are refundable)
 - i. Boca Ciega Bay Hall w/ patio (deposit \$200) \$250.00/hr
 - ii. Ocean Walk Room (deposit \$200) \$150.00/hr
 - iii. Starboard Room (deposit \$200) \$100.00/hr
 - iv. Outside Deck (deposit \$200) \$150.00/hr
 - b. City Hall Rooms (security deposits are refundable)
 - i. City Centre Room (deposit \$400) [includes outside deck & restrooms] \$300.00/hr
 - ii. Commission Chambers* (deposit \$200) \$150.00/hr
- *Available only as backup space for outside reservations negatively impacted by weather.*
- c. Resident Discount — applied to hourly rental rates 20% off

(3) Cleaning Fees

- a. Cleaning fee (per location) \$200.00

C. Park & Pavilion Rentals

(Res. 2016-24, 07/12/2016; Res. 2015-09, 03/10/2015)

(1) Archibald Park

- a. Pavilion Rental — four (4) hour block (each additional hour \$25.00)
 - i. Resident \$100.00

		Item 11A.	
ii. Non-Resident	\$200.00	ii. Non-Resident	
b. Sand Volleyball Court Rental — four (4) hour block		b. Sand Volleyball Court Rental — four (4) hour block	
i. Resident	\$25.00	i. Resident	\$25.00
ii. Non-Resident	\$50.00	ii. Non-Resident	\$50.00
(2) John's Pass Park		(2) John's Pass Park	
a. Pavilion Rental — four (4) hour block (each additional hour \$25.00)		a. Pavilion Rental — four (4) hour block (each additional hour \$25.00)	
i. Resident	\$100.00	i. Resident	\$100.00
ii. Non-Resident	\$200.00	ii. Non-Resident	\$200.00
(3) Splash Pad Rentals		(3) Splash Pad Rentals	
a. Resident Rates		a. Resident Rates	
i. Splash Pad (2 hours)	\$100.00	i. Splash Pad (2 hours)	\$200.00
ii. Splash Pad w/ Tables & Chairs on Patio (2 hours)	\$200.00	ii. Splash Pad w/ Tables & Chairs on Patio (2 hours)	\$200.00
b. Non-Resident Rates		b. Non-Resident Rates	
i. Splash Pad (2 hours)	\$150.00	i. Splash Pad (2 hours)	\$300.00
ii. Splash Pad w/ Tables & Chairs on Patio (2 hours)	\$250.00	ii. Splash Pad w/ Tables & Chairs on Patio (2 hours)	\$250.00
D. Athletic Field Rentals		D. Athletic Field Rentals	
(Res. 2016-24, 07/12/2016; Res. 2014-53, 12/10/2014)		(Res. 2016-24, 07/12/2016; Res. 2014-53, 12/10/2014)	
(1) Hourly Resident Rates (6.8% Sales Tax NOT included)		(1) Hourly Resident Rates (6.8% Sales Tax NOT included)	
a. Softball Field	\$25.00/hr	a. Softball Field	\$30.00/hr
b. Soccer Field	\$25.00/hr	b. Soccer Field	\$30.00/hr
c. Basketball Court	\$5.00/hr	c. Basketball Court	\$10.00/hr
d. Tennis Court	\$5.00/hr	d. Tennis Court	\$10.00/hr
e. Field Preparation and Lining (softball)	\$45.00	e. Field Preparation and Lining (softball)	\$50.00
f. Field Preparation and Lining (football/soccer)	\$25.00	f. Field Preparation and Lining (football/soccer)	\$30.00
g. Attendant Fee (per staff member)	\$25.00	g. Attendant Fee (per staff member)	\$30.00
h. Rental Cleaning Fee	\$25.00	h. Rental Cleaning Fee	\$30.00
i. Light Fee	\$10.00/hr	i. Light Fee	\$15.00/hr
(2) Hourly Non-Resident Rates (6.5% Sales Tax NOT included)		(2) Hourly Non-Resident Rates (6.5% Sales Tax NOT included)	
a. Softball Field	\$30.00/hr	a. Softball Field	\$35.00/hr
b. Soccer Field	\$30.00/hr	b. Soccer Field	\$35.00/hr
c. Basketball Court	\$10.00/hr	c. Basketball Court	\$15.00/hr
d. Tennis Court	\$10.00/hr	d. Tennis Court	\$15.00/hr
e. Field Preparation and Lining (softball)	\$50.00	e. Field Preparation and Lining (softball)	\$55.00
f. Field Preparation and Lining (football/soccer)	\$30.00	f. Field Preparation and Lining (football/soccer)	\$35.00
g. Attendant Fee (per staff member)	\$30.00	g. Attendant Fee (per staff member)	\$35.00

h. Rental Cleaning Fee	\$30.00
i. Light Fee	\$15.00/hr
E. Wedding Permits	
(1) Small wedding permit application fee	\$100.00
a. *A gathering of less than 50 persons with minimal decor as determined by staff; additional fees may apply.	
(2) Wedding permit application fee	\$200.00
a. *A gathering of more than 50 persons with minimal decor as determined by staff; additional fees may apply.	
F. Special Events	
(1) Event Application Fee (less than 1,000 attendees)	\$100.00
(2) Event Application Fee (more than 1,000 attendees)	\$250.00
A fee of \$100.00/\$250.00 payable to the City as reasonable cost for processing, evaluating, and issuing the permit is required. The BOC may waive the application fee by resolution at annual special event review when determined in the best interest of the community and upon demonstration of non- profit status	
(3) Deposits. Deposits shall be determined upon the estimated impact on the City owned property of which the event is hosted.	
a. Small event	\$250.00
b. Large event	\$500.00
A refundable deposit shall be payable to the City in advance of the event for damage to public property or City services incurred in direct association with the event and not identified in the original special event application approval. The BOCC may waive the deposit by resolution at annual special event review when determined in the best interest of the community, and upon. The City reserves the sole right to determine which portion, if any, of the deposit shall be returned to the applicant within 30 days after the event. The City Manager may waive special event fees to the amount of no more than \$500 upon his/her determination that it will be a benefit to the community.	

h. Rental Cleaning Fee		Item 11A.
i. Light Fee		\$20.00/hr
E. Wedding Permits		
A Wedding Permit is required for any wedding, vow renewal, or related ceremony held on City-controlled property. Additional fees may apply as determined by staff.		
(1) Small Wedding Permit (gathering of fewer than 50 persons with minimal decor)	\$100.00	
(2) Standard Wedding Permit (gathering of 50 or more persons with minimal decor)	\$200.00	
F. Beach Picnic Permits (NEW)		
A Beach Picnic Permit is required for any organized, private gathering on City-controlled beach property that does not constitute a wedding, memorial service, or permitted special event. Additional fees may apply as determined by staff.		
(1) Small Beach Picnic Permit (gathering of fewer than 50 persons)	\$100.00	
(2) Standard Beach Picnic Permit (gathering of 50 or more persons)	\$200.00	
G. Special Events (formerly Article V, Section F)		
(1) Event Application Fee — Less than 1,000 attendees	\$100.00	
(2) Event Application Fee — More than 1,000 attendees	\$250.00	
A fee of \$100.00/\$250.00 payable to the City as reasonable cost for processing, evaluating, and issuing the permit is required. The BOC may waive the application fee by resolution at annual special event review when determined in the best interest of the community and upon demonstration of non- profit status and community benefit.		
(3) Deposits Deposits shall be determined upon the estimated impact on the City owned property of which the event is hosted.		
a. Small event deposit	\$250.00	
b. Large event deposit	\$500.00	
A refundable deposit shall be payable in advance to the City in advance of the event for the damage to public property or City services incurred in direct association with the event. and not identified in the original special event application approval. The BOCC may waive the deposit by resolution at annual special event review when determined in the best interest of the community, and upon. The City reserves the sole right to determine which what portion, if any, of the deposit shall be returned to the applicant within 30 days after the event. The City Manager may waive special event fees to the amount of no more than up to \$500 upon his/her determination that it will be a benefit to the of community benefit.		

(4) Fees

- a. Large Event (1,000+ Attendees)
 - i. Facility Rental Per Event (includes stage and event field) \$3,000.00
- b. Small Event (less than 1,000 attendees)
 - i. Stage Fee
 - 1. Resident \$50.00/hr
 - 2. Non-Resident \$100.00/hr
 - ii. Field Usage Fee
 - 1. Resident \$50.00/hr
 - 2. Non-Resident \$100.00/hr
- c. City Event Fees
 - i. Trash Can Fee (per trash can) \$5.00
 - ii. Dumpster fee w/ single pick-up — 3 Yard Dumpster \$136.70
 - iii. Event Barricades (available at City Hall Property only)
 - 1. Setup fee per event \$100.00
 - 2. Barricade Fee (per day) \$10.00
 - iv. Other fees including but not limited to additional City personnel, EMT support, etc. Five times the rental fee for receptacles will be withheld from deposit for those not returned within 48 hours of event.
- d. Mandatory Non-City Fees The required used of Pinellas County Sheriff's Deputies, as defined within the special events section of ordinances, will be negotiated directly with the Pinellas County Sheriff's Office. It is the sole responsibility of the applicant to secure the appropriate number of deputies as required by the Sheriff's Department
- e. Other non-City fees for clean-up, civilian security, and parking professionals shall be the sole responsibility of the applicant.
- f. Table games (Canasta, Bridge, etc.)
 - i. Resident: \$1.00
 - ii. Non-resident: \$2.00

(4) Event Facility & Field Fees

- a. Large Event (1,000+ Attendees)
 - i. Facility Rental Per Event (includes stage and event field) \$3,000.00
- b. Small Event (~~less fewer~~ than 1,000 attendees)
 - i. Stage Fee
 - 1. Resident \$50.00/hr
 - 2. Non-Resident \$100.00/hr
 - ii. Field Usage Fee
 - 1. Resident \$50.00/hr
 - 2. Non-Resident \$100.00/hr
- c. City Event Fees
 - i. Trash Can Fee (per trash can) \$5.00
 - ii. Dumpster fee w/ single pick-up — 3 Yard Dumpster \$136.70
 - iii. Event Barricades (available at City Hall property only)
 - 1. Setup fee per event \$100.00
 - 2. Barricade Fee (per day) \$10.00
 - iv. ~~Other fees including but not limited to additional City personnel, EMT support, etc. Five times the rental fee for receptacles will be withheld from deposit for those not returned within 48 hours of event.~~
 - Table Games (Canasta, Bridge, etc.)
 - 1. Resident \$1.00
 - 2. Table Games — Non-Resident \$2.00
- d. ~~Mandatory Non-City Fees The required used of Pinellas County Sheriff's Deputies, as defined within the special events section of ordinances, will be negotiated directly with the Pinellas County Sheriff's Office. It is the sole responsibility of the applicant to secure the appropriate number of deputies as required by the Sheriff's Department~~
- e. ~~Other non-City fees for clean-up, civilian security, and parking professionals shall be the sole responsibility of the applicant.~~
- f. ~~Table games (Canasta, Bridge, etc.)~~
 - i. ~~Resident: \$1.00~~
 - ii. ~~Non-resident: \$2.00~~

(5) Mandatory & Other Non-City Fees

- a. Pinellas County Sheriff's Deputies shall be negotiated directly with the Sheriff's Office. It is the sole responsibility of the applicant to secure the appropriate number of deputies.
- b. Other non-City fees for clean-up, civilian security, and parking professionals shall be the sole responsibility of the applicant.

(6) Park-Based Event Permit — Archibald Park, John's Pass Park, & John's Pass Bell Tower [NEW]

Applicable to organized gatherings or private events held at Archibald Park or John's Pass Park that do not qualify as large special events under subsections (1)–(4) above. Permits are required for all organized gatherings regardless of admission charge. The following fee schedule applies equally to both park locations.

- a. Event Permit Application Fee
 - i. Up to 75 attendees \$75.00
 - ii. 76 – 200 attendees \$150.00
 - b. Park Impact Fee (per permitted event)
 - i. Up to 75 attendees \$100.00
 - ii. 76 – 200 attendees \$250.00
 - c. Refundable Damage Deposit
 - i. Up to 75 attendees \$150.00
 - ii. 76 – 200 attendees \$300.00
 - d. Attendant Fee (per City staff member required) \$25.00/hr
 - e. Trash, dumpster, and barricade fees per Section G(4)(c) above.
 - f. The Recreation Director may require additional City services at actual cost based on event scope and anticipated impact on park facilities.
 - g. The City Manager may waive the permit application fee up to \$75.00 for events providing a direct benefit to the community.
- Deposits are refundable within 30 days of the event provided the park is left in satisfactory condition as determined by City staff.*

Fire Department:

Item 11A.

Ordinance 2025-18 (Current Fees)	Ordinance 2026-08 (Proposed Amendments)																																																																						
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B. Fire Plan Review and Correlated Inspection(s)	
(1) For Site Plans and Building Plans	\$0.05/sqft
(2) Other fire plans review (fire alarm, fire suppression, etc.)	\$250.00
(3) Failed inspections(s) (per each inspection)	\$50.00
C. CPR Classes.	
(1) Resident	\$25.00
(2) Non-resident	\$50.00
D. Fire Engine Rental for Fire System Testing and/or Certification.	
(1) First 4 Hours	\$1,000.00
(2) Each Additional Hour (Res. 08.10, 09/23/2008)	\$250.00
E. Special Event Fee	
(1) Fire Rescue Special Event (per Hour)	\$125.00
(2) Equipment Service Fee; Fuel, Oil, Maintenance, etc. (per unit per day)	\$50.00
(3) Special Event Inspection; Cooking Tents, Food Trucks, etc. (per event)	\$100.00
F. Short Term Vacation Rental Inspection - Annual (Air BNB, VRBO, etc.)	\$100.00

B. Fire Plan Review and Correlated Inspection(s)		Item 11A.
(1) For Site Plans and Building Plans		\$0.05/sqft
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C. CPR Classes. (\$25.00 Fee covers the cost of the CPR card upon successful completion)		
(1) Resident		\$25.00
(2) Non-resident		\$50.00
(3) Government entities, municipalities, partner organizations, etc.		\$25.00
D. Fire Engine Rental for Fire System Testing and/or Certification.		
(1) First 4 Hours		\$1,000.00
(2) Each Additional Hour (Res. 08.10, 09/23/2008)		\$250.00
E. Special Event Fee		
(1) Fire Rescue Special Event (per Hour)		\$150.00
(2) Equipment Service Fee; Fuel, Oil, Maintenance, etc. (per unit per day)		\$50.00
(3) Special Event Inspection; Cooking Tents, Food Trucks, etc. (per event)		\$200.00
F. Short Term Vacation Rental Inspection Fees - Annual (Air BNB, VRBO, etc.)		
(1) Single Family Apartment/Condo		\$100.00
(2) Single Family Residential Home (up to three bedrooms)		\$150.00
(3) Single Family Residential Home (more than three bedrooms)		\$250.00

Stormwater Department:

Ordinance 2025-18 (Current Fees)	Ordinance 2026-08 (Proposed Amendments)
(1) The EDU rate shall be \$10.00 per month for each EDU.	(1) The EDU rate shall be \$20.00 per month for each EDU.

Marina Department:

Ordinance 2025-18 (Current Fees)			Ordinance 2026-08 (Proposed Amendments)		
Fees for the Madeira Beach Municipal Marina shall be as follows (each of these fees are subject to all applicable sales taxes):			Fees for the Madeira Beach Municipal Marina shall be as follows (each of these fees are subject to all applicable sales taxes):		
(1)	Transient Wet Slip per day	\$2.10/foot/day	(1)	Transient Wet Slip per day	\$2.34 /foot/day
(2)	Transient Wet Slip per week	\$11.00/foot/week	(2)	Transient Wet Slip per week	\$12.00 /foot/week
(3)	Transient Dry Storage		(3)	Transient Dry Storage	
	a. Regular per day	\$28.04/day		a. Regular per day	\$28.04/day
	b. Holidays and/or weekends per day	\$37.38/day		b. Holidays and/or weekends per day	\$37.38/day
(4)	Transient Dry Storage	\$257.01 /month	(4)	Transient Dry Storage	\$257.01 /month
(5)	Wet Slip non-Live-aboard	\$13.50/foot/month	(5)	Wet Slip non-Live-aboard	\$15.50 /foot/month
(6)	Boat Lift	\$17.00/foot/month	(6)	Boat Lift	\$19.00 /foot/month
(7)	Commercial non-live-aboard wet slip	\$14.50 /foot/month	(7)	Wet Slip Commercial non-live-aboard	\$16.50 /foot/month
(8)	Wet Slip Live – aboard	\$20.00/foot/month	(8)	Wet Slip Live – aboard	\$23.00 /foot/month
(9)	Dry Storage – under 26' boat length	\$172.90/month	(9)	Dry Storage – under 26' boat length	\$186.92 /month
(10)	Dry Storage – 26'+ boat length	\$210.28/month	(10)	Dry Storage – 26'+ boat length	\$233.64 /month
(11)	Resident Dry Storage (Limited to Madeira Beach Residents Only)	\$130.84/month	(11)	Resident Dry Storage (Limited to Madeira Beach Residents Only)	\$140.19 /month
(12)	Dry storage for non-motorized boat*	\$28.17/month	(12)	Dry storage for non-motorized boat*	\$28.04 /month
	a. *Kayaks, canoes, and small boat that can be carried by one (1) person.			a. *Kayaks, canoes, and small boat that can be carried by one (1) person.	
(13)	Boat Ramp Fees		(13)	Boat Ramp Fees	
	a. Launch	\$4.67/day		a. Launch (no parking)	\$4.67/day
	b. Launch and Park	\$14.02/day		b. Launch and Park	\$18.69 /day
	c. Holiday Launch and Park	\$18.69/day		c. Holiday Launch and Park	\$23.36 /day
	d. Resident Launch	\$1.87		d. Resident Launch (no parking)	\$1.87
	e. Resident Launch & Park	\$9.35		e. Resident Launch & Park (per day)	\$9.35

Tampa Bay Times

Published Daily

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

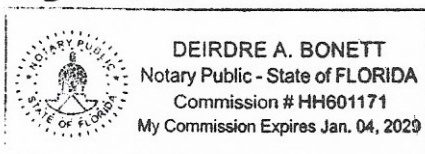
Before the undersigned authority personally appeared Erika Schmutzer who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Ord 2026-08, 2026-09 was published in said newspaper by print in the issues of 08/26/26 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 Erika Schmutzer
 Sworn to and subscribed before me this **08/26/2026**

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

Deirdre A. Bonett



NOTICE OF PUBLIC HEARING

CITY OF MADEIRA BEACH

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 conduct a Second Reading and Public Hearing for the adoption of proposed Ordinance 2026-08 and Ordinance 2026-09 on Wednesday, September 9, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The title of the Ordinance is as follows:

ORDINANCE 2026-08

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, RECREATION, 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.

ORDINANCE 2026-09

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.

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 proposed Ordinance 2026-08, please contact the City Manager at 727-580-8014; for proposed Ordinance 2026-09, please contact the Community Development Director 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 137@madeirabeachfl.gov.



Memorandum

Meeting Details: September 9th, 2026– Board of Commissioners Regular Meeting
Prepared For: Mayor Brooks and Board of Commissioners
Staff Contact: Community Development Department – Joseph Petraglia, CFM, Planner II
Subject: Ordinance 2026-09, Nonconformances and rebuilding regulations, 2nd Reading and Public Hearing

Background:

The City's nonconformity regulations generally allow legally established structures and uses that do not comply with current zoning regulations to continue, but discourage their expansion and encourage eventual conformity over time. The stated intent of Chapter 110, Article III is to allow lawful nonconformities to continue while restricting further investment that would make those nonconformities more permanent. The Code recognizes that lawful nonconforming uses, structures, and densities may continue until removed through economic forces, redevelopment, or other circumstances.

Sections 110-95 (Reestablishment of Uses After an Involuntary Loss) and 110-96 (Rebuilding After a Catastrophic Loss) provide exceptions that allow certain legally nonconforming uses, structures, and densities to be rebuilt following damage or destruction caused by hurricanes, similar involuntary events. Under the existing code, these provisions are only available if the property owner maintained a required Business Tax Receipt (BTR) at the time of the disaster.

Following the 2024 hurricane season, staff encountered properties that were legally nonconforming but were not operating with a current BTR at the time of the storm. In these situations, the absence of a BTR resulted in the loss of otherwise lawful nonconforming rights, even when the properties could have been permitted to retain those rights had the structures been repaired at grade under the 50% rule. At the April 29, 2026 Board of Commissioners Workshop, the Board directed staff to explore amendments that would preserve the intent of the BTR requirement while avoiding unintended consequences that could permanently eliminate lawful nonconforming rights in the absence of one.

With this update, staff is also providing the option for the commission to consider some other changes within the article highlighted in the discussion below.

The ordinance has been presented at the June 24th board of commissioners' regular workshop meeting, the July 6th and August 3rd Planning Commission Meetings, and was approved unanimously at the 1st reading and pubic hearing on August 12th.

Discussion:

There are different types of nonconformities. The stated intent of the city code is to eliminate nonconformities over time as they are incompatible with the provisions of the city's comprehensive plan and code. There are different types of nonconformities discussed in the code:

- Nonconforming uses: uses not permitted in that zoning district;
- Nonconforming density: the use is allowed, but there are more units than the land area would currently allow;
- Nonconforming structures: Do not meet the current setback, height, floodplain or other dimensional regulations;
- Nonconforming lots: do not meet the current lot area, lot width or lot depth dimensions required.

Staff plan to re-evaluate the entire nonconforming article of the code in the coming months, but that rewrite will require additional research, feedback, and discussion. The changes currently shown are highlighted below:

- As mentioned in the background above, Sections 110-95 and 110-96 have been amended to allow properties that were operating without a required BTR similar privileges to those that maintained a valid BTR. The proposed amendment includes a stipulation that such properties must either apply for the applicable permit or obtain a Zoning Verification Letter from the City on or before September 25, 2027. Staff recommends this requirement because, without either a reasonable deadline or a BTR to help document the legally established nonconforming use and/or density, it may become increasingly difficult to accurately verify pre-existing conditions in the future. The proposed deadline is consistent with the date by which hurricane repair permits associated with Hurricanes Helene and Milton must be completed and generally aligns with the anticipated expiration of temporary state-authorized RV occupancy provisions. Staff is also exploring additional methods to improve awareness of and compliance with the City's BTR requirements, including potential review triggers associated with multifamily and commercial building permits.
- Another change included in this ordinance would allow properties in the R-1 zoning district to apply through the redevelopment planning process to rebuild and retain legally nonconforming uses in a manner similar to the provisions available following a catastrophic or involuntary loss. Currently, nonconforming uses located within the R-1 zoning district may only be rebuilt following a declared disaster or substantial damage event, while properties in other zoning districts may seek approval to retain nonconformities through the redevelopment planning process.
- The amendments to Sections 110-96(b)(5) and 110-97(b)(5) clarify that commercial properties may retain their existing nonconforming floor area ratio (FAR) when rebuilt under the conditions specified in

those sections. FAR is generally more likely to be a limiting redevelopment factor for commercial properties than for residential properties. The proposed language also removes a reference to FEMA regulations that is unnecessary because compliance with applicable floodplain and building regulations is already required elsewhere in the Code. The amendment is intended as a clarification of the original intent of the section and does not reduce the City's ability to enforce applicable floodplain requirements.

- Finally, this ordinance proposes an amendment to extend the September 24th deadline an additional year to make repairs to nonconforming structures damaged less than 50% through the 2024 hurricanes. This recommendation is being proposed based on the responses received from the city's initial mailing that was sent to 452 pre-FIRM properties that have not yet obtained the required permits that the city is expected to produce to FEMA. A list of properties suspected of having received damage but not obtaining any related permits is being regularly updated and is publicly available at:

<https://madeirabeachfl.withforerunner.com/view/518ced28-2a44-46ce-8566-a918b9ad3820>

As of July 31st, of the 452 letters sent, 62 are no longer on the no permit status, and 14 resident conversations have been logged on properties still on the "no permit" status. This does not include the monthly update we provided to Forerunner at the beginning of the month of 48 repair or new build permits issued (at least half of which are currently on the no permit list). Based on this data, staff's best estimate is that about 25% of property owners who received the "no permit" notice mailed in May have either taken the required action or have reached out to staff regarding their property or reasons for delays. As of August 24th, just over 1,100 properties have obtained a remodel/repair permit associated with bringing the structure back to its pre-damage condition under the 50% rule, about 175 properties have obtained a permit to demolish, build new, or substantially improve, and an estimated 438 properties remain that received damage but have not obtained any of the associated permits.

The remaining proposed changes are intended solely for clarification purposes and would not result in any substantive change to the Code's current or historical interpretation and application. For example, the amendment to Section 110-97 expressly recognizes the City's longstanding practice of allowing legally nonconforming density to be consolidated or reconfigured through the redevelopment planning process, which requires publicly noticed hearings before both the Planning Commission and Board of Commissioners. This clarification does not create new redevelopment rights but rather codifies an existing administrative interpretation. At the same time, the Code does not currently provide similar flexibility for properties rebuilding after a catastrophic or involuntary loss, as those provisions are generally administrative approvals that do not require public hearings.

Fiscal Impact:

None anticipated. The proposed amendments are administrative in nature and are not expected to result in direct fiscal impact to the City.

Recommendation(s):

The City's staff and the Planning Commission recommend approval to allow the ordinance to proceed to second reading at the next regularly scheduled Board of Commissioners meeting.

Attachments/Corresponding Documents:

- ORD 2026-09, Nonconformances and Rebuilding Regulations
- Business Impact Estimate
- Forward Pinellas Consistency Letter

ORDINANCE 2026-09

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.

WHEREAS, Chapter 110, Article III of the Land Development Regulations establishes regulations governing nonconforming lots, uses, structures, density, and rebuilding following a catastrophic loss; and

WHEREAS, City staff has identified provisions within the nonconforming regulations that would benefit from clarification to improve readability, eliminate inconsistencies, and better reflect the City's longstanding interpretation and administration of the code; and

WHEREAS, following the 2024 hurricane season, the City adopted temporary provisions allowing additional time for owners of structures sustaining less than 50 percent damage to obtain permits for repairs, and many affected property owners have advised the City that they continue to await insurance proceeds, grant funding, or other financial assistance needed to complete repairs; and

WHEREAS, some sections allow nonconformities to be rebuilt following storm or other damage events, however, such sections do not apply to properties that were operating without a required business tax receipt; and

WHEREAS, the Board of Commissioners directed staff to review this business tax receipt requirement; and

WHEREAS, the City's redevelopment planning process has historically been used to allow alternative configurations of legally established nonconforming lots, uses, structures, and density that would not otherwise be permitted by right under the rebuilding after a catastrophic loss regulations; and

WHEREAS, because the redevelopment planning process does not currently apply to properties within the R-1 Single-Family Residential zoning district, legally established multifamily buildings and other nonconforming uses located within the R-1 district do not have the same opportunities for redevelopment as similarly situated properties in other zoning districts outside of catastrophic loss events or substantial damage; and

WHEREAS, the proposed amendments also clarify the treatment of nonconforming uses, structures, density, and lots; revise provisions related to rebuilding after catastrophic loss and redevelopment; and make other revisions necessary for consistency throughout the Land Development Regulations; and

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

Section 1. That Article III (Nonconformances) of Chapter 110 (Zoning) of the Land Development Regulations of the City of Madeira Beach is hereby amended to read as follows:

ARTICLE III. NONCONFORMANCES

Sec. 110-91. Purpose and intent.

- (a) It is the intent of this article to provide for the continuance of lawful nonconformities, without unduly restricting the owners ability to maintain or improve their property, but to restrict further investment which would make the nonconformity more permanent. This article is intended to permit lawful nonconforming uses and structures created by the adoption of this Code to continue, until removed by economic or other forces. This article is intended to discourage the continuation of nonconformities as they are incompatible with the provisions of the city comprehensive plan and this Code.

- (b) All rights and obligations associated with a nonconforming status run with the property, are not personal to the present ownership or tenant, and are not effected by a change of ownership or tenancy, unless abandoned.

Sec. 110-92. Classification.

- (a) Nonconformities are classified as follows:
 - (1) Lots.
 - (2) Uses of land and structures.
 - (3) Structures.
 - (4) Characteristics of use.
- (b) A nonconformity may also be created where lawful public taking or actions pursuant to a court order create violations of the land development regulations.

Sec. 110-93. Intent concerning nonconforming property, structures and uses.

It is the intent of the land development regulations that these nonconformities shall be considered to be incompatible with the permitted uses within the city districts. Such nonconformities shall not be enlarged or extended in any respect.

- (1) *Nonconforming lots.*
 - a. *Use of single, nonconforming lots for residential districts.* Notwithstanding the maximum density requirements of the comprehensive plan, in residential districts, the single-family and customary accessory structures may be erected, reconstructed, occupied and used on separate nonconforming lots of record which are not in continuous frontage with other lots in the same ownership in accord with other requirements applying in the separate districts.
 - b. *Use of single, nonconforming lots for nonresidential uses.* In other than residential districts, a nonconforming lot of record which is not in continuous frontage with other lots in the same ownership, may accommodate uses permitted within that district in accordance with other requirements applying in that district.
 - c. *Rules concerning combination of contiguous nonconforming lots in same ownership and with continuous frontage.*
 - 1. *Where nonconforming status was created at enactment or amendment of this Code or of the comprehensive plan.* Where more than one nonconforming lot of record in single ownership and with continuous frontage exists, they shall be combined and considered a single zoning lot. The zoning administrator shall authorize their use only when the lot area and lot width

requirements for the district in which the lots are located are satisfied. Full setback requirements shall apply to all of the newly created lots.

2. *Combination not required where nonconformity created by public taking or court order.* Where the nonconforming lots were created by public taking action or as a result of a court order, a combining of the individual lots shall not be required.

(2) *Nonconforming uses.* Nonconforming uses of land shall be brought into conformance as soon as reasonably possible, but may continue provided they meet the criteria listed below or if the loss is involuntary as provided for in Sec. 110-95.

- a. There shall be no replacement, enlargement, increase in activity or alterations to any nonconforming use, permanent structure or both.
- b. No such nonconforming use shall be relocated or moved to any portion of the lot other than that occupied at the time that the nonconforming status was created.
- c. When a nonconforming use is changed, modified or diversified to meet requirements of a conforming use, the building or structure in which the use is located shall conform to the development standards and regulations as set forth in this Code.
- d. If any nonconforming use, or any portion thereof, ceases for any reason for more than one year (365 days), the status of the nonconforming use shall terminate and all subsequent uses shall conform to the regulations of the district in which such use is located. In cases of involuntary loss as described in Sec. 110-95 there is no time limitation.

(3) *Nonconforming structures.* Where a lawful structure exists at the time of the passage or amendment of the land development regulations which could no longer be built under the terms of the land development regulations by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate. Structural changes which decrease the degree of nonconformity shall be permitted. Structures that are nonconforming due solely to their flood elevation may be altered in accordance with the provisions of chapter 94.
- b. A nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50

percent of its current fair market value as of the day immediately preceding such damage, may only be reconstructed in accordance with the provisions of article V of this chapter regarding district regulations for the district in which it is located and the floodplain management regulations established in chapter 94 of this Code or as otherwise provided in this article.

- c. Should the damage be less than 50 percent of its current fair market value, the structure may remain and repairs may be made under the zoning district regulations in effect at the time of original construction, provided that a permit is issued and notice of commencement recorded in the Official Records of Pinellas County, Florida within 18 months after such damage. All repairs must be made to comply with current building codes and not be in violation of the provisions of the floodplain management regulations and other applicable codes of the city. In the event that the permit has not been issued within 18 months, and work not completed and the permit closed within 36 months from the date the damage occurred, the structure shall not be further repaired or rebuilt, except in conformity with the entire requirements of this Code. For structures damaged due to the 2024 hurricanes, this the 18-month deadline shall be extended until September 24⁵, 2027⁶, and the 36-month deadline extended until September 25, 2028.
- d. Routine repairs and maintenance of nonconforming structures, fixtures, wiring and plumbing, or the repair or replacement of non-load bearing walls shall be permitted.
- e. Owners of nonconforming residential structures in an R-1, R-2 or R-3 zoning district that wish to elevate or replace their existing structures with the lowest habitable floor at or above base design flood elevation shall be exempt from the setback provisions of article V of this chapter regarding district regulations, so long as the structure remains within the existing footprint.
- f. In recognition of the narrow lot dimensions and the preexisting development patterns in some older neighborhoods, the following exceptions can be considered by the planning commission for approval for lots of 50 feet in width or less:
 - 1. Legal nonconforming residential structures in an R-2 or R-3 zoning district with side yard encroachments may extend along the line of the existing encroachment without increasing the depth of the encroachment into the setback as long as a minimum of three feet of setback from the structural wall is retained on one side of the house and a minimum of five feet of clearance remains on the other side of the house (no permanent improvement of any kind, including mechanical equipment or storage units may exist or be placed or installed in the five feet clearance along the entire side of the structure nor can the area be obstructed by landscaping that prevents access across/through the clear area, although the area

may be fenced as long as it is accessible by way of a gate). Additionally, the property that is the subject of reduced setbacks must be improved with drainage systems including but not limited to roof gutter systems adequate to carry all runoff and direct it away from the neighboring property in a manner that ensures no impact upon the neighboring property. The required clearance area is not a reduction of setback but a minimum clear path of access between the front and rear yard. Furthermore, extensions along an existing encroachment line can be approved only if the neighbor on the extending encroached side indicates support for the extension by notarized statement. Nothing in this provision can be used to approve the creation of a new nonconformity.

2. Legal nonconforming uses and structures in an R-1, R-2 or R-3 zoning districts with a front or rear yard setback encroachment may extend the encroachment to an average of that encroachment on lots adjoining and facing it.
 3. Additions of a second floor to legal nonconforming structures in the R-1, R-2 and R-3 districts is permitted as long as the extension/addition does not create any new encroachment, does not violate the height restrictions, provides a minimum of 18" clearance between any building element and the property line, and does not increase the depth into any existing encroachment. Approval of such additions require the neighbor on the side or facing property where the encroachment is proposed to be heightened to indicate by notarized statement their support for the addition.
 4. Approval of such additions require pre-hearing notice to adjoining property owners who may indicate their support for the addition by notarized statement or submittal of written or oral objections prior to or during the planning commission hearing.
 5. Appeals of planning commission approvals may be brought to the city commission by filing a notice of appeal within 30 days of the signed planning commission decision.
- (4) *Nonconforming characteristics of use.* Nonconforming characteristics of use which may include, but not limited to inadequate parking and loading facilities, inappropriate landscaping, lighting, emissions, etc., may continue to operate but shall not be expanded, altered, changed or relocated in such a manner as to increase the degree of nonconformity. Any such nonconforming characteristic use shall be made compliant with this code when the principal structure is required to comply with current code requirements.

Sec. 110-94. Nonconforming structures unsafe for reasons other than lack of maintenance.

Nonconforming structures or portions thereof which are declared unsafe by the building and zoning official or other competent authority, but not because of lack of maintenance, may be repaired and restored except as provided in subsection 110-94(3).

Sec. 110-95. Reestablishment of uses after an involuntary loss.

- (a) In the event that any residential or hotel/motel structure is damaged greater than 50 percent or destroyed by a hurricane, tornado, fire, flood, wind, storm, natural disaster, or other unintended, involuntary action; it can be repaired or reconstructed in a manner which guarantees that each dwelling unit, tourist unit and all permitted accessory uses can be restored to the same square footage which existed the day immediately preceding such damage.
- (b) Nothing contained herein shall be construed to permit more dwelling units or an increase in square footage of the structure than existed prior to the day immediately preceding such damage. The burden of proof as to what existed prior to the disaster shall rest with the property owner. Each property owner shall provide the city with a site plan, as-built surveys, or architecturally-sealed floor plans. The plans or surveys shall provide enough information to determine the existing legally permitted development on the site prior to the day immediately preceding such damage.
- (c) Local business tax receipt required. Failure to have a current required local business tax receipt, where applicable, in force at the time of declared disaster will prevent this section from applying to that property. The business tax receipt requirement shall be waived for structures containing nonconforming uses that were damaged during the September and October 2024 hurricanes, provided that a Zoning Verification Letter is obtained from the Community Development Department, or a complete permit application or Site Plan application is submitted, on or before September 25, 2027.
- (d) There is no time limitation to apply for a permit for reestablishment of uses after an involuntary loss as long as the above criteria of this section are met.

Sec. 110-96. Rebuilding after a catastrophic loss.

- (a) *Declaration of disaster area.* A disaster area is any area of major multiple property loss in which the board of commissioners, county board of county commissioners, the governor of the state or the federal government declares the loss a disaster area.

(b) *Rebuilding regulations.* Rebuilding regulations shall be as follows:

- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.
- (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.
- (3) *Multifamily in R-1 and R-2 on a nonconforming lot.* Multifamily in R-1 and R-2 on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-damage certificate of occupancy.
- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same floor area ratio and parking spaces available at the time of disaster, but shall meet all other current regulatory codes and provisions of the land development regulations. ~~minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.~~
- (6) ~~Occupational license required~~Local business tax receipt required. Failure to have a current required ~~occupational license~~local business tax receipt, where applicable, in force at the time of declared disaster will prevent this section from applying to that property. The business tax receipt requirement shall be waived for structures that were damaged during the September and October 2024 hurricanes, provided that a Zoning Verification Letter is obtained from the Community Development Department, or a complete permit application or Site Plan application is submitted, on or before September 25, 2027.
- (7) There is no time limitation to apply for a permit for rebuilding after a catastrophic loss as defined in the section.

Sec. 110-97. Redevelopment planning process.

- (a) *Purpose and intent.* It is the intent of this section to provide for the reconstruction of nonconforming residential and transient properties,

~~except for those in an R-1 zoning district,~~ for the purposes of redevelopment provided that the following steps shall be taken prior to the demolition of any units or buildings:

- (1) *Existing or pre-existing dwelling unit verification.* The verification of the number of existing legal dwelling units and their type shall be through the city manager or designee.
 - (2) *Preliminary site plan review of redevelopment plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the city manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of chapter 110, article II, Site plans, of this Code. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
 - (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in article III, Community development, section ~~E D~~, Site plan, numbers 2 and 3, as adopted in the most recent edition of the city's fees and collection procedure manual.
 - (4) *Plan review.* The review of the redevelopment Plan shall be through the quasi-judicial public hearing process outlined in chapter 2, Administration, article I, In general, division 2, Quasi-judicial proceedings before the board of commissioners. The notification procedure shall follow subsection 2-503(c), Notification, found in chapter 2, article VIII, Special magistrate, of this Code.
 - (5) *Changes in the redevelopment plan.* The redevelopment plan may be amended by mutual consent of the city and applicant, provided the notification and public hearing process of this article are followed.
- (b) *Rebuilding regulations for the redevelopment of existing dwelling units.* The rebuilding regulations for the redevelopment of existing dwelling units ~~except for those in an R-1 zoning district,~~ through the redevelopment planning process shall be as follows:
- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.
 - (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes (and triplexes) on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.

- (3) *Multifamily on a nonconforming lot.* Multifamily, ~~except for those in an R-1 zoning district,~~ on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy.
- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same floor area ratio and parking spaces available at the time of disaster, but shall meet all other current regulatory codes and provisions of the land development regulations. ~~minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.~~
- (6) *Business tax receipt required.* Failure to be current with respect to full payment of the required annual business tax at the time a redevelopment plan is sought will prevent this section from applying to that property.
- (c) *Planning commission and board of commissioners review.* The planning commission shall conduct one public hearing to consider any application to review or change a redevelopment plan. The board of commissioners shall conduct a second public hearing to consider any application to review or change a redevelopment plan. Upon conclusion of the second public hearing, the board of commissioners shall review the proposed redevelopment plan, the recommendations of the city manager or his/her designee, the recommendations of the planning commission and the testimony at the public hearings. The board of commissioners shall thereafter approve, approve with conditions, or deny the application approve or change a redevelopment plan.
- (d) *Aggregation of nonconforming density.* The Community Development Director may approve alternative site and building configurations as it relates to the number of dwelling units as part of a redevelopment plan, such as the reconfiguration or consolidation of dwelling units from multiple existing buildings into one or more buildings, so long as the alternative design does not further perpetuate or increase the degree of nonconformity or density.

Secs. 110-98—110-120. 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

Proposed ordinance's title/reference:

ORDINANCE 2026-09

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.

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 law¹ 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;

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

- 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 purpose of the ordinance is to clarify existing rebuilding regulations and provide additional flexibility to certain nonconforming properties.

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 plans to rebuild may have slightly more flexibility in keeping existing conditions.

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

N/A



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

Tampa Bay Times

Published Daily

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

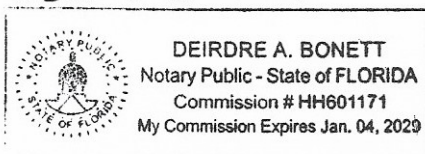
Before the undersigned authority personally appeared Erika Schmutzer who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Ord 2026-08, 2026-09 was published in said newspaper by print in the issues of 08/26/26 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 Erika Schmutzer
 Sworn to and subscribed before me this **08/26/2026**

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

Deirdre A. Bonett



NOTICE OF PUBLIC HEARING

CITY OF MADEIRA BEACH

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 conduct a Second Reading and Public Hearing for the adoption of proposed Ordinance 2026-08 and Ordinance 2026-09 on Wednesday, September 9, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708. The title of the Ordinance is as follows:

ORDINANCE 2026-08

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, RECREATION, 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.

ORDINANCE 2026-09

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.

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 proposed Ordinance 2026-08, please contact the City Manager at 727-580-8014; for proposed Ordinance 2026-09, please contact the Community Development Director 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 158@madeirabeachfl.gov.



MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
 VIA: Mike Helfrich, City Manager
 FROM: Clara VanBlargan, City Clerk
 DATE: August 31, 2026
 RE: **Ordinance 2026-18, Calling the November 3, 2026 Municipal General Election
 – 1st Reading & Public Hearing**

Background

In accordance with City Charter, Section 3.4.B, the Board of Commissioners is required, by Ordinance, to prescribe the manner of holding the Election and to provide for the polling places on Election Day. Ordinance 2026-18 has been prepared for that purpose.

An Election will be held in the City of Madeira Beach, Florida, on Tuesday, November 3, 2026, for City of Madeira Beach voters to vote on three (3) charter amendments. Section 14.3 of the Charter of the City of Madeira Beach, Article 8, Section 2(a) of the Florida Constitution, and Section 166.031(1) of the Florida Statutes require that charter amendments be approved by a referendum of the electors of the City of Madeira Beach.

In accordance with City Charter Section 3.4, Subsection B, the Board of Commissioners shall designate the Pinellas County Canvassing Board to serve as the Canvassing Board for the City of Madeira Beach. The Canvassing Board shall certify all tests of election equipment and shall canvass absentee as well as provisional ballots. The actions of the Canvassing Board shall be reported to the Board of Commissioners at its next meeting following the election. The Board of Commissioners shall meet following the certification for the purpose of declaring the results of said election.

The polling location for City of Madeira Beach voters to vote in the November 3, 2026 General Municipal Election is as follows:

- Precincts 301 and 415 - Madeira Beach Municipal Building, City Centre Room, 300 Municipal Drive, Madeira Beach, Florida, 33708 – 7:00 a.m. to 7:00 p.m

Fiscal Impact

The fiscal impact of adopting Ordinance 2026-18 is the estimated cost of \$141.40 to advertise the ordinance in the Tampa Bay Times for the second reading and public hearing on October 14, 2026, at 6:00 p.m.

Recommendation

After the first reading and a public hearing, the recommendation is to approve Ordinance 2026-18, Calling the November 3, 2026 Municipal Election. The second reading and public hearing of the ordinance will be advertised for October 14, 2026, at 6:00 p.m.

Attachments:

- Charter Amendments (3) – English & Spanish
- Ordinance 2026-18
- Ordinance 2026-18, Business Impact Estimate

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.

WHEREAS, pursuant to Section 14.3 of the present Charter of the City of Madeira Beach, Article 8, Section 2(a) of the Florida Constitution, and Section 166.031(1), Florida Statutes, charter amendments must be approved by referendum of the electors of the City of Madeira Beach; and

WHEREAS, the Board of Commissioners wish to place three (3) charter amendments on the Tuesday, November 3, 2026, municipal general election ballot to implement a transition from March municipal elections to November municipal elections.

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

SECTION 1. An Election shall be held in the City of Madeira Beach, Florida, on Tuesday, November 3, 2026, for the purpose of City of Madeira Beach voters to vote on three (3) charter amendments.

SECTION 2. In accordance with City Charter Section 3.4, Subsection B, the Board of Commissioners shall designate the Pinellas County Canvassing Board to serve as the Canvassing Board for the City of Madeira Beach. The Canvassing Board shall certify all tests of election equipment and shall canvass absentee as well as provisional ballots. The actions of the Canvassing Board shall be reported to the Board of Commissioners at its next meeting following the election. The Board of Commissioners shall meet following the certification for the purpose of declaring the results of said election.

SECTION 3. The polling location for City of Madeira Beach voters to vote in the November 3, 2026 General Municipal Election is as follows:

- Precincts 301 and 415 - Madeira Beach Municipal Building, City Centre Room, 300 Municipal Drive, Madeira Beach, Florida, 33708 – 7:00 a.m. to 7:00 p.m.;

SECTION 4. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon adoption in the manner provided by law.

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 AND CONTENT:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

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.

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 law¹ 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;

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

- 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):

In accordance with City Charter, Section 3.4. B, the Board of Commissioners is required, by Ordinance, to prescribe the manner of holding the Election and provide for the polling places on Election Day.

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.

N/A

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

N/A

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

N/A



MEMORANDUM

TO: Hon. Mayor and Board of Commissioners

VIA: Mike Helfrich, City Manager

FROM: Clara VanBlargan, City Clerk

DATE: September 1, 2026

RE: **Appointments to Planning Commission**

There are four seats to fill on the Planning Commission:

- **One vacant seat** for a partial term expiring **September 30, 2027**. The appointed member may apply for appointment to a full three-year term upon expiration of the partial term.
- **Three seats** with current terms expiring **September 30, 2026**, followed by new three-year terms expiring **September 30, 2029**.

Three applicants have applied for appointment:

- Elizabeth Watkins Holloway
- Michael Druding
- Kevin Baker

Applications will be received through September 8, 2026, to encourage more applicants. The agenda packet will be updated with the applications and forwarded to the Commission.

The applicants are invited to attend the BOC regular meeting on September 9, 2026, at 6:00 p.m.

The Planning Commission is a seven-member advisory board that meets regularly on the first Monday of each month at 6:00 p.m. Meeting dates and times are subject to change.

Applicants must be residents and qualified voters of the City of Madeira Beach. District residency requirements do not apply to applicants.

Appointments will be made, consistent with the Charter, Sec. 12.2, and based on demonstrated experience and qualifications in the subject matter from one or more of the following areas, whenever possible (City Code Sec. 2-77):

- Architect or landscape architect
- Civil engineer
- Real estate sales or land development

- Natural or environmental sciences
- Urban planner

Planning Commission members are required to electronically file **Form 1, Statement of Financial Interests**, with the Florida Commission on Ethics within 30 days of appointment and annually thereafter, as required by law. Penalties may apply for late filing.

Current members

Vacancy

Elizabeth Watkins Holloway
Mike Noble
Michael Wyckoff, Chairman
John Meagher
Matthew LaRue
Mark Cloud

3-Year Terms

09/30/2027, partial term
09/30/2026 (Applied to serve a full three-year term)
09/30/2026
09/30/2026
09/30/2027
09/30/2028
09/30/2028

Fiscal Impact

Advisory board members serve without compensation but may be reimbursed for travel, mileage, and per diem expenses as authorized by the Board of Commissioners or as otherwise provided by law.

Appointments Made

The Board of Commissioners votes by ballot to appoint Planning Commission members (City Code, Sec. 2-77(a)).

Attachment(s):

Applications
Board Vacancy Advertisement



MADEIRA BEACH

CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

☐
☐
☒
☐

Civil Service Commission

Gulf Beaches Public Library Board

Planning Commission

Other _____

Are you a Madeira Beach Resident?

☒ Yes ☐ No

Are you an elector (qualified voter) of the City of Madeira Beach?

☒ Yes ☐ No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

☐ Yes ☒ No

Are you available for:

Daytime meetings

☒ Yes ☐ No

Evening meetings

☒ Yes ☐ No

Why would you like to be considered as a candidate for service on this Board?

I am seeking appointment to the Planning Commission because I am committed to supporting measured, responsible growth that respects the City's coastal environment, small-city scale and long-standing character.

Name: Elizabeth Watkins Holloway

Phone: F.S.

Address: F.S. 119.071(4)(d)2f

E-Mail: elizabethwatkinsholloway@centurycommunities.com

Present Occupation: Inhouse Regional Counsel

If retired, what was your last occupation? N/A

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: I bring more than 20 yrs experience as a licensed Attorney, including the last eight (8) years serving as inhouse counsel for a publicly traded homebuilder,

where I work extensively with land acquisition, entitlement, zoning, development approvals, and regulatory compliance across multiple states and jurisdictions. This experience has provided me with a strong understanding of how planning, zoning, infrastructure, and regulatory decisions directly affect communities, local governments, and long term development outcomes.

Educational Background:

My educational background includes a Juris Doctorate Degree, supported by undergraduate study in political science, which provided a strong foundation in land use policy, governmental processes, statutory interpretation and public decision-making.

Experience:

In my professional roles, I routinely review land use matters such as subdivision approvals, development conditions, HOA formation, and title and easement issues.

I am experienced in evaluation detailed applications, assessing potential impacts, and balancing competing interests with a focus on long-term community goals.

In compliance with Section 760.80, Florida Statutes, the City of Madeira Beach is required to report annually to the Secretary of State the number of minority and non-minority and the number of physically disabled appointments to a board, committee, or commission.

GENDER ☐ Male ☒ Female **PHYSICALLY DISABLED** ☐ Yes ☐ No

RACE ☐ African-American ☐ Native-American
☐ Asian-American ☒ Caucasian
☐ Hispanic-American

Should I be appointed to serve on a board or committee, I agree to comply with the State of Florida's Sunshine Laws, Public Record Laws and the Code of Ethics for Public Officers, and will uphold the City's Charter and Code of Ordinances. I understand that I will have to take an Oath of Office should I be appointed to a quasi-judicial board. I understand that if I am appointed to the Planning Commission I will be required to file a Form 1 – Limited Financial Disclosure form.

Elizabeth Wallis Hulmay
 Signature

8-25-2026
 Date

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at www.madeira-beach.com or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk
 City of Madeira Beach
 300 Municipal Drive
 Madeira Beach, FL 33708

727-391-9951, ext. 231

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
F.S. 119.071(4) (d)2f	The home addresses, telephone numbers, dates of birth, and photographs of current or former state attorneys, assistant state attorneys, statewide prosecutors, or assistant statewide prosecutors; the names, home addresses, telephone numbers, photographs, dates of birth, and places of employment of the spouses and children of current or former state attorneys, assistant state attorneys, statewide prosecutors, or assistant statewide prosecutors; and the names and locations of schools and daycare facilities attended by the children of current or former state attorneys, assistant state attorneys, statewide prosecutors, or assistant statewide prosecutors	1



CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

☐

Civil Service Commission

☐

Gulf Beaches Public Library Board

☒

Planning Commission

☐

Other _____

Are you a Madeira Beach Resident?

☒

Yes

☐

No

Are you an elector (qualified voter) of the City of Madeira Beach?

☒

Yes

☐

No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

☐

Yes

☒

No

Name: _____

Relationship: _____

Are you available for:

Daytime meetings

☒

Yes

☐

No

Evening meetings

☒

Yes

☐

No

Why would you like to be considered as a candidate for service on this Board?

I am eager to apply my learned knowledge through the Hurricane Helene rebuilding process to assist Madeira Beach to continue moving forward. My 30 years of Telecommunications industry experience has included similar responsibilities.

Name: Michael Druding Phone: 267-317-8208

Address: 174 148th Ave E, Madeira Beach, FL, 33708

E-Mail: drudingm@yahoo.com

Present Occupation: Solutions Architect in Telecommunications

If retired, what was your last occupation? _____

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: My Telecommunications experience includes outside plant design working with several GIS platforms. I am knowledgeable on utility right of way and eminent domain. As a homeowner who lifted after Helene, I am familiar with FEMA flood plain designations, setback requirements for new and grandfather buildings, as well as additional structure.

Educational Background:

Bachelors in Telecommunications from Penn State University.

Experience:

30 years of Telecommunications industry experience including Engineering and Architecture Design. I spent the last 10 years working with Fortune 1000 clients, which requires complex legal negotiations and regulatory compliance.

In compliance with Section 760.80, Florida Statutes, the City of Madeira Beach is required to report annually to the Secretary of State the number of minority and non-minority and the number of physically disabled appointments to a board, committee, or commission.

GENDER ☒ Male ☐ Female **PHYSICALLY DISABLED** ☐ Yes ☒ No

RACE ☐ African-American ☐ Native-American

☐ Asian-American ☒ Caucasian

☐ Hispanic-American

Should I be appointed to serve on a board or committee, I agree to comply with the State of Florida's Sunshine Laws, Public Record Laws and the Code of Ethics for Public Officers, and will uphold the City's Charter and Code of Ordinances. I understand that I will have to take an Oath of Office should I be appointed to a quasi-judicial board. I understand that if I am appointed to the Planning Commission I will be required to file a Form 1 – Limited Financial Disclosure form.

Michael Druding
Signature

4-9-26
Date

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at <https://madeirabeachfl.gov/advisory-boards/> or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
cvanblargan@madeirabeachfl.gov
727-391-9951, ext. 231



CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

☐

Civil Service Commission

☐

Gulf Beaches Public Library Board

☒

Planning Commission

☐

Other _____

Are you a Madeira Beach Resident?

☒

Yes

☐

No

Are you an elector (qualified voter) of the City of Madeira Beach?

☒

Yes

☐

No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

☐

Yes

☒

No

Name: _____

Relationship: _____

Are you available for:

Daytime meetings

☒

Yes

☐

No

Evening meetings

☒

Yes

☐

No

Why would you like to be considered as a candidate for service on this Board?

I believe I have considerable business experience that would be valuable asset to the commissions. I either lead or owned successful business for over 26 years, all of which were in the Office Furniture and Interior Design arena, so I have a great understanding of spaces and utilization.

Name: Kevin Baker Phone: 813-917-9040

Address: 481 South Bayshore Dr. Madeira Beach 33708

E-Mail: kabaker8911@gmail.com

Present Occupation: Retired

If retired, what was your last occupation? Owned a large office furniture and interior design business in Tampa.

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: Owning a large business gave me insight to every aspect of a company. From hiring the right team, to planning & executing large complex projects, and understanding all of the financial ramifications of executing said projects.

Educational Background:

1978 Graduate of Brandon High School, 2 years of schooling at USF

Experience:

Board of Directors for Ybor City Chamber, Board of Directors for Rotary Club of Brandon, House Committee Holiday Isles Elks, Board of Directors for Brandon Sports and Aquatic Center. Currently on the Board of Directors of Holiday Isles Elks 1912,

In compliance with Section 760.80, Florida Statutes, the City of Madeira Beach is required to report annually to the Secretary of State the number of minority and non-minority and the number of physically disabled appointments to a board, committee, or commission.

GENDER ☒ Male ☐ Female **PHYSICALLY DISABLED** ☐ Yes ☒ No

RACE ☐ African-American ☐ Native-American
 ☐ Asian-American ☒ Caucasian
 ☐ Hispanic-American

Should I be appointed to serve on a board or committee, I agree to comply with the State of Florida's Sunshine Laws, Public Record Laws and the Code of Ethics for Public Officers, and will uphold the City's Charter and Code of Ordinances. I understand that I will have to take an Oath of Office should I be appointed to a quasi-judicial board. I understand that if I am appointed to the Planning Commission I will be required to file a Form 1 – Limited Financial Disclosure form.

Kevin Baker

Signature

6-2-2026

Date

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at <https://madeirabeachfl.gov/advisory-boards/> or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk
 City of Madeira Beach
 300 Municipal Drive
 Madeira Beach, FL 33708
cvanblargan@madeirabeachfl.gov
 727-391-9951, ext. 231

CITY OF MADEIRA BEACH PUBLIC NOTICE

PLANNING COMMISSION VACANCIES

Item 14A.

The City of Madeira Beach is accepting applications to fill **four seats on the Planning Commission:**

- **One vacant seat** for a partial term expiring **September 30, 2027**. The appointed member may apply for appointment to a full three-year term upon expiration of the partial term.
- **Three seats** with current terms expiring **September 30, 2026**, followed by new three-year terms expiring **September 30, 2029**.

About the Planning Commission

The Planning Commission is a **seven-member advisory board** that meets regularly on the **first Monday of each month at 6:00 p.m.** Meeting dates and times are subject to change. Members serve without compensation but may be reimbursed for authorized training, travel, mileage, and per diem expenses as provided by law.

Eligibility and Qualifications

Applicants must be **residents and qualified voters of the City of Madeira Beach**. District residency requirements do not apply.

Appointments will be made in accordance with **City Charter Section 12.2**. Whenever possible, consideration will be given to applicants with demonstrated experience or qualifications in one or more of the following areas, pursuant to **City Code Section 2-77**:

- Architecture or landscape architecture
- Civil engineering
- Real estate sales or land development
- Natural or environmental sciences
- Urban planning

Financial Disclosure Requirement

Planning Commission members are required to electronically file **Form 1, Statement of Financial Interests**, with the Florida Commission on Ethics within 30 days of appointment and annually thereafter, as required by law. Penalties may apply for late filing.

Application Deadline

Interested persons must submit a **completed and signed application no later than Tuesday, September 8, 2026**, to be considered for appointment at the **Board of Commissioners Meeting on Wednesday, September 9, 2026, at 6:00 p.m.**

Applications are available at City Hall, from the City Clerk, or on the City's Advisory Boards webpage.

Submit Applications To

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
Email: cvanblargan@madeirabeachfl.gov
Phone: 727-401-1792

The City encourages qualified residents interested in serving their community and participating in the local government process to apply.

**BOARD OF COMMISSIONERS
2026 MEETINGS REPORT
(JANUARY – AUGUST)**



Prepared By:
City Clerk
August 26, 2026

BOARD OF COMMISSIONERS – 01/01/2025 – 03/11/2025

Anne-Marie Brooks, Mayor (Vice Mayor to Mayor 6/14/2024)
 Ray Kerr, Commissioner District 2
 David Tagliarini, Vice Mayor/Commissioner District 1 (VM 7/10)
 Eddie McGeehen, Commissioner District 3
 Housh Ghovae, Commissioner District 4 (appointed 7/10/2024)

TERM OF OFFICE

3-Year Term (03/2023 – 03/2025)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2023 – 03/2025)
 2-Year Term (07/2024 – 03/2025)

BOARD OF COMMISSIONERS – 03/12/2025 – 12/31/2025

Anne-Marie Brooks, Mayor
 Ray Kerr, Vice Mayor/Commissioner District 2 (VM 3/12/2025)
 David Tagliarini, Commissioner District 1
 Eddie McGeehen, Commissioner District 3
 Housh Ghovae, Commissioner District 4

TERM OF OFFICE

3-Year Term (03/2023 – 03/2028)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2023 – 03/2027)
 2-Year Term (07/2024 – 03/2027)

BOARD OF COMMISSIONERS – 03/18/2026 – 12/31/2026

Anne-Marie Brooks, Mayor
 Eddie McGeehen, Vice Mayor/Comm District 3 (VM 4/8/2026)
 David Tagliarini, Commissioner District 1
 Charles “Chuck” Dillon, Commissioner District 2
 Housh Ghovae, Commissioner District 4

TERM OF OFFICE

3-Year Term (03/2023 – 03/2028)
 2-Year Term (03/2023 – 03/2027)
 2-Year Term (03/2022 – 03/2028)
 2-Year Term (03/2026 – 03/2028)
 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

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 Ghovae 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*

MEETING AGENDA ITEMS

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

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

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
- 06-24-2026, BOC Regular Workshop Meeting

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

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***

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 2026-16, Temporary Use – Parking Lots Along Gulf Boulevard and Within John's Pass Village Activity Center

- August 26, 2026, BOC Regular Workshop
- **September 9, 2026, BOC Regular Meeting – 1st Reading & Public Hearing**

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
- City Manager 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*

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- Placer.AI Software Agreement – Year 1 \$12,000; Year 2 \$13,500; Year 3 \$15,000
 - October 22, 2026 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 2.5 million construction cost
 - 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 Ghovae 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*

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*

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

- Appointed Elizabeth Watkins Holloway to serve a partial term on the Planning Commission expiring on September 30, 2026 – *Approved 5-0*

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 Ghovae)
- 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

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*

BOC SPECIAL MEETINGS – FY 2027 MILLAGE RATE & FY 2027 BUDGET HEARINGS

September 9, 2026, BOC Special Meeting; 5:45 p.m.

- Ordinance 2026-XX, FY 2027 Tentative Millage Rate Ordinance – 1st Reading & Public Hearing
- Ordinance 2026-XX, FY 2027 Tentative Budget – 1st Reading & Public Hearing

September 18, 2026, BOC Special Meeting; 5:05 p.m.

- Ordinance 2026-XX, FY 2027 Final Millage Rate Ordinance – 2nd Reading & Public Hearing
- Ordinance 2026-XX, FY 2027 Final Budget – 2nd Reading & Public Hearing

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)

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.

April 29, 2026, BOC Regular Workshop Meeting

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 Ghovae 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.

July 22, 2026, BOC Regular Workshop Meeting

There were no public comments to address by the Board of Commissioners.

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