



**BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**
Wednesday, July 09, 2025 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. Parks and Recreation Month; July 2025

- 6. PRESENTATIONS (limited to 10 minutes each)**

A. Presentation: Mosquito Control & Vegetation Management - Pinellas County

B. Preparing Your Organization for a Major Hurricane - Presentation by Mayor Brooks

- 7. 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.

8. APPROVAL OF THE MINUTES

- [A.](#) 06-11-2025, BOC Regular Meeting Minutes
- [B.](#) 06-25-2025, BOC Budget Workshop Meeting Minutes
- [C.](#) 06-25-2025, BOC Regular Workshop Meeting Minutes

9. CONSENT AGENDA

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

10. PUBLIC HEARINGS

11. UNFINISHED BUSINESS

- [A.](#) Resolution 2025-04, Ceremonial Items Policy
- [B.](#) Ford F250 Crew Cab XL Purchase - 2024
- [C.](#) Discussion: Proposed Ordinance 2025-14, Amendment to Chapter 14, Article IV – Moving of Structures

12. CONTRACTS/AGREEMENTS

13. NEW BUSINESS

- [A.](#) Edward Byrne Memorial Justice Grant, Pinellas County, Support Letter

14. AGENDA SETTING - (July 23, 2025 BOC Regular Workshop: 6:00 p.m.)

- A.** Impact Fees (first item on the agenda)
- B.** Special Magistrate Lien - 572 Johns Pass Dr
- C.** Johns Pass Dredging Update
- D.** Murals at Johns Pass Park, Marina, Recreation
- E.** Nonconformances and Open Sky Ordinances
- F.** Post-Storm Update – FEMA, FDEP, Permitting, Department Updates
- G.** Sanitation Ordinance - dumpster enclosures
- H.** TruBack Trailer Purchase

15. REPORTS/CORRESPONDENCE

- A. Board of Commissioners - 2025 Board of Commissioners Meeting Schedule
- B. Board of Commissioners Meetings Report - January 1, 2025 - June 30, 2025
- C. City Attorney
- D. City Clerk
- E. City Manager's Report - June 2025
- F. Board of Commissioners Correspondence

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

17. ADJOURNMENT

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

Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

PROCLAMATION

WHEREAS, parks and recreation are an integral part of communities throughout this country, including the City of Madeira Beach; and

WHEREAS, parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools, and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation are a leading provider of healthy meals, nutrition services, and education; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports, and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation are fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation are essential and adaptable infrastructure that make our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Madeira Beach recognizes the benefits of parks and recreation resources.

NOW THEREFORE, I, Anne-Marie Brooks, Mayor of the City of Madeira Beach, Florida, do hereby recognize July 2025 as

PARKS AND RECREATION MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Madeira Beach, Florida, to be affixed this 9th day of July 2025.



Anne-Marie Brooks, Mayor
City of Madeira Beach

Good Afternoon Robin,

Thank you for reaching out for assistance and to schedule a speaker request!

I was able to speak with our team to get a better idea of what we are seeing in regards to mosquito populations in Madeira Beach. Our first goal is to determine what mosquitoes are the issue to correctly target the breeding habitat or come up with a plan that is the most effective for the species. Additionally, to do any treatment, legally I need to have data to support an elevated presence of problematic mosquitoes. This can be trap data, landing rate counts, and presence of breeding. We reviewed all service requests and treatments conducted since June 1st in your city. The majority of requests and treatments have been due to domestic breeding by *Aedes aegypti* – which is mosquito breeding in man-made and natural containers. *Aedes aegypti* preferentially bites humans and breeds in and around homes and business where they are close to their hosts (us). They do not travel more than a few houses from their breeding location.

Given your request for fogging in the neighborhoods, are you experiencing the majority of issues in an around homes? It would fit with what we are seeing from our data but please let me know if there are other areas of concern. We also have seen a spike in several species of mosquitoes recently due to the onset of rains and higher tides that would be found in a different habitat. I will say that in our coastal communities, we are seeing a trend with a high amount of domestic breeding on private property – both those that are vacant post-storm and those that are currently occupied. Non-functioning pools are interspersed and impacting localized areas in neighborhoods but are not the main driver of the mosquito populations.

One of the challenges of *Aedes aegypti* is that they are daytime biters and fogging does not effectively target them (fogging missions are scheduled for 2AM-6:30AM to match with peak activity times of most other species of concern and avoids people and pollinators as much as feasible). The best treatment is for residents to dump their standing water once a week as these mosquitoes are almost exclusively breeding on private property. We can always help by providing service requests – I will detail that below. We are experiencing a high volume of service requests currently so it may take a few days before we are able to come out but we are here to help!

If there is an issue with vacant properties, our biggest challenge is gaining permission to access. We still need permission to get on private property to inspect and treat. We have some treatment options that do not require getting on private property, such as truck larviciding, but it will only take care of the current population. With abandoned properties, the issue is longer term due to the absence of an individual maintaining it. We experienced this after the last economic down turn with pools on abandoned properties in particular becoming a source for breeding. One of the resources we can proactively provide to residents in a tough situation is mosquito fish for their non-functioning pool. We provide free mosquito fish to any resident and can place mosquito fish in a

pool and retrieve them once the owner/new owner is in a position to repair. It requires the resident to call in a service request and state they'd like fish.

In regards to handling abandoned pools, sharing information and working with your Codes Department would be very beneficial! As we work through requests, if we identify properties with potentially bad pools (or if the property appears to have breeding issues and is vacant), we can share that information with Codes. It typically is not the caller's property with the bad pool, but the caller often points it out as a possible source of the issue. In turn, if your Codes staff is able to gain access to vacant properties or properties with bad pools, they could coordinate with us to go on property together so we can place fish or treat. Again, the biggest hurdle is getting permission to go on property. We have worked with the Health Department and other Codes departments in the same way.

To request service, residents can call (727) 464-7503 to talk directly to our admin to set up a SR, they can email us at mosquitocontrol@pinellas.gov or they can request via See Click Fix. We get a lot of neighbors calling on neighbors, sometimes for personal issue reasons. Due to that, we do need the property owner/occupant to contact to request service because we need them to attest to the location being their property and as the owner/occupant they give permission to access and treat. We always start at the requestor's property for the inspection even if they believe that another property is the issue. Additionally, we ask for a phone number, time of day that mosquitoes are biting and few other questions. A note about See Click Fix – it will geo-locate the request to where the person physically is at when making it. We double check the address provided by the address that is automatically uploaded through geo-location but it is helpful if the request is made at their property. This process is the same for a service request to inspect and treat your home or if you want to request fish. For fish, they just need to state they'd like fish for a pool, ornamental pond etc.

If you would like any materials to help push out information to your residents, we have ready to go social media posts on service requests and how to discourage mosquito breeding. We also have a printable flyer on mosquito fish that you can post and/or provide to Codes for handing out.

Finally, we would love to come to a City Commission meeting to talk about our program. I have cc'ed Caroline Scott on this email, who is our education and outreach specialist. Both Caroline and I would be happy to attend either the July 9th or July 23rd meeting. Between the two of us, there shouldn't be any question we aren't able to answer for you! Please let us know which date works best for you, how much time we will have allotted, and if we are able to utilize power point for presenting.

Please feel free to reach out with any questions! We are here to assist you in the best way we can.

Best,

Alissa Berro

Alissa Berro M.S. PH279554 Director CPM

Section Manager

Mosquito Control and Vegetation Management

Pinellas County Public Works Department

4100 118th Ave N, Clearwater, FL 33762

Office Phone (727) 464-7767

amberro@pinellas.gov



Fight the Bite!

How you can prevent and protect yourself from mosquitoes this summer



Dump, cover, or treat any standing water around your property



Defend by using an insect repellent with a CDC recommended ingredient, such as Oil of Lemon Eucalyptus, DEET, Picaridan, or IR3535



Dress in light colored, long sleeved clothing with closed toe shoes



More information can be found on pinellas.gov/mosquito

Fight the Bite!

How residents can discourage mosquito breeding this summer

Dump any standing water around your home.

This can include buckets, toys, clogged gutters, plant pot saucers, or any other item in a yard that can hold water

Cover any areas of standing water, such as rain barrels, with protective screen or tarp

Treat any standing water that is hard to dump, such as the water that collects in plants. You can use *Bti*, a natural soil bacterium, to treat these areas

For large areas of standing water, such as pools in disrepair, you can get free mosquitofish from mosquito control to use as a biological control



Having a mosquito issue on your property?

Contact Pinellas County Mosquito Control for a free service request!*

Call us at 727 - 464 - 7503
or email
mosquitocontrol@pinellas.gov

*Service requests can only be completed on properties where the owner has given Mosquito Control permission to access.

More information can be found on
pinellas.gov/mosquito

Fight the Bite!

What to expect at a service request



Having a mosquito issue on your property?
Contact Pinellas County Mosquito Control for a free service request!

What to expect:

A trained technician will come to your property, with owner permission, and inspect for mosquito breeding

If breeding is found, the technician will either dump the water, treat the water with a granular larvicide, or recommend mosquitofish



More information can be found on pinellas.gov/mosquito

MOSQUITOFISH

HOW THEY CAN HELP

PINELLAS COUNTY MOSQUITO CONTROL

WHAT ARE MOSQUITOFISH?

Eastern Mosquitofish, *Gambusia holbrooki*, are a native fish to Florida. They are small, and grow to be around 2 to 3 inches in length. They are naturally found in many lakes, ponds, and ditches.

WHAT CAN THEY DO?

Mosquitofish serve as a great form of biological control against mosquitoes. Each adult mosquitofish can consume up to 100 mosquito larvae per day. They are a great resource for large areas of standing water, such as pools in disrepair or ornamental ponds.

WHERE CAN I GET THEM?

Pinellas County Mosquito Control breeds mosquitofish, and can send a technician to place them on a resident's property for **FREE** with the property owner's permission. If interested, contact us!



HOW TO CONTACT US

Office Phone: (727) - 464 - 7503

Email: mosquitocontrol@pinellas.gov

Website: Pinellas.gov/mosquito

Trying to Reason with Hurricane Season:

Preparing Your Organization for a Major
Hurricane

Speakers



Lyndsey Johannesen
Property & Liability
FMIT Account Executive

Main Objectives of Presentation



Provide an interactive and informative discussion with real-time insight and actionable directives



Define risk management to-do's prior to hurricane season



Discuss lessons learned from past catastrophes



Answer your questions

Before: Insurance Coverages & Provisions

Understanding Your Coverage

Deductibles

Blanket vs. specified coverage

Important coverage provisions to know:

- Extra expense
- Business interruption
- PITO
- Inland marine
- Mitigation coverage

Possible exclusions within the policy

Flood coverage

Before: Valuations & Placement

Regularly Scheduled Appraisals

- Every 3-4 years (at a minimum)
- Values should be nominally adjusted annually

Implications of Under-Insuring

- Co-insurance penalties
- Gaps in recovery funding
- FEMA isn't the answer

Budget For Recovery

- Deductible exposure
- Funding for uninsured assets

Before: Develop Your COOP

COOP = Continuity of Operations Plan

COOP Must Account For:

- Mission-critical functions
- Roster of personnel necessary to complete functions
- Equipment necessary to complete functions
- Alternative work locations to carry out functions

COOP Should Be:

- Capable of implementation with or without notice
- Crafted around insurance policy
- Shared w/ insurance provider
- Exercised & adjusted annually

Before: Pre-Storm To Do List

1 Identify Critical Assets

- Make plans and preparations in the event critical assets are damaged
- Communicate critical assets w/ coverage provider
- Consider insurance policy to support (limits may apply)

2 Identify Operational Needs

- Power generation & fuel
- Redundant or alternative communication platforms
- Executing alternative work locations

Before: Pre-Storm To Do List (cont.)

3 Establish Pre-Disaster Contracts

- Debris removal, hauling, and monitoring
- FEMA consulting
- Contingent staffing
- Insurance Managed Repair Programs (IMRP)

4 Create Emergency Contact List

- Establish chain of command & order of succession
- Identify insurance escorts
- Share with insurance team

During: Activate Continuity of Operations Plans

The PLAN will be counted on to provide the guidance necessary to respond to the hazard (the event) and mitigate the risk.

- Follow and trust the plan
- Not all challenges can be accounted for; expect to make adjustments as necessary
- Plans should be shared and tested with included departments well in advance

During: Communication (Internal/External)

Successful response & recovery starts with effective communication.

- Include all stakeholders and involved parties (including insurance)
- Public Information Officer (PIO) should lead the narrative with all Public Information Release(s).
- Craft a narrative that is on-point, influences public opinion/call-to-action, and conveys your organization's ability to successfully address the hazard.

During: Monitor the Status of the Event

- Hazards and ensuing risk are fluid
- Monitor status and changing conditions
- Adjust and modify plans as necessary
- Take advantage of different sourcing updates and notifications
- Information from trusted sources is invaluable to supporting real-time decision-making

During: Complete Preparedness Activities Pre-Landfall

All pre-storm activities should be completed prior to arrival of high winds and rain:

- ✓ Fueling of emergency generators
- ✓ Clearing of storm drains
- ✓ Emergency communication in place
- ✓ Necessary resources to support EOC personnel
- ✓ Portable/removable assets secured or stored
- ✓ Emergency equipment on standby

After: Damage Assessment & Claims Reporting

- Document post-loss condition as thoroughly as possible (photos & description of damage)
- Timely reporting is essential to getting the process started
- Initial focus should be on critical assets
- Determine condition of property and functionality for next actions
- Safety of personnel is priority #1
 - Don't enter potentially unsafe structures
 - Enforce proper PPE and attire

After: Mitigate Property Damage

Initial Response Phase – Protect & Preserve Infrastructure

Swift action reduces cost & downtime

Timeframe expectation: 30 days post-event

Important reminders:

- Ensure coverage provider is aware if mitigation begins prior to inspection
- Hire licensed and reputable contractors
- Ensure pre-demolition testing is completed prior to commencement
- Document all activities and costs for insurance

After: Operational Resumption

The Show Must Go On!

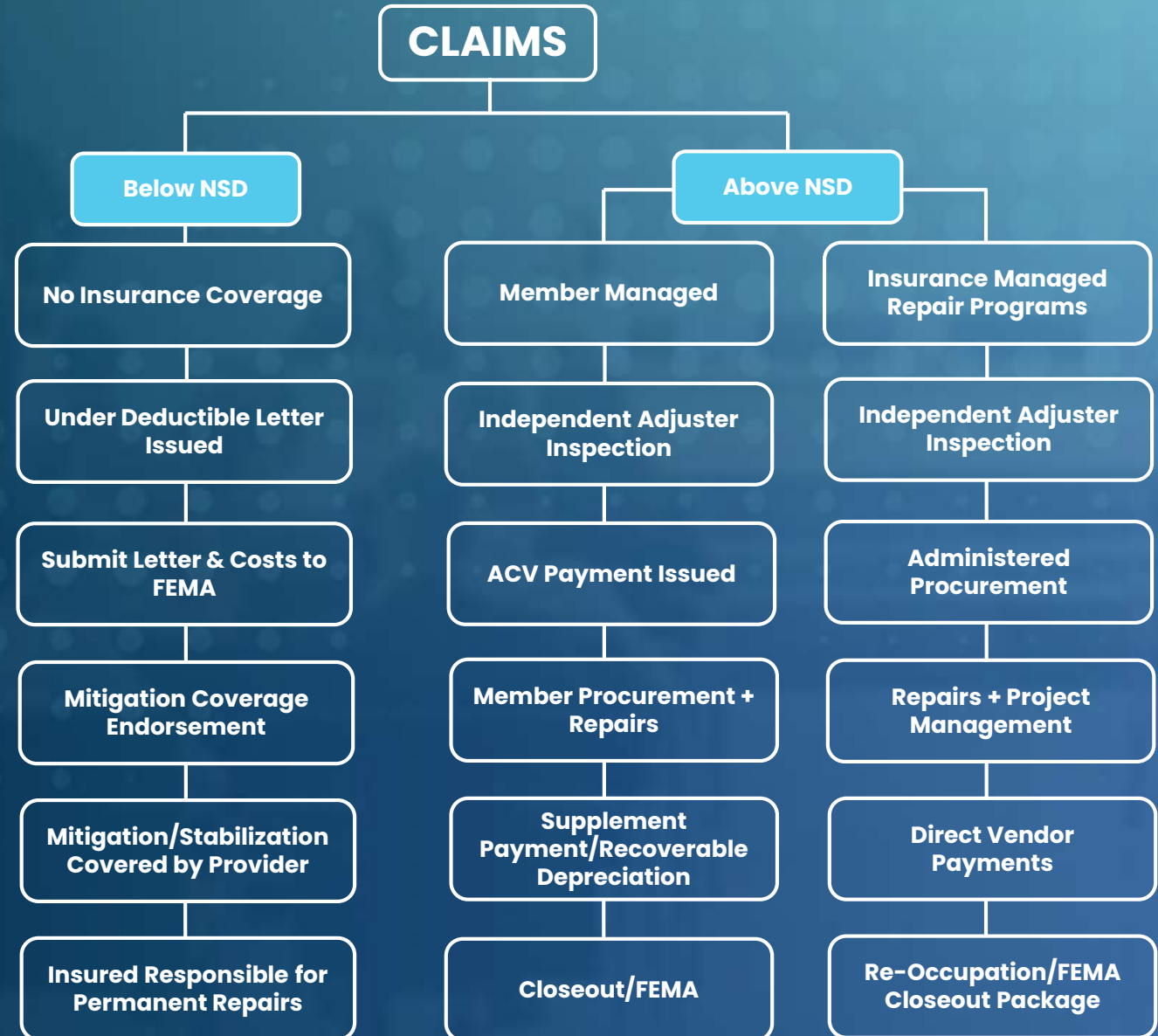
Determine the functionality of assets

Re-location of services:

- Undamaged existing facilities
- Temporary modular structures
- Purchase/lease of new property
- Remote/work from home

Reminder: This should be included in COOP

After: Insurance Claim Workflows



After: Permanent Repairs

Response Transition to Recovery Phase – Getting Back to a State of Normalcy

- Timeframe expectation: Day 30 – 1 Yr +
- Repairs should be made in accordance with insurance scope
- Ensure all procurement practices are followed
- Hire licensed contractors, beware of “storm chasers”

After: FEMA 101

After a declared event, public entities may qualify for FEMA funding to assist with their recovery effort.

- Title 44 of the Code of Federal Regulations (44 CFR) sets forth the administrative requirements, policies, and procedures that govern the FEMA PA Program.
- Each declared event can have its own unique set of circumstances that can affect conditions of eligibility.
- Insurance IS the primary source of funding (NOT FEMA) on Scheduled Property.
- FEMA can **giveth & taketh** based on Final Close-Out Audits.

Final Reminders



Successful response and recovery begins in planning and preparation – put the time in on the front end!



Document, document, DOCUMENT!



Act swiftly but be cautious of going too fast – recovery funding can be jeopardized.



Recovering from disasters is a marathon, not a sprint – exercise patience and remain flexible.



MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
JUNE 11, 2025
6:00 p.m.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on June 11, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Ray Kerr, Vice Mayor/Commissioner District 2
David Tagliarini, Commissioner District 1
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: None.

CHARTER OFFICERS PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/City Treasurer
Thomas Trask, City Attorney

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

Vice Mayor Kerr motioned to approve the Agenda. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Vice Mayor Kerr "YES"
Commissioner Tagliarini "YES"

Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

5. PROCLAMATIONS

Mayor Brooks read a proclamation proclaiming June 11, 2025, USFSP YMCA Youth in Government Civic Fellows Day. Judithanne McLauchlan accepted the proclamation on behalf of her students of the USFSP YMCA Youth in Government Civic Fellows Program, who were present.

6. PRESENTATIONS

There were no presentations.

7. PUBLIC COMMENT

There were no public comments.

8. APPROVAL OF MINUTES

- A. 2025-05-14, BOC Regular Meeting Minutes**
- B. 2025-05-28, BOC Budget Workshop Meeting Minutes**
- C. 2025-05-28, BOC Regular Workshop Meeting Minutes**

Vice Mayor Kerr motioned to approve the meeting minutes as written. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

9. CONSENT AGENDA

- A. ITB #25-06 Boca Ciega Street End Beautification Project Contract Approval**
- B. ITB #25-07 Military Court of Honor Project Contract Approval**
- C. RFI No. 25-09 Engineering Consultant and Design Services Contract Approval**

June 11, 2025, BOC Regular Meeting Minutes

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Mayor Brooks said they received an email today from the City Attorney to pull Item 9. C., from the Consent Agenda for discussion.

Vice Mayor Kerr motioned to approve the Consent Agenda Item 9. A & 9. B. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. RFI No. 25-09 Engineering Consultant and Design Services Contract Approval

The City Attorney explained that RFI No. 25-09, Engineering Consultant and Design Services, was released under the Competitive Consultants Negotiation Act (CCNA). Part of that requirement is approval based on a preference or a numbering system. The public works director provided a preference list on the dais. It would be a two-fold approval of the item. One is to approve the preference list provided on the dais, and then the draft agreements provided in the packet. Different categories of services are shown on the preference list. When a project is being considered for a particular category, the first engineering company will be chosen. If the negotiation is unsuccessful, the second will be chosen, and so on, as they go through the process. The contracts in the folder are in the form of a continuing contract to allow for that process. Each time something needs to be addressed within one of the categories listed, it will come back to the Board for approval. The approval will not be for a particular project or expenditure when voting, but just for listing them in the order of priority of who to talk to and negotiate with first. The contracts will be on hand to do that in a situation involving a scope of services. The motion tonight is to approve the preference list, followed by approval of the contracts in the agenda package. It can be done in one motion.

Vice Mayor Kerr asked if the same services were needed multiple times, if number 1 would always be the first choice, or if they would rotate down to number 7. The City Attorney said number 1 would always be the first choice. If the engineering firm says it cannot handle the project, it will move to number 2. They will always go to number 1 when they start the negotiation process because they are the most qualified based on the evaluation the evaluation team did.

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

Commissioner Tagliarini motioned to approve the RFI No. 25-09 preference list and the draft agreements in the agenda package. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

10. PUBLIC HEARINGS

A. Ordinance 2025-13 Fees and Collection Procedure Manual – FY 2025 Update – 2nd Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2025-13 by title only:

ORDINANCE 2025-13

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, TO PROVIDE FOR THE CHANGES TO THE RATES OF OVERNIGHT PARKING AND CITY DEVELOPMENT FEES AND REWORD CERTAIN DEVELOPMENT SERVICES; REPEALING ORDINANCE 2025-12; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney said that was the second and final reading of Ordinance 2025-13. The ordinance exhibit shows the changes made in strikeouts and the underlined format.

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

Commissioner Tagliarini motioned to adopt Ordinance 2025-13, Fees and Collection Procedure Manual – FY 2025 Update on second reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. ABP 2025-03 Belleair Market Johns Pass

City Attorney Tom Trask said the applicant is George Scott, owner of Belleair Market Johns Pass, located at 111 Boardwalk Place West, Suite 103, Madeira Beach, FL 33708. He read the summary of the application. The applicant is seeking a 2COP Alcoholic Beverage License for the sale of beer and wine by the drink or in sealed containers for consumption on premises and by sealed container for consumption off premises. The establishment is in the C-1, John's Pass Village Activity Center Zoning District and the Commercial Core Character District. The future land use designation for the property is Activity Center. The standards to be applied are those set forth in City Code, Section 110-532. When considering the alcoholic beverage application, the Board of Commissioners shall 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 the 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.

The City Attorney said the burden of proof pursuant to Section 2-10 of the City's Code is as follows:

The applicant shall have the burden of proof at the hearing to show by the greater weight of the evidence that the application is consistent with the City's comprehensive plan and complies with all procedural requirements of law. Conditions may be suggested by the applicant, the City or any party, or may be imposed by the Board, which are intended to assure consistency and compliance.

The City Attorney said the identities of the parties were the City and George Scott. The City received no notices of intent from affected parties. The order of presentation pursuant to the City's Code is that the applicant will go first, followed by the City. He read the quasi-judicial proceedings as follows:

The Board of Commissioners acts in a quasi-judicial rather than a legislative capacity. At the hearing it is not the Board's function to make law but rather to apply law that has already been established. In the quasi-judicial hearing, the Board is required by law to make

findings of fact based upon the evidence presented at the hearing and apply those findings of fact to previously established criteria containing the Code of Ordinances to make a legal decision regarding the application before it. The Board may only consider evidence at the hearing that the law considers competent substantial and relevant to the issues. If the competent substantial and relevant evidence at the hearing demonstrates that the applicant has met the criteria established in the Code of Ordinances, then the Board is required by law to find in favor of the applicant. By the same token, if the confident substantial and relevant evidence of the hearing demonstrates that the applicants failed to meet the criteria established in the Code of Ordinances, then the Board is required by law to find 'against' the applicant.

The City Attorney asked the Board of Commissioners if they had received or needed to disclose any ex parte communications they had with the applicant. There were none.

The City Attorney asked the Board of Commissioners if any conflicts of interest needed to be noted. There were none.

The City Attorney administered the Oath to the witnesses present at the meeting.

Applicant Presentation

Melanie Leon, General Manager of Belleair Market Johns Pass, said they planned to have more of a convenience store-type business. It will be single cans, and packs. They also plan to do wine slushies using organic red wine. Everything will be sealed properly. They plan to do an open carry-out.

The City Attorney asked Ms. Leon if she wanted to go through the criteria in the agenda packet the applicant or property owner had filed. Ms. Leon said she would if there were any questions.

Board of Commissioners Questions of Ms. Leon.

Vice Mayor Kerr asked if they had a restaurant. The box checked on the application says they do. Ms. Leon said yes, but they do not cook anything on site. They have Cuban sandwiches. They just press them. It would be counted as a restaurant or a sandwich café. They only slice and press meat.

Vice Mayor Kerr asked if they had a sit-down. Ms. Leon said they have two small tables inside, a bench outside, and two chairs.

City Staff Presentation

Andrew Morris, Long Range Planning in Community Development, read from the Staff report in the agenda packet prepared for the item.

Discussion:

When considering the alcoholic beverage license application, the Board of Commissioners shall consider the following 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.**

John's Pass Village is mostly commercial uses with a focus on tourism. There are not any single-family residential areas adjacent to the property of the proposed alcohol use. A small market serving sandwiches and selling beer and wine would be a compatible use for the location. The proposed alcohol use would not 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.

The location of the Belleair Market John's Pass has previously had commercial tenants including a convenience store with a (2APS) alcoholic beverage license. It is not foreseen that any additional traffic would be generated since this location has previously had similar commercial tenants. There is parking located under and behind the structure and across the street in the John's Pass Plaza Parking Garage. John's Pass Village is a walkable commercial area where customers can walk between their shopping and eating destinations. The proposed alcohol use would not create additional congestion or present a safety hazard.

(3) Whether or not the proposed use is compatible with the particular location for which it is proposed.

A small market would be a compatible use in this location since it is a commercial use and would be surrounded by other commercial uses. Many of the nearby tenants have several types of alcohol licenses. The structure that the establishment is in has previously had other commercial tenants including a convenience store. The proposed use is compatible with the location.

(4) Whether or not the proposed use will adversely affect the public safety.

Public safety should not be adversely affected by Belleair Market serving beer and wine for consumption on the premises. The café is more than 300 feet away from any established church, synagogue, temple, or place of religious worship, public or private school operated for the instruction of minors, or youth recreation (community) center. There are businesses nearby that already sell alcohol.

(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.

The applicant has no outstanding fines or penalties owed to the City under any section of the Code.

Fiscal Impact: N/A

Recommendation(s): City Staff recommends the approval of ABP 2025-03.

Attachments:

Loal Application

Existing Site Plan

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Public Notice Mailing and Posting

The City Attorney asked Mr. Morris if he was asking that the Mayor receive into evidence the agenda package. Mr. Morris said yes.

Questions from the Board of Commissioners to Mr. Morris

Vice Mayor Kerr said the previous business also had carry-out. He asked if they had a restaurant and a sit-down open beverage area. Mr. Morris said not to his knowledge. It is a very small establishment. Outside those two tables, there is not much room for anything.

Vice Mayor Kerr said it was mentioned that they could have an open beer, take it out, and serve it. He asked if that was against any City codes. For any open events, they could carry alcoholic beverages throughout the John's Pass Village area, but he does not know that to be the case for any other day. He recalls that an open-carry out was up for a vote a couple of years ago, and thought it was voted down. Mr. Morris said that, in the way the license had been advertised for off-premises, it would need to be a sealed container. John's Pass is not a wet zone on public rights-of-way. The Vice Mayor said it gets a little dicey in his mind if they are going to have a couple of tables where they can sit down and enjoy a cold alcoholic beverage. It is just like any place in the village, so he knows it happens. Those shops are subject to whatever the City enforces. He did not see a problem with it since it was established there prior. It is a commercial area where nearly every place down there serves alcohol. So, if it is a package store, it should be approved as a package store. If served inside, they should consume that alcoholic beverage before leaving, just like in a restaurant.

Mayor Brooks said the presentation stated that the alcohol leaving the premises would be covered. If she purchased a pressed Cuban and a cold beer, she would sit at a table, open the beer and drink it, or take both items unopened and leave.

Opened to Public Comment

The City Attorney administered the Oath to Tom Edwards.

Tom Edwards, District 1, said if a person makes a purchase and walks out with a beer and a sandwich, he would think that the personnel working the checkout counter would be able to advise the tourists and customers that are not familiar with the ordinance that they cannot open the container and walk around John's Pass with an open container. He asked to make that one of the conditions for training their staff and any new members.

The City Attorney closed the quasi-judicial hearing.

Board of Commissioners Consideration and Approval

The City Attorney said in the agenda packet that City staff recommends approving ABP 2025-03.

Commissioner McGeehen motioned to approve ABP 2025-03, Bellair Market Johns Pass. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. ABP 2025-02 Barefoot Beach Club

City Attorney Tom Trask said the applicant is Amanda Huffman for Barefoot Beach Resort South, LLC, located at 13220 Gulf Blvd, 13220 Gulf Blvd #1, 13220 Gulf Blvd #2 Madeira Beach, FL 33708. The City received notices of intent from the following affected parties:

- Thomas Edwards
- Cynthia Edwards
- Ronald Llauguet
- Rose Llauguet
- Mitchell and Sandra Rayburn
- Barbara Ray
- John Kline

He read the summary of the application. The applicant was requesting approval for a Special Motel/Hotel (4COP) Alcoholic Beverage License with the intent to sell beer, wine, and liquor for consumption on the premises. Special Act 79-554 allows hotels in Pinellas County with at least 50 hotel rooms to apply for the license, and Barefoot Beach Club meets the threshold. He read the following five factors in City Code, Section 110-532 for consideration of the alcoholic beverage application:

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 the 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.

The City Attorney said the burden of proof is set forth in Section 2-10 of the City's Code as follows:

The applicant shall have the burden of proof at the hearing to show by the greater weight of the evidence that the application is consistent with the city comprehensive plan and complies with all procedural requirements of law. Conditions may be suggested by the applicant, the City, or any party or may be imposed by the Board, which are intended to assure consistency and compliance.

The City Attorney read the quasi-judicial proceedings as follows:

The Board of Commissioners acts in a quasi-judicial rather than a legislative capacity, stating that the hearing is not the Board's function to make law but rather to apply law that has already been established. In the quasi-judicial hearing, the Board is required by law to make findings of fact based upon the evidence presented at the hearing and apply those findings of fact to preciously established criteria containing the Code of Ordinances to make a legal decision regarding the application before it. The Board may only consider evidence at the hearing that the law considers competent, substantial, and relevant to the issues. If the competent, substantial, and relevant evidence at the hearing demonstrates that the applicant has met the criteria establishing the Code of Ordinances, then the Board is required by law to find in favor of the applicant. By the same token, if the confident substantial and relevant evidence of the hearing demonstrates that the applicants failed to meet the criteria established in the Code of Ordinances, then the Board is required by law to find 'against' the applicant.

The City Attorney asked each Commissioner if they received or needed to disclose any ex parte communications on the item.

- Commissioner Tagliarini said he spoke with Mr. and Mrs. Edwards, Mr. and Mrs. Llauget, Joann Klaben, and the Board of the Chambre condominiums. The general discussions were about it being inappropriate for the primarily residential neighborhood.
- Vice Mayor Kerr said he spoke with Joann Klaben about the history between residents and Barefoot Beach Club.
- Mayor Brooks said she spoke with Joann Klaben about the neighbors and her interactions with Barefoot Beach Club.
- Commissioner McGeehen said he spoke with residents in his district, including Ray, Cassandra, Ed, Nicki, and Chris.
- Commissioner Ghovae said he spoke with Doug Andrews about the nature of the application.

The City Attorney asked the Commissioners if they had any conflicts of interest that would prohibit them from considering the application. There were none.

The City Attorney accepted a notice of intent from Gail Yidas.

The City Attorney administered the Oath to the witnesses present at the meeting.

The City Attorney said the order of presentation would be the applicant, the City, and then Mr. Brian Aungst, Macfarlane Ferguson & McMullen, who was present on behalf of his client, Barefoot Beach Resort South, LLC.

Applicant Presentation

Brian Aungst introduced himself and gave a PowerPoint presentation, which was submitted to the City into evidence. The property is located in the C-1 John's Pass Activity Center Transitional Zone. Alcohol sales are permitted use in the district. The primary type of use within 300 feet of the Barefoot Beach Club is hotel and condo use. The Barefoot Beach Club Hotel was developed under a development agreement that allows for an ancillary rooftop bar, sun deck, and fitness room with typical and customary limited food service for hotel guests for their convenience only. A prior Commission legislatively approved the use at a lower evidence standard. The ancillary restaurant would not increase the need for additional parking because it is for hotel guests only. There are 73 rooms at the hotel, so 73 parking spaces are required. The hotel provides 84 spaces. Special Magistrate Valdez approved the Special Exception Use application with conditions at the May 27, 2025 hearing. Nothing has changed structurally, so the only thing to be approved by the Board is the ability to sell alcohol to hotel guests only. There are no restrictions on the property other than what is in the noise ordinance because the development agreement expired when the certificate of occupancy was issued.

Mr. Aungst responded to the approval criteria as follows:

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.

The proposed request is compatible with the character of the existing neighborhood. The previously approved development agreement included a rooftop bar/restaurant.

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.

There would be no additional traffic because it is for hotel guests only.

3. Whether or not the proposed use is compatible with the particular location for which it is proposed.

The hotel has operated on the property for years, and the request will not alter the hotel's character.

4. Whether or not the proposed use will adversely affect the public safety.

The requested use would not have an impact on 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.

The applicant does not owe any fees to the City.

Mr. Aungst said the Special Magistrate's Order Granting Special Exception Use with Conditions dated June 7 imposed the following 11 conditions of approval that the public asked for:

1. No amplified music or sound on the open rooftop.
2. The applicant will comply with all noise ordinance provisions.
3. No event on the open rooftop that includes non-hotel guests.
4. There shall be no special events with 50 or more people on the open rooftop.
5. The rooftop will operate under the definition of a restaurant.
6. The commercial uses approved in the application will continue the intent of the development agreement.
7. Any lighting on the open rooftop must comply with the Code.
8. The open rooftop shall close at 9:00 p.m.
9. The dumpsters shall be screened from public view and not placed in a parking spot.
10. All deliveries shall be made on the property and prohibited from parking on Gulf Lane.
11. The Board may revoke the Special Exception Use if the conditions and safeguards made part of the approval are violated.

The applicant, Amanda Huffman, introduced herself and her husband. They want to work in harmony with the neighbors, and they have worked hard to achieve this.

Mr. Aungst said alcohol would not be available off-premises. It would be for hotel guests only. There will be a fence and signage. The rooftop will close at 9:00 p.m., and the pool will close at dusk.

Questions from the Board of Commissioners

The City Attorney asked if there were any questions from the Commission.

Commissioner Tagliarini asked if they knew several Character Zones were in the John's Pass Activity Center designation. Mr. Aungst said yes. Commissioner Tagliarini asked if they would say the Transitional Zone Characteristic District is the same as the Commercial Core. Mr. Aungst said it has different uses. Commissioner Tagliarini said the application states there are 119 seats on the rooftop, and if events are limited to 50 people, is there anything that prevents 119 people on the rooftop? Mr. Aungst said he reads the condition to say there would not be more than 49 people on the roof at any given time. Commissioner Tagliarini asked if there was a way it could be monitored. Mrs. Huffman said yes. They did not want to turn it into something they could not control. Commissioner Tagliarini asked for confirmation on the 60:40 ratio for food and alcohol. Mr. Aungst confirmed that food and non-alcoholic beverages are 60% to 40% alcoholic beverages.

Commissioner Tagliarini asked why the application states they are not working on kitchen plans. Mrs. Huffman said it would be quick-service food with some already-prepared meals. She is confident they will be able to stay within the 60:40 ratio.

Vice Mayor Kerr asked Mr. and Mrs. Huffman if they were the owners. Mrs. Huffman said she is the manager of the property, her father-in-law is the owner of the LLC, and her husband is a managing partner of the LLC. The Vice Mayor asked about the events advertised on their website. Mr. Huffman said they partnered with West Events and supplied only the rooms for people attending the events hosted by West Events. The Vice Mayor asked if they would be catering events, and Mrs. Huffman said no.

Mayor Brooks asked Mrs. Huffman how long she had worked for the hotel. Mrs. Huffman said 17 years. The Mayor asked what they would have for music on the rooftop that would be compliant. Mr. Aungst said there would not be any music. The Mayor asked what kind of events they considered holding at the hotel. Mrs. Huffman said no events would be held at the hotel; they would be referred to West Events. The Mayor said a concern of residents is that the hotel is not staffed 24 hours a day, seven days a week. Mrs. Huffman said a property manager is living on-site and makes rounds every 30 minutes or more, and she and her husband are there after hours. An after-hours telephone number is posted when the office is closed. The Mayor said, for clarification, that an alcoholic beverage cannot be taken from one building to another. Mrs. Huffman said that it is correct.

Commissioner McGeehen asked if they would be training the bartenders and servers. Mrs. Huffman said they would do all the training and food service certifications. Commissioner McGeehen asked if there would be security on the property to help shut down the rooftop at 9:00 p.m. Mrs. Huffman said the staff locks the property down at 9:00 p.m. The property manager acts as security there. Commissioner McGeehen asked how the partnership with West Events was working out. Mr. Huffman said it was working out very well because they are closer in proximity than Cambria.

Commissioner Ghovae asked if there would be on-street signage that would encourage people to stop to check out the rooftop. Mr. Aungst said no, it is not open to the public. Commissioner Ghovae asked if there was a parapet wall for protection on the rooftop. Mr. Aungst showed a slide of the rooftop architecture. Commissioner Ghovae asked about the height of the parapet wall. Mr. Aungst said he did not know. Commissioner Ghovae said any safety concerns on the rooftop would not be a liability to the City.

Cross Examination of the Affected Parties

Mr. Edwards asked where the property manager stays on the premises. Mr. Huffman said he did not want to disclose that, but he is there 24 hours a day, seven days a week. There are two maintenance workers, a supervisor, and a helper. Mr. Edwards asked if the property manager works the 12-hour shift when the office is closed. Mr. Huffman said he responds to any calls and issues. They have an associate who lives nearby who checks on the property, and their family stays there over the summer months. Mr. Edwards asked if the property manager walks the property to the

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water since people from the hotel go to the beach to set off fireworks. Mr. Aungst objected to the question, and Mrs. Huffman said she would not speak to accusations. She said they shut down the noise immediately. Mr. Edwards asked if that included fireworks. Mrs. Huffman said they have not used fireworks and do not permit fireworks on the property. City Attorney Trask asked Mr. Edwards to focus his questions on the alcohol permit application, not other issues. Mr. Edwards asked if they would sell alcohol from 9:00 a.m. until 9:00 p.m. Mr. Aungst said the use includes all commercial food sales and non-alcoholic and alcoholic beverages.

Mrs. Edwards asked why two different business addresses are on the license information on page 307 of the agenda packet. That address is not listed on the property appraiser's website. Mr. Huffman said the previous address before the new building was built was 13238, the address of the new building is 13220, and they can receive mail at both addresses.

Mr. Llaugett asked where they would dispense alcohol. Mrs. Huffman said on the rooftop and poolside. Mr. Llaugett asked if there was a sketch of the pool deck. Mrs. Huffman said she was working with the City on it. Mr. Aungst said the approval of the application would be to serve food and beverages throughout the hotel. The rooftop, open-air balcony was required to have a special exception for commercial use, which the Special Magistrate approved. Mr. Llaugett asked if the pool blueprint was part of the application. Mr. Morris said it was. Mr. Llaugett said the instructions from form DEPR ABT 6001 state scanned blueprints are not accepted. Mr. Aungst said it was a separate application filed with the State of Florida, and if DBPR felt they needed to supplement the application, they would. Mr. Llaugett asked if they would continue to allow people to bring alcohol onto the property if the license is approved. Mr. Aungst said he could not see how they could not allow it unless someone was breaking the rules already set in place. Mrs. Huffman said it is not a bar. That has been misunderstood.

Mrs. Llaugett asked for clarification on whether the previous Commission approved the sale of alcohol. Mr. Aungst said the previous Commission approved the uses in terms of the development agreement, but that did not give them the right to sell alcohol, and they still need to go through the process. Mrs. Llaugett asked if the previous approval contained the word alcohol. Mr. Aungst said it did not, but the word bar is used twice. Mrs. Llaugett asked if he assumed the word bar meant alcohol bar. Mr. Aungst said that was his interpretation. Mrs. Llaugett asked if the beach property to the high-water mark was included in their calculation. Mr. Aungst said there will not be alcohol sales or service on the beach; it is limited to the property. Mrs. Llaugett asked how they would dispense alcohol at the pool site. Mrs. Huffman said it would be canned beverages in a refrigerated device. Mr. Aungst said no structures are being added to the site. Mrs. Llaugett asked if they planned on selling alcohol on both Gulf Lane and Gulf Blvd. Mr. Aungst said it would approve the sale of alcohol on premises, and it has to comply with all the other codes and ordinances of the City.

Ms. Yidas asked who would determine if there was a violation. Mr. Aungst said a code complaint would be filed and investigated by the City. It would be up to the Special Magistrate and the Commission on a case-by-case basis.

City Staff Presentation

Andrew Morris, Long Range Planning in Community Development, read from the Staff report in the agenda packet prepared for the item.

Discussion:

When considering the alcoholic beverage license application, the Board of Commissioners shall consider the following 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.

Barefoot Beach Club has the Future Land Use Category of Activity Center (AC) and the Zoning Category of C-1, John's Pass Village Activity Center. Barefoot Beach Club is in the Transitional Character District of the John's Pass Village Activity Center. The east side of Gulf Boulevard in the Transitional Character District has a mix of condo-hotel and commercial uses. The west side of Gulf Boulevard for the Transitional Character District is a mix of tourist accommodations and residential properties. On the west side of Gulf Boulevard, commercial uses are allowed as an ancillary use but requires the primary use of the property to be either a temporary lodging use or a residential use.

City Staff using ArcGIS Pro and Pinellas County Property Appraiser Parcel Data created a map and tables showing the types of uses within a 300-foot radius of Barefoot Beach Club. The first table includes Barefoot Beach Club for the hotel and condo-hotel use land area, while the second table does not include Barefoot Beach Club. The largest type of use based on land area within the 300 feet radius is hotel and condo hotel. The second largest type of use is multifamily residential. The third largest type of use within the 300 feet radius is single-family residential. The fourth largest type of use is commercial. If Barefoot Beach Club is not included in the land area of the hotel and condo hotel use, the order of the top four largest uses does change. The largest type of use becomes multifamily residential. The next largest type of use is hotel and condo hotel. The third largest use is single-family residential. The fourth largest type of use is commercial.

The only alcohol use allowed on the west side of Gulf Boulevard in the Transitional Character District is for restaurants that meet the requirements in (Section 110-527) of the Madeira Beach Code of Ordinances. The Development Agreement previously approved for Barefoot Beach Club stated that the restaurant use would be ancillary and for hotel guests only. The applicants' proposed alcohol use will need to meet the requirements for restaurants located in (Section 110-527).

Figure 1

Properties Within 300 Feet of Barefoot Beach Club



Table 1

Total:	Types of Uses Within 300 Feet of Barefoot Beach Club		
	Type of Use	Total Area by Type of Use (Acres)	Total Percentage by Type of Use Land Area
	Single-Family Residential	1.17	15%
	Multifamily Residential	1.82	24%
	Commercial	1.12	15%
	Hotel and Condo Hotel	3.50	46%
		7.60	100%

Table 2

Total:	Types of Uses Adjacent to Barefoot Beach Club Within 300 Feet		
	Type of Use	Total Area by Type of Use (Acres)	Total Percentage by Type of Use Land Area
	Single-Family Residential	1.17	21%
	Multifamily Residential	1.82	33%
	Commercial	1.12	20%
	Hotel and Condo Hotel	1.45	26%
		5.56	100%

(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.

The proposed alcoholic beverage license use would be ancillary to the main use of the property, which is used as a hotel. The alcoholic beverages would be sold alongside food and would only be sold to hotel guests. The proposed alcoholic beverage license use will need to meet the restaurant requirements in (Sect. 110-527) of the Madeira Beach Code of Ordinances. Since the proposed alcoholic beverage license use would be for an ancillary restaurant for hotel guests, additional congestion would not be expected. The proposed alcoholic beverage license use meets the intent of the previous Development Agreement and would not be considered an expansion of use requiring additional parking.

(3) Whether or not the proposed use is compatible with the particular location for which it is proposed.

This establishment is not located within three hundred feet of a church, synagogue, temple, or place of religious worship, public or private school operated for the instruction of minors, or youth recreation (community) center. The Transitional Character District along the west side of Gulf Boulevard allows for ancillary non-residential uses, but the primary use of the property would need to be either for temporary lodging uses or residential uses. The neighborhood consists of multifamily, single-family, condo-hotels, and one stand-alone commercial restaurant (which is across Gulf Boulevard). Alcoholic beverages for an ancillary restaurant would be compatible since it would not be the primary use of the property. The primary use of the property would still need to be a hotel. Barefoot Beach Club is a hotel and serving food and alcohol to hotel guests only is customary of a hotel use that would be considered an ancillary use.

(4) Whether or not the proposed use will adversely affect the public safety.

The proposed alcoholic beverage license use would not adversely affect public safety. The proposed alcohol use is compatible with the C-1, John's Pass Activity Center Zoning District and Transitional Character District. The primary use of the property is a hotel and will continue to be a hotel. At least 60% of the gross sales of the ancillary restaurant would need to come from food and non-alcoholic beverages (condition 3 of SE 2025-01). In (Sec. 110-538) of the Madeira Beach Code of Ordinances, establishments classified as restaurants are required to maintain books and records reflecting the gross sale of food and non-alcoholic items and the gross sale of alcoholic beverages. They are required to provide such books and records to the City within 30 days upon request. Failure to keep the books and records required in this section shall be adequate grounds for the Board of Commissioners to revoke the alcoholic beverage zoning classification of the property upon which the business operates.

(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.

The applicant has no outstanding fines, or penalties owed to the City under any section of the Code.

Fiscal Impact: N/A

Recommendation(s):

City Staff recommends the approval of ABP 2025-02 with the following conditions:

1. No amplified music, no raucous noise (Article III.-Noise), and no amplification of sound including but not limited to radios, stereos, karaoke machines, and televisions shall be permitted on the open rooftop.
2. No special events (Article II.-Special Events) (50 or more people) shall be permitted on the rooftop. Only hotel guests are allowed on the rooftop. The definition of a "hotel guest" for this alcoholic beverage license request is a registered overnight hotel room occupant.
3. The applicant must sell food, the applicant must meet the restaurant definition (60% of sales from food and non-alcoholic beverages), and the applicant shall only serve food and alcohol to hotel guests and cannot operate as a restaurant open to the public.
4. The commercial uses approved in this application will continue the intent of the Development Agreement dated December 1, 2015, and recorded in OR Book 19105, Page 1649-1668 and allow the open rooftop use of a sundeck and the enclosed rooftop area to be used as a fitness room and/or a bar restaurant for hotel guests. These uses will be considered ancillary uses for the primary hotel use and shall not become primary uses of the property.
5. Any lighting used on the open rooftop must be compliant with the Madeira Beach Code of Ordinances, (Section 110-505. - Lighting within the sea turtle conservation zone).
6. Alcoholic Beverages cannot be sold or consumed beyond the Coastal Construction Control Line (CCCL) on the beach.
7. The Board of Commissioners may revoke the Alcoholic Beverage License if the above-mentioned conditions and safeguards and/or the conditions made part of the special exception use are violated.

Attachments:

Local Application ABP 2025-02
 Site Plan
 State Application
 Special Act 79-554
 SE 2025-01 Application
 Public Notice Mailing and Posting

The City Attorney asked Mr. Morris if he wanted the agenda package to be entered into evidence. Mr. Morris said yes. City Attorney Trask asked if there were any objections from the affected parties and Mr. Aungst. There were none. Mayor Brooks received the agenda package and the applicant's PowerPoint presentation into evidence.

Questions from the Board of Commissioners

The City Attorney asked if there were any questions from the Commission for Mr. Morris.

Commissioner Tagliarini asked if the application would allow them to sell alcohol at the address across the street that they own. Mr. Morris said it is only on the addresses listed on the application, memo, and public notice. Commissioner Tagliarini asked if any other businesses on the west side of Gulf Blvd had 4COP licenses. Mr. Morris said Caddy's is the only active 4COP license on the west side of Gulf Blvd. Commissioner Tagliarini asked if there were any hotels with or without a kitchen with a 4COP license on the west side of Gulf Blvd. Mr. Morris said no. Commissioner Tagliarini asked if granting the license would create a precedent for other beach hotels to request a liquor license. Mr. Morris said the rest of the beach is zoned R-3, allowing restaurant-type uses to have a liquor license.

Vice Mayor Kerr asked if the deputies had the devices that measure the sound. Mr. Morris said he did not know. Vice Mayor Kerr said he wanted to make sure they had the proper wording if it were to pass.

Commissioner Ghovae asked if Mr. Aungst's presentation restrictions were part of the record. Mr. Morris said yes, and the staff conditions are attached to the memo.

Mayor Brooks asked if staff recommended approving the alcohol license with the conditions on the memo and the Special Magistrate conditions. Mr. Morris said yes.

Cross Examination of Mr. Morris

Mr. Aungst asked Mr. Morris what his title was and if he was testifying as an expert for the City. Mr. Morris stated his name and title and said he was. Mr. Aungst asked if the proposed alcohol sales use is permitted in the Transitional Character District of the John's Pass Activity Center because the hotel has more than 50 rooms. Mr. Morris said the code requires it to be for ancillary use at the hotel. Mr. Aungst asked if Mr. Morris explained that it is an allowable use because it is an ancillary, non-residential use and temporary lodging. Mr. Morris said yes. Mr. Aungst asked if the approval of the license with the conditions outlined was consistent with the intent of the development agreement. Mr. Morris said yes.

Mr. Llaugett asked why his and other properties going to the high-water mark were not included in Mr. Morris' calculations. Mr. Morris said the parcel data came from the Pinellas County Property Appraiser's website. Mr. Llaugett asked if it could be a mistake. Mr. Morris suggested he contact the Property Appraiser's office.

Mrs. Llaugett asked if the majority of Gulf Lane would be family residential if he took the portion of Barefoot Beach to the high-water line out of the calculation. Mr. Morris said any of the properties are allowed to be rented as nightly rentals. He did not look at which properties were homesteaded, but it is a mixed-use district. Mrs. Llaugett asked why there was no specific information in the conditions concerning hotel guests at the poolside. Mr. Morris said most concerns they received were related to the rooftop, but it could be added as a condition if the Board

directed it. Mrs. Llaugett asked if it would be prudent to include the same definitions for the rooftop and the pool. Mr. Morris said the Board can add it as a condition when they vote.

Affected Party Presentations

Tom Edwards, District 1, said that before the existing buildings were built, there were ten cottages on Gulf Lane and a small strip store on Gulf Blvd. The previous owners, Mr. and Mrs. Stark, were on-site managers, and there were no problems. Mr. Stark wanted to open a package store in the strip store, but the neighborhood was against alcohol sales in the residential neighborhood, and the Commission denied it. Barefoot Beach bought the property and did a planned development. They could have had a bar and restaurant, but they never built the restaurant.

Mr. Edwards said they wanted the Traditional Area of the John's Pass Activity Center to only go to 130th Avenue or 131st Avenue, not 133rd Avenue. He provided a list of the condominiums along Gulf Lane. None of them has any rooftop activity or applied for an alcohol license. It is the only residential area on the beach west of Gulf Blvd. He asked the Board not to set a precedent and grant an alcohol permit in the Gulf Lane neighborhood.

Mr. Edwards said there is no active on-site management 24 hours a day. That is significant when there will be alcohol activities there. He did not understand why they wanted to start serving at 9:00 a.m. when it was not a restaurant. There is no way to control the number of guests on the rooftop. There are some things the Magistrate ordered that the City cannot enforce. The residents in the neighborhood do not want alcoholic beverages in their residential neighborhood. It will affect the character of the neighborhood.

Mr. Edwards showed a short video focusing on the noise coming from the property. No one on site took any action. He cited instances when noise was an issue at the property.

Commissioner Tagliarini asked how long Mr. Edwards has lived in the existing years. Mr. Edwards said 44 years. He also pointed out that there would be no parking for the extra people they hire.

Commissioner Tagliarini asked if Mr. Edwards thought the proposed use was compatible with the location and why or why not. Mr. Edwards said the neighborhood has been against the sale of alcohol anywhere west of Gulf Blvd along Gulf Lane. No establishments on the west side of Gulf Blvd. sell alcohol except Caddy's and Archibald Park, which serve a substantial amount of food.

Commissioner Tagliarini asked if Mr. Edwards had seen the laundry truck parking on Gulf Lane and if the dumpster had been moved since the Magistrate's Order on May 27, 2025. Mr. Edwards said he had not seen the truck, but the dumpster was still there.

Vice Mayor Kerr asked Mr. Edwards if the deputies had ever been called to the property and, if so, how many times. Mr. Edwards said yes, many times. The Sheriff's Office does not enforce the ordinances as well as the local police used to.

Mayor Brooks asked how many times over the past year Mr. Edwards has called and reported them for violating a noise ordinance. Mr. Edwards said he had not called because of the response he got from the deputies.

Mrs. Edwards said her husband said everything she wanted to say. She has not called the police. She is a sound sleeper, sleeps with a CPAP machine, and only hears the noise until 9:00 or 10:00 p.m. She got the Sheriff's report for calls for service from the Sheriff's Department and listed them. Because it is in the code, they do not need to approve it. They need to think about the neighborhood and the people who live there. She asked the Board not to allow the liquor license.

Commissioner Tagliarini asked if the Sheriff's calls were specifically for Barefoot Beach. Mrs. Edwards said all of them, except one, were listed as 13220 Gulf Blvd., which is the address for Barefoot Beach.

Commissioner Ghovae asked if the rooftop would contribute to additional noise. Mrs. Edwards said yes. Commissioner Ghovae asked if she would be okay if the rooftop contributed to, for instance, three police reports in three months, then the City could revoke the license. Mrs. Edwards said yes, but would they vote to revoke the license once they approve it? Commissioner Ghovae said it would be a condition of the approval.

Ronald Llaugett, 13231 Gulf Lane, distributed a list of the properties on Gulf Lane. He asked the Board to mark how many individuals said "yes" to it and how many said "no." He said there would be very few "yeses" from the neighborhood. He sent an email asking Mr. Morris to clarify the definition of license premise as outlined in Florida Statutes 561.01(11). Mr. Morris forwarded the email to Attorney Trask. He read Attorney Trask's response, "If the application includes both parcels, the property owner may be required to obtain licenses for two locations through the Division of Alcoholic Beverages, Tobacco Division of the Department of Business and Professional Regulations. It is his opinion that the processing of the application with the City doesn't change, though, so long as the application contains both parcels and the BOC can proceed. Just because the BOC approved the two locations doesn't mean the division will approve it." Mr. Llaugett thought they would need two licenses.

Commissioner Tagliarini asked if Mr. Llaugett thought the 4COP license would adversely affect the character of the existing neighborhood. Mr. Llaugett said yes. Commissioner Tagliarini asked how long he had lived there. He said he lived there in 1976, bought it in 1981, and started renting it through VRBO about 13 years ago. He has had a few complaints from the renters. Commissioner Tagliarini asked if he thought the proposed use was compatible with the location. Mr. Llaugett said no.

Mr. Aungst asked Mr. Llaugett if he currently lived at the property next door to Barefoot Beach and when the last time he resided there full-time. Mr. Llaugett said he does not live there and has not lived there for 35 years. Mr. Aungst asked what his primary address is. He said 19905 Reading Road, Lutz, Florida. Mr. Aungst asked if he rents his property out full-time. Mr. Llaugett said yes. Mr. Aungst asked if he allowed his renters to drink alcohol on his property. Mr. Llaugett said yes. Mr. Aungst asked if anyone had ever complained about noise or issues with his renters. Mr.

Llaugett said not to him. Mr. Aungst asked if his property was substantially damaged. Mr. Llaugett said yes and did not know if it would need to be torn down. It is occupiable upstairs, but he is not renting it now. He stopped renting it after the hurricane.

Rose Llaugett, 13231 Gulf Lane, said they have been there since 1976 and have undergone changes in Madeira Beach. The Gulf Lane community is small, primarily residential, and quiet. Gulf Blvd. is a commercial thoroughfare, but between 135th Avenue and 129th Avenue, no businesses serve alcohol; it is a residential old Florida community. People come to Madeira Beach because they want the beach, not a big party atmosphere. She asked the Board to retain the ambiance and character of the small jewel in Madeira Beach.

Mrs. Llaugett said hotels are going up, and you can see the mistakes made. They were not supposed to see the entrance to the parking garages at the entrance to the City, only the beach. It would be hard to revoke their license, and she does not see that happening. The objective is to make money, but do it with the neighborhood in mind. She asked the Board to consider the residents and not give them alcohol sales at the pool. She did not want them going across Gulf Lane with the alcohol. To happily coexist with the neighborhood, they need to give up something.

Commissioner Ghovae asked if she would be fine with no alcohol sales at the pool. Mrs. Llaugett said she would be fine if they adhered to the rules. They did not address what would happen at the pool under the conditions. There is no way they would always be able to meet the conditions.

The City Attorney said Mr. Edwards submitted the video on a thumb drive. There were no objections, and the Mayor received it as evidence.

Public Comment

The City Attorney administered the Oath to Jeff Beggins.

Jeff Beggins, 429 Boca Ciega Drive, said they own a hotel that was approved years ago, and now they are only asking to serve to their guests. The majority of homes on Gulf Lane are commercial properties being rented. He thought the Board should look at it from a constitutional property rights standpoint. He advised them to vote yes.

Closing Argument

Mr. Aungst said they are fine with adopting all of the same conditions the Magistrate adopted; that way, they are uniform with the conditions in the Commission's approval. They are also fine with making all the conditions reciprocal between the pool and the roof. People are going to be able to drink alcohol at the hotel whether they buy it there or not. The Magistrate received into evidence police reports from 2020-2023 provided by Mr. Edwards. Only eight of them were noise-related. The Magistrate did not receive any from 2024 or 2025. He said Mr. Edwards admitted that he did not make any reports in 2025 and has never contacted the Huffmans directly to complain.

Mr. Aungst cited case law Katherine Bay versus Fagan, 52 So. 3d 19 District Court of Appeal First District, from December 14, 2010. It is about quasi-judicial land use hearings and what is competent substantial evidence. The staff report is competent substantial evidence, and the expert has testified that they meet all five approval criteria. They have not heard countervailing expert testimony. It is specifically allowed for a hotel that sells 60% food and non-alcoholic beverages in the Transitional District of the John's Pass Village Activity Center. It is in the Code. They have to approve it if they meet the burden of proof because it is a quasi-judicial hearing. It does not matter if they do not like it.

Mr. Aungst said the conditions were crafted with a sincere desire to meet the compatibility criteria. Not only can they revoke it, but the Special Magistrate can too. None of the conditions are in place outside the general noise ordinance. The dumpster was moved to the parking lot at the request of Public Works Director Megan Wepfer. The owners have already applied for a permit to install the enclosure. It is a condition to enclose it, so they will not be able to sell alcohol until the condition is met. He encouraged the Board to adopt the staff recommendation of approval with the Special Magistrate's conditions and reciprocal to the pool.

Mrs. Huffman said they want Barefoot Beach to be a legacy for their children and a place for them to continue to grow. She wants harmony for all of the neighbors and to help the community.

The City Attorney closed the quasi-judicial hearing.

Board of Commissioners Consideration and Approval

Commissioner McGeehen motioned to approve ABP 2025-02 Barefoot Beach Club based on staff recommendations. Commissioner Ghovaee seconded the motion.

Vice Mayor Kerr said the motion does not include the pool area, common areas, or the Special Magistrate conditions. City Attorney Trask said it does include the entire property. Vice Mayor Kerr suggested the motion be amended to include no amplified music for the common areas. Mayor Brooks said they are voting on the alcohol license and agreed with the recommendation that the conditions match the conditions the Magistrate set. Vice Mayor Kerr said the staff's recommendation and the Magistrate's conditions reference the rooftop, not the pool area or other common areas. City Attorney Trask said they can add the word poolside everywhere it mentions rooftop. City Attorney Trask asked Commissioner McGeehen if he was willing to amend his motion to include that language in the conditions. Commissioner McGeehen said yes. Commissioner Ghovaee seconded the amended motion.

Mayor Brooks listed the positives she took away from the information presented as follows:

1. It is for guests only.
2. If they are serving alcohol, there will be someone there to serve it and address certain situations. Having a bartender is a greater benefit to the surrounding community.
3. They can regulate people by the pool if they are serving their own alcohol.
4. She agreed with the conditions set by the Magistrate.

5. Barefoot Beach has put forth a good-faith effort and is already starting to comply with their issues.
6. Barefoot Beach has met all of the criteria, and they have the legal right to have the alcohol license.
7. If they do not adhere to the rules, the Board can take the license away. If they do not take it away, the Special Magistrate can.
8. She sees giving the license as a way to regulate the alcohol as opposed to anyone bringing their own alcohol and behaving in whatever manner they choose.
9. People can walk across the street with alcohol now. With the license, they will be held to a higher standard.

Commissioner Tagliarini listed his sticking points:

1. The proposed alcohol beverage request will adversely affect the character of the existing neighborhood. He has heard a lot of evidence from long-time residents who say it would affect the neighborhood's character.
2. The long-time residents say the proposed use is not compatible with the location. It is a hotel in the middle of residential properties.
3. He questions how they will maintain the 60:40 ratio of food to alcohol when they do not have a restaurant with a kitchen.

The City Attorney said there are two cases of law regarding statements made by the residents. Pollard versus Palm Beach County held that statements by local residents of their opinions and desires and in opposition to the proposal are not competent substantial evidence. The City of Apopka versus Orange County has the same holding. You are not to consider those statements as competent substantial evidence. The case of Katherine Bay versus Fagan, as referenced by Mr. Aungst, holds that lay opinion testimony requiring expertise is not competent substantial evidence. He wanted to make sure they followed the law when they voted.

Vice Mayor Kerr asked Mr. Trask if they had a choice on voting it up or down. City Attorney Trask said they have a choice to determine whether the five criteria were met based on the testimony and evidence that they received.

Mayor Brooks asked if the law was on the side of the alcohol applicant. City Attorney Trask said the only expert that testified was Mr. Morris. The applicant did not have to put on a case. They could have relied upon Mr. Morris's testimony, which would have been sufficient.

ROLL CALL:

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

The motion carried 3-2.

The Mayor recessed the meeting at 9:34 p.m. and reconvened at 9:42 p.m.

11. UNFINISHED BUSINESS

There was no unfinished business.

12. CONTRACTS/AGREEMENTS

A. Master Agreement UF, Task Order 08: Impact Fees

Community Development Director Jenny Silver said the master agreement is between the University of Florida and the City for Jerry Murphy to look into the impact fees they discussed at the BOC Workshop. She included in the agenda packet some elevation numbers and new single-family home permits that have been issued, shown on p. 479 of the agenda packet. It shows that the building permit fee was reduced from 2% to 1%. It also shows the impact fees collected on each project. They have three new homes and three elevations. Two of the elevations had no impact fees. The other elevation involved enclosing the garage, so they paid the impact fees as shown.

Jerry Murphy, University of Florida, said that in 2019, the City entered into a master research agreement with the University of Florida. The university is a state organization. They are not covered under the CCNA, and they are exempt. The City has a direct agreement with the university and does not have to go out for RFPs or RFI. If the agreement in the packet is approved, it will be their eighth task order under the master research agreement. The largest of the task orders in the past has been the impact fees because it involved amendments to the comprehensive plan, establishment of service levels, and an entire ordinance with multiple hearings working with the Planning Commission. They were contacted to see what they can do regarding where they are with the impact fees. Chapter 92 of the City's code is the provision for re-examining the proportionate share development fees or the impact fees. The relevant provision of their current discussion is Sections 92-65. It provides that the Board of Commissioners will review the fee schedule for the impact fees annually. Section 92-66 provides that unless otherwise directed by the Board of Commissioners, the schedule will be adjusted in May based on the methodology that is in the reports that are referenced in Section 92-67, which are in turn based on the levels of service adopted in the City's comprehensive plan. In those reports, some colorful tables are used to calculate the fees. That was a snapshot taken in 2019. It changes over time as the City acquires, eliminates, or retires assets. That has not been updated in six years. It is reasonable to take a new look, including whether or not it is reasonable and legally defensible to make certain accommodations for elevating structures out of the flood plain, thereby potentially improving the City's health, safety, and welfare. He does not know the answer to any of those questions regarding assets, flood plain development, or legal defensibility because they have not researched it. Their understanding at the University of Florida when drafting the task order, as shown on p. 388 of the agenda packet, is that the City wanted to re-examine the proportionate share of the development fees in light of the aftermath of Hurricane Helene. The task order is just a draft for discussion. They usually do not have the negotiation and discussion of that in a public forum. In the past, that has been done with

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staff and then brought to the Board of Commissioners. The Board can make changes to the draft. They might want to consider their assistance in coordinating with Pinellas County for the City as they discuss their mobility fee adoption. Another is updating the report since the information is six years old and things have changed. The report did not include the new Cambria Hotel. In the tables that Jenny mentioned, the permit fees are percentage fees based on the construction cost. The impact fees do not have that same basis and an entirely different calculation. They are based on the square footage of the improvements. The other thing that the task order mentions is the planning officials' training. The training is beneficial. They have not done it since 2019. The training can be open to the public. The Board of Commissioners and the Planning Commission benefit mostly because they are the sounding Board for the comprehensive plan or the land development regulations.

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

Vice Mayor Kerr said the last time they spoke, they talked about being able to offer a 500 sq. ft. allowance so that people elevating their home would not be charged an impact fee if they finished off the garage. He would assume that the two that elevated their home did not include enclosing their garage. They could do it later and then pay the impact fee. He asked if they had to pay the \$30,000 to do the study and then wait a year before they could do it or vote to offer the 500 sq. ft. allowance. Mr. Murphy said the Commission can do many things he cannot advise them on. He would not advise doing that because he did not think it was provided for in the comprehensive plan. The Code of Ordinances would need to be amended to provide for it.

Vice Mayor Kerr said in the report that the staff wants to keep the funding sources because they can be used anywhere. Director Silver said it can be used on specific projects within the capital improvement plan. They have one impact fee for culture and recreation for things like parks and an impact fee for transportation, mobility, and safety like fire. They are looking at using a portion of the culture and recreation fees collected for the pocket parks. Building permit fees cannot be used for that. It goes into the building fund, and there are very specific things they can use it for. Vice Mayor Kerr said that is why they decreased it from 2% to 1%. They will have building permit fees they will never be able to spend. Director Silver said the permit fees go to the building fund. The impact fees go to three different funds. The bulk of it goes to parks, culture, and recreation. Then there is transportation and safety, just like fire.

Vice Mayor Kerr said he was torn on the impact fees. A few will be paying for something many will enjoy. It is wrong. The building permit fees are so restrictive. If they do a pocket park, everyone will enjoy it. Everyone, including condo owners, should participate in that. He asked if there were other reasons for bringing it up than the fees being an issue. They would need to review and authorize the \$30,000 expense. That would not come to fruition until this time next year. Mr. Murphy explained that they put next year's date there because they do not know if there will be a heavy hurricane season or if something will be delayed. It provides a cushion if there is. He does not see it taking that long, but he cannot foresee the weather.

Vice Mayor Kerr asked what benefits there were other than him raising the issue about the impact fees and wanting to provide an allowance, reduce the impact fees, or eliminate the impact fees

from the residential and strictly doing it on an impact such as building a new condo, building a new hotel, or building a commercial structure. Something that will bring a lot of beds to the area will impact all the services brought to the City and not someone rebuilding their home. He is trying to understand what the study will give them at the end of the day. Mr. Murphy said it depends on the Board's direction. The task order is negotiable. It has been six years since the snapshot was taken, which is probably time to take another snapshot to ensure that the fees are legitimate in the Statute. The Statute requires contemporaneous information. At some point or another, they need to look at the research and reports for accuracy.

Vice Mayor Kerr said they would need to add the built Cambria and the Beach Maker that is coming because construction is starting anytime, and the two condos on 150th. Mr. Murphy said everything has been permitted since the snapshot was taken in 2019, which is considerable. The Cambria alone was considerable. The Statute does not require a specific time. It just needs to be contemporaneous and kept updated. The comprehensive plan must be updated every seven years, which is pretty broad information. That is due in 2029. One thing to look at in the comprehensive plan would be the snapshot.

Vice Mayor Kerr said they could approve it this year or kick it down the road a year or two. Mr. Murphy said it was a policy decision for the Board. The Vice Mayor said it is something that needs to be done. Mr. Murphy said it would need to be done at some point. It could be done every year. That is probably not as effective given the yearly cycle of what they have to deal with at Madeira Beach. Enough has changed in the last six years, and it would be worthwhile to look at it. They could see if they could waive the fees if someone elevates and if it can be done legally. They would have to research it. It is a question of first impression.

Vice Mayor Kerr said it would also give them an idea about the assets shown in red and green. Mr. Murphy said some of those assets could be gone or replaced at a higher cost, and new assets that are not included. Then, the basis of what is going on regarding the square footage islandwide of new permits is also not included. That would be updated.

Commissioner Tagliarini said the report's benefits would not be just to find out if they could charge less impact fees for elevated houses. They should do that on a regular basis. Mr. Murphy said that was correct, and the Board would want them to investigate anything else under that impact fee proportionate share development. The Board could give direction, and staff could revise the task order, and they would execute it.

Commissioner Ghovae asked if they could compare their impact fees to see where they are relative to other local cities and the county. Mr. Murphy said that depending on what extent the Board wants to do, Pinellas County has a lot of cities. The goal would be to keep the task order within the \$30,000 limit, which he thinks is the desire of the City. Commissioner Ghovae said they could compare them to at least three or four cities and the county.

Mayor Brooks said she likes the impact fees and does not want them to go away. Based on conversations with staff, she believes that any home that increases its square footage of livable space impacts the community. She heavily supported the reduction of the permit fees from 2% to

1%, as seen in those meetings. Regarding spending the \$30,000 and its focus on the impact fees, it seems the Commission is inclined to do a study. They are not in a professional position to know what that study would be. She would rather them come back with what the staff thinks. If they were going to do an additional study, what kind of study the staff would recommend? She would like to see that. It might still be \$30,000, but that is a substantial amount of money to spend on a study they do not need. The study might benefit them, but what will it be, and how will it benefit them? She does not want to approve \$30,000 tonight without understanding what they are approving it for unless somebody makes a motion to do the study on impact fees. She would not be for that motion because she is not for doing away with impact fees, and neither is the staff because that is the recommendation. But she would be interested if there are other options and other things to have and see that. They could help the Board understand what they would be voting on and what they would get out of it. She would not be opposed if the impact fees were still a part of that study to ensure they align with why they got them from the beginning. She is not for just doing the study to do away with impact fees.

Commissioner Ghovae said he agreed with the Mayor. There are a lot of cities, including the county, that have impact fee studies. They can look at and analyze them and adopt them. The Mayor said they did an entire study on impact fees, which is why they charge them. What do they want to do if they are trying to move away from that and do other things?

Vice Mayor Kerr said he recalls that they are one of the first cities, if not the only City on the beaches, that was going to charge an impact fee because of being built out. Mr. Murphy said he could not speak to where it is today, but they had several that did have impact fees, but it was not islandwide. The Vice Mayor said they needed to do it, and the expert, Mr. Murphy, suggested it was time, based on the growth and changes made in Madeira Beach. Mr. Murphy said he had no problem with another workshop to flush the task out in a way that would make it more becoming to the Commission. The agreement is just a draft, and it might have moved along more quickly than it should have. The June and July dates are just a window. They will work to get it done as quickly as possible.

Vice Mayor Kerr said he has neighbors who will have two mortgages and anything they can do to help them get into their homes. He would hate to see an extra \$5,000 added just because they want to build a park. More than one resident has mentioned that. Overall, it is pennies for their entire project, but they have a second mortgage to lift their home. It is like piling on. It is the few paying for something that all will enjoy. Mr. Murphy said he might have an issue with that. The assets they have used to calculate the fee are those the taxpayers have paid for since the City was incorporated. As new people come in and expand their buildings' footprint, it has a greater impact. That is demonstrable over time. It might not be the individual homeowner at that time, but as those properties turn over, larger things can occur over time, and those impacts are there. There are impacts just with the enlargement itself. The trucks coming back and forth have an impact on the roads. The impact fee is designed to capture the proportionate share of that impact on the whole of the community to make sure that as new things come in and things get bigger, they continue to maintain the level of service with the cultural and recreation facilities, transportation and mobility, and public safety.

Vice Mayor Kerr said they do not see eye to eye on that and never will, but that is ok. Impacts come when building a new school or a hospital. They are a built-out community. He would be ok with kicking the study down the road to another workshop to see if now is the time to do it. Mayor Brooks asked if the next workshop would give them enough time to put together a presentation or if the following workshop would be better. Director Silver said the July workshop worked better. She could come back with real-life examples of those numbers.

Mayor Brooks said she would like to understand what they would get from the \$30,000 study. What more would it provide other than the impact fees? She wants more than that. If the study comes back and says they should not collect the money, that is a whole other conversation. She does not personally believe it will, but she could be wrong. If they had a better understanding, especially now when they are looking at the loss of revenue in the community and are talking about spending \$30,000, what more can they get from that? She has no idea. It would address Vice Mayor Kerr's concerns at the same time, giving them all a deeper understanding of what the study would be. Mr. Murphy said they could talk with the staff and pick out some options for the Board to pick from at the July workshop.

Vice Mayor Kerr asked that they schedule the impact fee item earlier in the meeting. Mr. Murphy said the public deserves some priority when they have a controversial item like that.

The Board consented to bring back the item at the July workshop meeting and with a presentation, and to discuss it earlier in the meeting.

13. NEW BUSINESS

A. Resolution 2025-05, Amendment to Emergency Operations Plan (EOP)

City Attorney Tom Trask read Resolution 2025-05 by title only:

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR THE ADOPTION OF THE CITY OF MADEIRA BEACH EMERGENCY OPERATIONS PLAN DATED JUNE 11, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Commissioner Ghovae motioned to adopt Resolution 2025-05, Amendment to Emergency Operations Plan (EOP). Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Ghovae "YES"

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

The motion carried 5-0.

B. Resolution 2025-06, FY 2025 Budget Amendment #1

City Attorney Tom Trask read Resolution 2025-06 by title only:

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2025 (OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND, THE ARCHIBALD PARK FUND, AND THE SANITATION FUND; AND PROVIDING FOR AN EFFECTIVE DATE

Finance Director Consultant Andrew Laflin reviewed the item. The resolution is due to disaster-related expenses that were not contemplated in the budgeting process last year.

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

Vice Mayor Kerr asked if they were being charged additional money on IT services per year. Mr. Laflin said there was a request for the outsourced IT provider to serve as Virtual Chief Information Security Officer, which was not in the budget. The City Manager said it was to comply with the State Statute. The officer would ensure all of the IT security. Mayor Brooks said it is \$16,166 per month. The Vice Mayor asked if it was an increase of \$5,000 per month in 2024. He asked if the service was bid out. The City Manager said yes, it was for the security component. They were required by a certain date to enact a security component for all networks. The Mayor said they are now paying over \$21,000 monthly for IT services. She asked if it was going to be long-term. The City Manager said he would review it with IT and look at the budget for next year, but he does not think it is. Vice Mayor Kerr said he wanted to understand what they are getting for their money because they are now paying more.

Mayor Brooks asked the City Manager to bring the information and answer to the next meeting.

Commissioner McGeehen motioned to adopt Resolution 2025-06, FY 2025 Budget Amendment #1. Vice Mayor Kerr seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. Approval of submission of RFP No. 25-10 – Financial Auditing Services

Finance Director Consultant Andrew Laflin said Section 218.391 of the Florida Statutes governs the selection process of the external auditing firm for counties, municipalities, and special districts. They went through the process in 2020 and had an audit firm provide the audit services for FY 2020 to FY 2024. It was a three-year agreement with two one-year renewal options and has since expired. Per statute, there is no piggybacking allowance and no unlimited extension periods. So once that contract has exhausted they need to go out for an RFP to be aligned with the State Statute. When they went through the process previously, and in adopting the Florida Law under 218.391, it was determined that the Board of Commissioners would serve as the Auditor Selection Committee. As required by the state, they cannot have an employee of the City be a part of the Auditor Selection Committee. When they went through the process previously, it was determined that the Board of Commissioners would serve as the selection committee. It is the first step in the process. The selection committee has already been identified from the previous solicitation. Now they are going through another solicitation to issue RFP No. 25-10, and per the solicitation document, the deadline is July 16. He wants a workshop in August for the Auditor Selection Committee to meet, which is the Board of Commissioners. Then, at the regular Board of Commissioners meeting, they will vote to go forward with the firm. The tentative date of the workshop is August 20, but if the Board would rather do it in one day, along with the budget workshop and the regular workshop, they could change the workshop to August 27.

Vice Mayor Kerr said he would like the meetings on the same day. He asked if they could have the responses in advance. Mr. Laflin said once he has the proposals, he will send them to the Board along with the RFP document, so they will have about a month to review them. The grading criteria is already in the RFP document.

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

Commissioner Tagliarini motioned to authorize staff to issue RFP No. 25-10 for Financial Auditing Services and direct staff to schedule a meeting with the Auditor Selection Committee to perform an evaluation of the respondents who submitted qualifying proposals. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"

Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

14. AGENDA SETTING (06/25/2025, BOC Regular Workshop; 6:00 p.m.)

- A. Compensation Study
- B. Resolution 2025-04, Adopting Ceremonial Items Policy (Draft)
- C. Interlocal Agreement Between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- D. Non-conformance – variances
- E. John's Pass Dredging Update
- F. Beach Groins Update
- G. Post-Storm Update – FEMA, FDEP, Permitting, Hurricane Expo/Season Preparations
- H. FY 25 Financial Update including Storm Damage

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

Added Items

Mayor Brooks asked for each department head to give an update on where each department is post-storm at the workshop. The City Manager said he included the impact fees for July 23.

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners Meeting Schedule 2025

There were no changes to the meeting schedule.

B. Board of Commissioners – 2025 BOC Meetings Report, January 1, 2025 – May 31, 2025

The City Clerk said she updated the report to May 31. It is a Board of Commissioners report so if the Board would like something added she is happy to add it. She would like to add the meetings that the Mayor does to the report because that is important. She added the report to Laserfiche along with the City Manager's Reports. She did not have the recent city manager reports to add.

Commissioner Tagliarini said the report was very thorough. The Mayor said the report was very good and thanked the City Clerk.

C. Board of Commissioners Correspondence

The City Clerk said the section is for anything the Board would like to report.

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Vice Mayor Kerr said he would like a monthly Big-C update. Mayor Brooks asked the City Manager to have the Big-C update on the agenda once a month.

Mayor Brooks:

- She serves on the Tampa Bay Regional Planning Council. They just got a new liaison on the Council who was going to come to the meeting tonight, but was unable to do so.
- She was recommended for the EMS Advisory Council. The County Commission will vote for her to begin attending those meetings at their next meeting. The first meeting for her will be on June 27. She will also want to bring information on that. The Fire Department is excited that she will be there to be a voice for them, and is super excited to be there. She met Dr. Jameson, Chief Medical Officer and EMS Medical Director, while shadowing at the Fire Department. She was excited to learn more about it, and one of the things the county does is the Fentanyl Program, and she hopes to be involved in that. She lost her youngest son to a Fentanyl overdose, so that day she felt it was meant to be. She was excited to have the opportunity to serve on the Council and see how she could make a change and be a voice for them and the Fire Department. She looks to bring updates on that.

D. City Attorney

City Attorney Trask said everyone signed the Fire Station Litigation Settlement Agreement. He is hoping to have the funds by the end of the month.

E. City Clerk's Report – June 2025

The City Clerk reviewed her June 2025 report. She congratulated Brandon Behring on joining the City Clerk's Office from the Recreation Department. He has assisted the City Clerk's Office since October 2024 and will be a great asset. The EOC is looking to have staff present, and she is considering having him do that. He has a bachelor's degree in Journalism, and he likes that kind of stuff. He and Lara Hooley are a great asset to the City Clerk's Office. Lara recently obtained a certification as a Certified Administrative Professional in the Executive Assistant through Polk State College.

Mayor Brooks said that all terrible things become great. She thanked the City Clerk for promoting Mr. Behring. He was a recreation employee. Due to the hurricanes, recreation was not working. He went to help the City Clerk's department and was recently promoted to work there. Other recreation employees working in different departments due to the hurricanes have been promoted to work in the departments they were helping. Brandon went from child care to a job he liked, a job he might not have ever known. A couple of other recreation employees who came in and started working for other departments due to the hurricanes and recreation not working have now been promoted to those departments. They may not have realized that would be a path for them, so that is a great spot that Helene and Milton gave them.

F. City Manager

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The City Manager:

- Thanked everyone who participated and attended the Hurricane and Turtle Expo. Next year, they will be two separate events. They have grown a bit too big individually. It is the turtle nesting season and the storm season.
- They have been finalizing the Emergency Operations Plan. They had several meetings regarding software, mainly related to flood plane management, permitting management, substantial damage, etc. They are looking at staffing equipment and getting all the departments prepared for a disaster. They hope to find a location to store equipment. They are searching for an alternate location for the emergency operations center if they need to evacuate.
- The City is hosting a groundbreaking ceremony for the Military Court of Honor at Patriot Park on Friday, June 20, at 9:00 a.m.
- The City is hosting a groundbreaking ceremony for the Redington Beaches EMS Station on Friday, June 27, at 9:00 a.m. near the North Redington Beach Town Hall.
- He will start doing the City Manager's Reports again. He will have one for July at the July 9th BOC Regular Meeting. Due to hurricanes and post-storm work, he had not been doing them.
- He thanked the Board for their continued support of staff.

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 10:40 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk



MINUTES
BOARD OF COMMISSIONERS
BUDGET WORKSHOP MEETING
JUNE 25, 2025
4:00 P.M.

The City of Madeira Beach Board of Commissioners held a budget workshop meeting at 4:00 p.m. on June 25, 2025 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Ray Kerr, Vice Mayor/Commissioner District 2
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: David Tagliarini, Commissioner District 1

CHARTER OFFICERS PRESENT: Robin Gomez, City Manager - Absent
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/Contracted Service
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 4:00 p.m.

2. ROLL CALL

The City Clerk called the roll. Commissioner Tagliarini was absent.

3. PUBLIC COMMENT

There were no public comments.

4. DISCUSSION ITEMS

A. FY 2026 Budget Workshop #4 Presentation

The City Manager said that due to the storms, there were a few reductions in some of their revenues. The City has received a reduction in the current year's property tax amounts based on catastrophic loss refunds for displaced property owners. A reduction in ad valorem taxes is forecasted for next year.

I. FY 2025 Financial Overview & Emergency Bridge Loan Status

Mr. Laflin provided a financial overview of FY 2025 and discussed the City's current position. On p. 6 of the packet, he identified three main areas where there is a sum of potential loss type amount:

- FY 2026 Ad Valorem Taxes 338,200
- FY 2025 Ad Valorem Taxes 249,800
- Local Option Taxes & Shared Revenues 403,600

Charges for Services 2,156,900

TOTAL: 3,148,500

Mr. Laflin explained how he arrived at the amounts. He confirmed the emergency bridge loan amount applied for was \$3,148,500. The entire loan proceeds would be available city-wide for funding general operations.

II. FY 2026 Budget Summary & Detail by Department

Mr. Laflin reviewed the total revenues and expenses by fund. The expenditures for the Stormwater Fund are high due to stormwater drainage and roadway improvement projects in FY 2026. He explained the revenues and other inflows by character.

He said the budget summary by character shows that the total sources equal the total uses by fund. He apologized for a formula error in the grand total. He explained how they would handle a deficit or an excess. There is no single deficit for which there are not sufficient reserves to meet. The only fund of concern is the Stormwater Fund, but there are remaining proceeds from the Series 2019 debt to spend, and then there would be existing reserves available to pay for projects in 2026. They could look at issuing debt for the larger projects in the multi-year capital improvement plan for stormwater.

Vice Mayor Kerr asked if current reserves would be seriously impacted by the end of 2026. Mr. Laflin said they would see the most impact on the Stormwater Fund. The Vice Mayor asked if the balance would drop by \$18 million if the revenue were short against the expenses. Mr. Laflin said yes, if they spend \$10.5 million on capital projects in 2026. They have almost \$30 million in cash as of fiscal year end of 2024, and he is not concerned from a liquidity standpoint. They are well reserved in the upcoming budget to cover \$10 million in projects.

Vice Mayor Kerr asked how much they should be comfortable with in reserves to cover catastrophic events, such as the ones they experienced this past year. Mr. Laflin said they had approximately \$6.5 million in advanced proceeds that would help cover the debris removal expenses. They are hoping that most, or all, of the hurricane-related expenses will be reimbursed by insurance or FEMA. If they receive the bridge loan, they would have another \$3 million to sustain operations. He is not concerned about their cash position.

Mr. Laflin reviewed the General Fund expenditures by department. He responded to questions and comments from the Board.

Board of Commissioners

Mayor Brooks said the FY 2025 projected budget numbers did not match. She asked how the numbers get projected. For instance, the Board of Commissioners' salaries were budgeted at \$40,500 and projected at \$33,807.

Mr. Laflin explained that the FY 2025 projection is the actual projection through the end of the fiscal year, ending September 30, 2025. The system has the current year-to-date actual figure and the automatically calculated annual projection. It calculates the number of days elapsed from October 1, 2024, to the present, then determines the remaining days in the fiscal year and annualizes the current figure. It works well for some budgeted line items but not for others. At the next workshop, the directors would review their annual projections. He will refine the figures for the next workshop.

City Clerk

Vice Mayor Kerr asked about the software account. The City Clerk said it is shared software, the same as contracts funded from her budget and renewed annually. Depending on the service, it is classified as software or a contract. The contracts are for meeting management, Laserfiche, and JustFOIA. Codifying the ordinances is a contractual service and for maintaining the code online is a subscription. The Vice Mayor noted a significant difference between the projected and budgeted amounts. The City Clerk said it depends on when the invoices are received. They are paid annually or monthly.

Mayor Brooks asked if the projected overtime was from the hurricanes. The City Clerk said yes.

Mayor Brooks said there are numerous actual expenses in the budget (overall budget) that were hurricane-related, for which they were reimbursed. The City Manager said there is a way within the payroll system to compile those figures. The Mayor asked if they would get a budget analysis of the hurricane-related expenses. Mr. Laflin said he could provide a report on hurricane-related expenses. He could also break it down by general ledger account. They would not budget for disaster-related expenses. If a disaster occurs, they would do a budget amendment, similar to the one they did this year.

Vice Mayor Kerr asked if there is a category to allocate a percentage of the cost of a capital improvement project to the budget annually. Mr. Laflin said the budget is based on specific identification; the departments project it out in their specific departmental capital budgets. The Vice Mayor said he likes planning ahead. The City Manager said it is something to consider.

City Manager

Mayor Brooks asked about the Chamber of Commerce donation. The City Manager said they would budget \$10,000 for FY 2026.

Mayor Brooks said they needed a public information officer and asked which department that position would be under. The City Manager said it could go under the City Manager for supervision

purposes. It was discussed to staff an individual at the county EOC post-storms, and the public information officer could assist with it. They could review it and come up with a budget.

The consensus of the Board was to have a separate discussion on it.

Community Development

Vice Mayor Kerr asked why contractual services doubled for FY 2026. Mr. Laflin said it was for amendments to the contracts for the University of Florida Board of Trustees, the Kimley-Horn impact fee study, and LDR amendments.

Finance

Vice Mayor Kerr asked why the accounting and auditing account was so high. Mr. Laflin said they would be going through an RFP process for auditing services, and the fees are unknown. It is subject to adjustment once the proposals are received.

Vice Mayor Kerr inquired about the professional services account. Mr. Laflin said the professional services account includes his services, the PFM Financial Advisory, and \$15,000 for other professional services needed.

Fire/EMS

The City Manager said the revenue for FY 2025 is for the new fire station in North Redington Beach, and the revenue in FY 2026 is the remaining amount to pay out. The City is the pass-through from the county for the cost of building the station. Vice Mayor Kerr said he was more interested in the annual operating expenses. The City Manager said they would break that down for the next workshop. The Fire Chief said there are many aspects to it. There are three other cities, Pinellas County, and two fire stations involved.

Human Resources

There were no questions or comments from the Board.

Information Technology

There were no questions or comments from the Board.

John's Pass Village

There were no questions or comments from the Board.

Law Enforcement

The City Manager will bring the proposed agreement to the July workshop. There will be about a 7% increase. The recommendation is to increase the crossing guards to three.

Legal Services

There were no questions or comments from the Board.

Non-Departmental

Mr. Laflin said the fund includes a lot of revenue.

Mayor Brooks asked where the seafood festival revenue-in and revenue-out get captured in the budget. The report that Mr. Laflin gave her from Aclarian does not match the spreadsheet she received from Recreation. They should have a report from Aclarian that shows exactly how the money was spent. She asked where the money is in the actuals. The City Manager said they would ensure it is correctly coded as a special event for the seafood festival. The Mayor said there was no revenue for the event in Aclarian. Recreation Director Hatch said that, due to the software's design, all revenue is coded to special events. They would have to break it down manually. The Mayor said they should.

Mayor Brooks asked why a non-employee was paid to work in the City's tent at the seafood festival when there were plenty of people willing to volunteer. Director Hatch said they needed help at the time, and they had someone willing to help, so they paid them.

Mayor Brooks said what is printed from Aclarian should be accurate information, to be transparent to everyone. They would know what the City spent and made on the seafood festival, so they can decide whether or not the City should run the event. The City Manager said there were several reasons why the City should host the event rather than a private entity. They could have a workshop to discuss it. The Mayor agreed.

Vice Mayor Kerr asked if training was required to input the figures, so they are entered correctly. The City Manager said the numbers are entered into Aclarian, and expenditures are properly coded. The event is a subset of the general ledger of another account. The Vice Mayor suggested that perhaps the recreation account should not be used because it is a general account. It should be specified for a specific event. Mr. Laflin said they can have an internal policy stating that when selecting the general ledger account, the correct activity must be chosen from a dropdown menu. The Vice Mayor said Aclarian should be updated to be able to do it.

Mayor Brooks asked why they budgeted \$52,000 for Christmas decorations when they spent about \$33,000 in 2024. The City Manager said it was the quote they received from the contractor. Director Hatch said the contract for fireworks is up for bid this year, so it needs to be rebid. It would probably go out after July 4. There are four events for which fireworks are displayed. The City Manager said the additional cost includes two more Christmas trees and additional decorations.

Parks

There were no questions or comments from the Board.

Public Works Administration

There were no questions or comments from the Board.

Recreation

Mayor Brooks asked why the sponsorship account went from \$30,000 to \$10,000. Director Hatch said sponsorships are mostly allocated to the special events account. This year, after the storms, they offered free sponsorship of field banners as a goodwill gesture to the community, helping businesses advertise.

Mayor Brooks asked if the \$5,000 budgeted for youth leagues was an error, as it was \$40,000 last year. Director Hatch said it should be comparable to previous years. Mr. Laflin said he would change it to \$40,000.

Archibald Park Fund

There were no questions or comments from the Board.

Building Fund

There were no questions or comments from the Board.

Debt Service Fund

There were no questions or comments from the Board.

Gas Tax Fund

There were no questions or comments from the Board.

Impact Fee Fund

There were no questions or comments from the Board.

Local Option Sales Tax Fund

There were no questions or comments from the Board.

Marina Fund

There were no questions or comments from the Board.

Parking Fund

There were no questions or comments from the Board.

Sanitation Fund

There were no questions or comments from the Board.

Stormwater Fund

There were no questions or comments from the Board.

Mayor Brooks said she enjoyed everyone's accomplishments for 2025 and objectives for 2026. She thought they were very well thought out.

Mr. Laflin reviewed the historical capital outlay analysis. They have always budgeted more aggressively than what was spent. He presented the capital improvement plan for FY 2026.

Mayor Brooks said she would like to have the restroom facility at the school athletic fields removed because she does not believe it can be done for \$100,000, and they have not received approval from the school for it. If they are going to spend the money, they should allocate it to a specific area where it will be used.

Mayor Brooks asked if there was an update on the Johns Pass jetty sidewalk and if \$250,000 would be enough. Director Wepfer had no updates; she is still waiting for FDEP to finalize the design to proceed with permitting. She did not want to leave it out of the budget because once the plans and permitting are approved, it should go through quickly.

Director Hatch said they can remove the restroom facility from the budget. The school's focus is on removing the portables, but they are unsure of their next step. The connection to the ground will remain there.

III.5 Year Capital Improvement Plan

Mr. Laflin presented the multi-year Capital Improvement Plan.

Mayor Brooks requested that the purchase of a new truck for the recreation department be added to the agenda for the next workshop so they can discuss it and its intended usage.

IV. Budgeted Position Listing

Mr. Laflin presented a personnel listing of all position titles, which included filled or vacant, part-time or full-time, and the allocation percentage.

Vice Mayor Kerr asked if fire station repairs and improvements were included in the 5-year Capital Improvement Plan. Chief Belk said it is included in the Local Option Sales Tax Fund, specifically for Fire Department office space construction, at \$250,000.

Mayor Brooks asked how many employees work from home, and if there are any working four 10-hour days. The City Manager said there may be a couple in the Building and Community Development Department. The Mayor said she would like to know that information at the next meeting.

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

5. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:47 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk



MINUTES
BOARD OF COMMISSIONERS
REGULAR WORKSHOP MEETING
JUNE 25, 2025
6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 6:00 p.m. on June 25, 2025 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Ray Kerr, Vice Mayor/Commissioner District 2
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: David Tagliarini, Commissioner District 1

CHARTER OFFICERS PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/City Treasurer Contractor
Thomas Trask, City Attorney

1. CALL TO ORDER

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

2. ROLL CALL

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

Mayor Brooks added the recent Recreation Department truck purchase as Item 6.D. Vice Mayor Kerr added Mosquitoes as Item 6.E.

3. PUBLIC COMMENT

John Vanhove, 585 Johns Pass Avenue, said he attended one of the meetings last month to address the permitting issue and how they could improve the permitting process. He is still recovering from the hurricane. The last major obstacle is getting a permit to elevate his home, and he hopes that people could get their homes elevated before the next hurricane event. In May, on the City's website, 19 pending applications had been pending for about five to six months. It appears to be a logjam of work that is not getting much attention. In June, two of the pending permits were approved, with one taking 104 days from start to finish and the other taking 205 days. There are now six new applications, in addition to the 17 pending applications. More are coming in and

fewer are going out, so it is a problem that needs some attention. He would like to know how long a homeowner can expect to wait for their permit to be approved after submitting the application so that they can elevate their home. He was told the initial review could take four to six weeks, but his has taken longer.

Eric Rowe, of 145th Avenue, said they have used all their available funds and are now broke and stressed. They want to return home and regain some peace in their lives quickly. He asked that they give it some rational thought and help people get back into their homes.

Frank Fuller, E. Parsley Drive, said they were all devastated by the storms. It was not anticipated. The City is doing its best, has extra personnel to assist with the permitting process, and faces numerous challenges. His permit was received about three weeks ago, and he is working with a contractor to get back into his home.

Jeremy Patterson, president of Modern House and Building Movers, said the City has been a big help. His biggest issue is with the setback for stairwells and running into that everywhere. FEMA guidelines allow them to go into the rights-of-way. He asked that the City look at what Hillsborough County and St. Petersburg did to resolve the stairwell issue.

Mayor Brooks said those comments were about an agenda item. She did not stop them because the agenda item was not clear. From her meetings with City staff this week, they will discuss the public comments received today. Anyone inclined to stay until the community development part of the meeting is welcome to participate as well.

4. BOARD OF COMMISSIONERS

A. Adopting Ceremonial Items Policy (Resolution 2025-04)

The City Attorney said there have been no changes. It is the same as what the Board saw at the last meeting. It is ready to be set for an upcoming meeting for adoption unless the Board has other suggested changes. Added to the back of the policy are some examples of Keys to the City that other cities use. The Board could decide that at another meeting. It has nothing to do with approving the policy.

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

Commissioner Ghovae said he looked at the examples, and the plaque with a key on p. 9 would represent them better.

5. CITY MANAGER

A. Snack Shack – Repairs and Agreement Update

The City Manager said they discussed the item at the May workshop. Since the current concessionaires were not present, they requested the opportunity to speak at this workshop. Once the engineer is done, the contractors can make the repairs, and hopefully, that will be completed

over the next four months. The agreement ends in July 2026, and they have requested an extension. The City Attorney is not for an extension, but to go out for an RFP.

Nina [last name?], representing United Park Services, the two concessionaires present. The goal is to complete the repairs and have the employees and patrons back in. The issue is with the agreement. They have not been able to open since October and are asking for an extension. They would like to fulfill their two-year contract, starting from the period they reopen. The City has the right to an RFP, and her clients are happy to participate when it comes. They have a two-year agreement and cannot reopen at this time, due to no fault of their own or the City's. They are looking to be made whole under the contract and would like the Board to consider this.

Vice Mayor Kerr said the initial agreement was made in 2014. The extension would bring that over 10 years, and the Board is not allowed to approve a lease agreement over 10 years. If they go to an RFP, the concessionaire can participate. If they issue an RFP, they could expedite the process and avoid waiting to complete the repairs. He would follow the direction of the City Attorney and do an RFP.

Mayor Brooks said on p. 45 of their packet is the original contract. There is a section in it that says that if Archibald Memorial Beach Park is completely closed for more than seven consecutive days as a result of red tide, a named hurricane, an oil spill, or the closing of 150th Street bridge is an act of God, then the concession fee shall be reduced in proportion to the number of days the Park was closed. She said that language is stricken in the agreement and in the original agreement. Following that, it says the concessionaire is not required, but is encouraged, to get Business Loss Insurance. Business insurance, if obtained by the concessionaire, may be available as insurance coverage for business costs and lost profits due to the inability to conduct business due to acts of God, red tide, oil spills, or hurricanes, and if available, may cover rent and other charges from the City. She said they had not charged rent since the storm. She asked if they were obligated to allow them not to pay rent because they were not there. She is asking because others had asked.

The City Attorney said there is no provision in the agreement that says that they will not have to pay rent if there is an event such as the one that occurred. His legal opinion is that they were legally obligated to pay rent even though they were not there, and look at their business insurance for some reimbursement. In theory, they should have paid it every month up until now. As to the Vice Mayor's question relative to terminating the agreement early so that they can get the RFP out sooner, a provision in the agreement allows them to terminate their concession agreement with 90 days' notice unilaterally. That would alleviate the current concessionaire from putting out huge sums of money to rebuild the interior and with appliances, etc. They can also terminate it because the concessionaires agreed to terminate it.

Mayor Brooks said that, according to the contract, they are on the hook for paying rent.

Commissioner Ghovae asked if the construction cost would be putting it back into its original condition, would it be less than 50% of the value? The City Manager said yes. They will obtain an appraisal. It will show the repairs being less than 50% of the value. Commissioner Ghovae said it was a disaster, and to be a good Samaritan, they should help by giving them the one-year extension because they were not able to do business.

Commissioner McGeehen said he was in favor of the extension. They work well together and could have a good future together. The investment would be long-term. It was unfortunate what happened in September. They should get the RFP out sooner.

The City Attorney said the Board legally does not have the authority to extend the contract. The city charter specifically limits the exercise of the Board's powers, as stated in Section 1.7, which he read:

Section 1.7 Limitation on exercise of powers.

The Board of Commissioners shall submit to a referendum vote of the electors of the City, at an election to be called by the Board of Commissioners, and shall require a majority vote of the electorate in favor before approving:

- (1) The sale of any real property owned or possessed by the City, or
- (2) The sale, conveyance, or lease for a term that exceeds ten (10) years of any land owned or possessed by the City.

Only after a favorable referendum vote, by a majority of the electors' votes cast, may such a property interest be sold, leased, or conveyed; provided, however, that the City shall have the power to convey a public utility easement without requiring a referendum vote of the electors of the City.

The City Attorney said the title of that section is Limitation on Exercise of Powers. The Board does not have the legal authority to enter into the lease agreement for a period of time in excess of 10 years.

Mayor Brooks asked if it was within the Board's right to release them from the existing lease, waive the rent due from September to date, and then issue an RFP. The City Attorney said yes. Mayor Brooks said she would favor that and then give them the opportunity to bid. With the amount of work to be done, they could not get in any quicker. As last time, they could approve an agreement with extensions.

The City Attorney said they cannot negotiate with them at the meeting. He would like to allow their attorney to review the agreement again and come up with a solution that both sides would be okay with. The Board agreed.

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

B. John's Pass Dredging Update

The City Manager gave an update on the John's Pass Dredging project. As they look to have the contractor complete the permitting for obtaining permits from the US Army Corps of Engineers, the latest communication is that they are waiting for FDEP, the Florida Department of Environmental Protection, to complete a review. Aptim, the contractor, provided them with additional information specifically regarding state land easements. FDEP replied that they received the information and it is under review. Once they complete the review, the FDEP process will be

complete, and then the US Army Corps of Engineers, with whom Aptim will communicate via phone tomorrow, will complete the necessary reviews to issue the permits. They will know more tomorrow. He could let them know on their next one-on-one or email them the status. As stated last month, they did receive the extension through December 31, 2026.

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

Vice Mayor Kerr requested that the City Manager send the email. The City Manager said he would send it the next day.

Mayor Brooks said it says in the document that the bid documents are drafted and under review, but by whom? The City Manager said it was their internal review process. It has been more than a month, so he will ask them to forward it, so the City's engineering can review it.

C. HR Compensation Study

The City Manager said that it is a project that has taken several months. He introduced John Muller, from Risk Advisors, formerly known as the Gehring Group, with whom the City had contracted to conduct the compensation study.

Mr. Muller said they are the firm the City hired to complete the compensation study. Unfortunately, due to the storms, there was a delay. He will review the methodology and their approach, discuss their findings, recommend changes to the pay plan, explain their compression analysis, which can be a challenging concept for everyone to grasp, and review the financial impacts that the City would incur if they proceeded in that direction. It is estimated that implementation will occur this fiscal year, in October. He explained:

- They held a discovery meeting with the City Manager and the City Manager's assistant to understand the project's goals and what they hoped to achieve. As part of it, they reviewed all the City's information, the pay plan, benefits, all job classifications and descriptions to get a thorough understanding of what the City offers its employees.
- They reviewed each job description from City employees on two different occasions, although they did not get everybody's feedback, but got quite a bit. The information was helpful and considered when reviewing the job description. Job descriptions might be accurate, but sometimes there are things that people are doing that they want to account for. With that said, it still has to be related to the scope of their position. For example, if you have somebody washing dishes and also asking them to scrub decks, they would not be able to compare that exactly. When looking at the jobs from other agencies, they are not constructed that way.
- They benchmarked the 61 job descriptions across 14 different entities in the area listed on the slide, which included:
 1. Treasure Island
 2. St. Pete Beach

3. South Pasadena
4. Dunedin
5. Belleair Bluffs
6. Oldsmar
7. New Port Richey
8. Tarpon Springs
9. Pinellas County
10. Polk City
11. Safety Harbor
12. Clearwater

- Some communities were smaller and had a smaller budget than Madeira Beach, while others were a bit larger. They do that to see who their direct competitors are for talent. Although Clearwater operates with a different budget than Madeira Beach, it would be reasonable for someone currently working for the City to consider a job with the City of Clearwater.
- When they benchmark the positions, they are looking at each job description of the City and comparing it to the job descriptions they collected from the other agencies, and finding the closest match. They compiled all the data and looked at percentiles. Once they benchmark each of the roles and list the salary data for comparable positions, they look at the 50th percentile of the market, the dead middle point, and the 65th and 75th percentiles.
- They also look at ranges and where those salaries go from the minimum end to the top end of the spectrum. Once they compiled all the data, they reviewed it with the City Manager and his assistant. What they found was that the City of Madeira Beach was already above the 50th percentile. In some regards, the City was already kind of trending toward the 65th percentile. So, they opted to focus on the 65th percentile of the market data to start evaluating where they should build the plan and how to construct it.
- They developed the new pay ranges and placed positions in those pay ranges. That information has been turned over to the City.
- As part of it, they look at each job and do testing for the FLSA, the Fair Labor Standards Act. That is to help determine whether the job is eligible for overtime. They found that the City probably had six to seven supervisor-level jobs that had previously been classified as non-exempt or eligible for overtime. Their recommendation would be to reclassify them as exempt from overtime.
- When they conducted the compression analysis, they took the City's roster of existing employees, looking at the job they are in, how long they have been in that job with the City, and what their current pay is. They adjust them, and if necessary, they establish a new minimum salary range for that role.
- Regarding the compression piece, the easiest way to explain it is that they take into consideration how long somebody has been in that job and what is happening in the market

during that time. The City might have hired people into that same role and brought them in at a higher salary over time, because the market dictates it. Those who have been in the job longer get compressed. In that analysis, they take the midpoint of the new salary range, and if somebody has been in that job for 10 years, they should be at least in the middle of that salary range. They have a sliding scale that they adjust the percentile based on. Individuals get moved up to the new minimum and may still receive an additional compression raise in that initial analysis.

- As they constructed the new pay plan, they based it on the 65th percentile of the market because of where the City is already, and they wanted the City to be competitive. One of the things they had to account for was that several of the entities they compared the City against did not have a comparable for each of the City's positions. Some of the entities listed for comparison have two or three positions total in the entire town or city. Some facilities are not the same, and some do not operate a marina. Those with a marina do not have as many dedicated positions for the marina.
- How do they put the new positions on the new pay plan? They are looking at the comparable level of skill within the City and the pay grade they are currently in today. Should they stay with some of those positions? For example, they will keep all directors in the same pay grade and keep all managers who manage similarly sized departments in the same pay grade. So, if they did not have direct comparison or enough comparisons, they are trying to keep that job family together.
- Throughout the exercise, and with the feedback they did get back from the employees who completed the questionnaires, they had to revise some of the positions or condense some positions. They consolidated the different levels of accounting and came back with only two levels.
- The City has a senior mechanic position that is occupied by one individual who will be going away, so they have classified the other mechanic positions.
- They classified some positions that are not currently occupied, such as an HR generalist or an HR director, because the City may elect to fill those positions down the road. They did the same thing with finance.
- The marina and parking enforcement are two areas where they did not receive much comparable information, as many other agencies do not have a marina staffed by employees. The same applies to parking enforcement, which is often part of the police department or outsourced completely. So, they had to look at the positions and put them where they made sense on the pay plan.
- After they did the compression analysis and moved everybody into the new pay ranges, they have the following:

- There are 18 employees below the new minimum of the pay range. To implement the new pay plan and bring everyone up to the new minimum salary ranges would cost about \$37,667.
- There is one employee above the maximum of the new pay range. There are several ways to address that, such as paying the overage to them at the end of the year in a lump sum. It would not go toward their retirement and other things of that nature because they are at the maximum of their pay range.
- The estimated compression cost is \$89,257. Those individuals will transition from non-exempt to exempt status. They reviewed their average overtime pay over the past few years to ensure that no one is disadvantaged. If they added it to their pay, it would bring them above or at least to the level indicated by the compression analysis. For some people, that would still be below where the compression is.
- The total financial impact on the City to implement would be approximately \$157,360, based on implementation in the October pay cycle.
 - Cost includes pension, FICA, and WI paid by the City
 - Cost without employer benefits \$126,924
- The study would impact 31 employees.

Mr. Muller said they tried to look at the positions objectively and bring the City into parity with the market. Then, for those in affected positions, ensure they are paid appropriately within their respective pay scale. The 31 employees are still a good representation of those who are likely to see some immediate benefits out of the pay study. Everyone will see a benefit because there is a good chance their pay ranges and future earnings will increase without them needing to move into a new position.

Mr. Muller said there are a lot of agencies going through this process right now, so you want to stay competitive with the market, and have no positions stay open for long periods of time, especially when there is a real glaring need in a particular area.

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

Commissioner McGeehen asked when they started the study. Mr. Muller said it was just before the hurricanes. It was completed a couple of months back, but there were some scheduling issues on his end. He needed to be there to explain it to everyone.

Commissioner McGeehen asked if he had talked to the employees in person. Mr. Muller said it was through an online survey they developed. They do it anonymously, so they only see their position and gather that data. They look for current themes, and if something did not look right, they asked questions and asked that it go back to the department.

Commissioner McGeehen inquired about the 18 employees who fall below the minimum pay range. Mr. Muller said that if the new proposed pay plan is implemented, they currently have 18 employees who are below the new minimum for their position and need to be brought up to at least that new minimum.

Commissioner McGeehen asked if any of the pay increase was based on performance. Mr. Muller said no. It is a complete market study by an outside independent third party, and the compression analysis is based on longevity. He has been an HR practitioner for over two decades and is a big proponent of performance-based pay. However, you must first enter the market and have a pay plan that is representative of the market before you tackle performance-based pay.

Commissioner Ghovae asked the City Manager what inspired the study. The City Manager stated that they have been discussing it for the past several years, and the Civil Service Commission specifically requested that the study be conducted. The last one was in 2019.

Vice Mayor Kerr said he was trying to understand the 50th percentile versus the 65th percentile, and the City is already above the 50th percentile but below the 65th. If they work for Madeira Beach, odds are they are better than average if they work somewhere else. Mr. Muller said that compared to some of the others, they are definitely doing better.

Vice Mayor Kerr asked what would drive the City to be in the 65th percentile. Mr. Muller said that it was a conversation they had with the City Manager, and it is typically their stance that, as an outside consulting firm, bringing them into the City is trying to be more competitive in the market and trying to get above the 50th percentile. Most agencies shoot for the 75th or higher, but they understand, given the size of the City, that may not be feasible from a budgetary standpoint.

Vice Mayor Kerr asked if the full study would be available. Mr. Muller said that the full pay plan, benchmarking results, and compression analysis have already been provided to the City via a shared drive. The Vice Mayor said he had not seen those documents and asked if he had also provided the presentation. Mr. Muller said yes. The Vice Mayor said he looked forward to looking at it.

Mayor Brooks asked how many employees participated in the survey. Mr. Muller said it was less than half the employees. That is why they reopened it a second time, well into the study, at the request of the Civil Service Commission, and about five more employees filled it out.

Mayor Brooks said it was her understanding that when they approved the study, their company would come in and sit with each individual and have a conversation. Mr. Muller said it was not in the scope of work they presented; it was an option.

Mayor Brooks asked if the percentile included benefits. Mr. Muller said no, just salary. The Mayor asked if that information would be included in the completed study. She would like to see how they compare to the benefits of surrounding municipalities. Mr. Muller said he had a high-level survey he could provide. It is like comparing apples to oranges because the plans are made up differently. The Mayor said she was a big supporter of providing benefits to employees because, as a municipality, they can only afford so much. They pay with tax dollars, so what could they do for the employees? They may be at the 65th percentile of pay, but they want to create a culture and provide them benefits that make someone want to be there. She would not want them to go somewhere else because they offer more benefits. So, she would be interested in seeing what other municipalities offer in that regard. A high-level would be great if he could provide that.

Vice Mayor Kerr said he recalled that when they discussed approving the study, it was not only going to be salaries but also benefits and job descriptions. Mr. Muller said they provided several proposals or options to the City, and at the time of contracting, they engaged in the compensation study. Reviewing job descriptions and refreshing the data down the road was an option. The full benefits and full job description review were not part of the scope that they agreed to. The Vice Mayor said he recalled that it was a base, and there were two options. They approved option one. Mr. Muller said he would be happy to send over the scope that was signed off on. The Vice Mayor said he would look at the meetings from a year ago to see what that was. If the report does go over the benefits, he looks forward to seeing that. Mr. Muller said that regardless of what they did, they had a very high-level report they could do. It is broader than just the immediate area in terms of benefits, as that is a large portion of what their company does. It does not take much time to include it.

Vice Mayor Kerr said he believes the City offered great benefits. The Mayor agreed.

D. The Barrier Islands Governmental Council (Big-C)

Mayor Brooks said they had the Big-C meeting today, and it was very informative.

- Barry Burton and his team from Pinellas County presented on beach renourishment. Although beach renourishment is important for all the other communities on the barrier island, Madeira Beach does not get to participate in this process and therefore does not receive beach renourishment. The county was able to obtain the permits for beach renourishment in the other communities. It is \$130,000, and Barry said it would be required to redo every five years. They mentioned that obtaining approvals for access rights from homeowners along the beach is difficult because people are unwilling to sign them. Although they still have to get them, it is limited to that particular thing.
- They talked about the legislative need to change what the Army Corps does, and it is something that needs to be done on a federal level. The county is working with Anna Paulia Luna to get it changed federally. It will probably not happen any time soon, but they are working on it.
- They talked about insurance. The Florida League of Cities had come and given a presentation on it. She would like to provide more information on it at the next regularly scheduled BOC meeting, specifically to give a report and present the slideshow. There are many things to prepare for the hurricane. The City does some of them, but there were a few things she had not heard of before. She will share the presentation with the City Manager and then present it to the Board at the regular meeting. The information would also be shared with the community. There are opportunities to improve post-hurricane, thanks to the presentation today. She will talk about some specifics of the items in it that we do at the City.

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

Vice Mayor Kerr asked if they could get a copy of the presentation. The City Manager said that he would forward it to the Board. The Vice Mayor said they are hosting post-disaster events and meetings to discuss what can be done better for the next time a disaster occurs.

Mayor Brooks asked the Fire Chief what report he does after a storm. Chief Belk said if it is a major storm, they do an after-action plan or review.

Vice Mayor Kerr said they were going to create a handbook so they would avoid making mistakes.

Mayor Brooks said they should have a workshop. In listening to the Fire Chief and several other cities and organizations in the county, they all do after-action reports on everything. The county conducts an after-action report, and they have done one following Hurricane Helene and Hurricane Milton. If the City did one, she had not seen it. The benefit of an after-action report would be to have a meeting and talk about those things. The Vice Mayor said they can also put it on the website. When a disaster is imminent, people will have a place to go and look for answers.

Vice Mayor Kerr asked if the \$130,000 for beach renourishment is all county funds. The Mayor said yes. They are funding it through the tourism tax. They are pumping sand from different locations out into the water, right up to the beach, and not carting in sand from elsewhere. There is an area near John's Pass where they will pump sand onto the beaches. There is an area up by Sand Key where they pump sand onto the beaches.

E. Integris VCISO

The City Manager said at the last meeting that Mr. Laflin had presented a budget amendment for the additional fees associated with IT work. The IT contractor or firm is Integris. Due to a change in Florida Law a couple of years ago, a statute was created requiring cities to have a cybersecurity plan and programs. Integris offered after they were chosen to offer a virtual CIO or Chief Information Security Officer. That is the purpose of the \$5,000 a month they have been paying Integris for. It goes toward providing and developing the policies and procedures they've developed. They are sending them as they are developed. He has started reviewing them and will have staff review them. It is regarding cybersecurity components, from the basics of password protection to avoiding phishing and spam-type emails, and not bringing your own devices to work. Whether they use the contract over the next year will be determined over the next couple of months. This may serve as an impetus to issue the next RFP for IT services to determine if it can be included in the reply they received for their information technology services.

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

The City Manager said he put the one-page, the first page of the agreement, in the packet. It is a 12-month commitment.

Vice Mayor Kerr inquired about the expiration date of the IT agreement. The City Manager said it was for a three or five-year contract. There is a way to get out of the agreement.

Mayor Brooks said she obtained the City's RFQ and asked why the cybersecurity services were not included in it. It says they have cybersecurity training. If they needed a \$5,000 a month agreement, why was it not considered part of the original agreement when it should have been? The City Manager said he did not know why, but it came after they approved the agreement.

Mayor Brooks said that the amount is \$60,000. They started paying it last year in this fiscal year. The City Manager had committed to spending \$60,000 without bringing it to the Commission for approval. The Vice Mayor said he thought they did approve it. It was presented as a new requirement by the state. They did not research to see if it should have been included in the RFQ.

Mayor Brooks said that, as she understood it, the item was included in the RFQ, so why would they pay an additional \$60,000 for something that is already included, on top of the almost \$200,000 they are already paying? She would like to gain a better understanding of it. What are they getting for \$5,000 a month? The Vice Mayor agreed.

The City Manager said that they are providing a process and project to protect all the IT data they produce. He will get additional information.

Mayor Brooks said that what the agreement says they are going to do should be part of the contract they have for \$200,000 a year. It does not seem like they should be paying any extra.

Vice Mayor Kerr said that if they presented it, they did not have to include it, but it is something mandated by the state. What steps do they need to take to break the agreement and issue an RFP for an all-inclusive bid?

Mayor Brooks, for clarification, asked if the scope of work was included in the RFQ. If it were, they should not be paying for it. The Vice Mayor said if it was, they should be reimbursed for what they paid.

Commissioner Ghovaei agreed with the Mayor. It is a lot of money.

6. COMMUNITY DEVELOPMENT

A. Nonconformances, Variances, and Open Sky Requirements

The City Manager said that, following the storm, property owners are applying to build new structures and elevate existing ones. They are receiving requests for variances or other requests related to existing and/or non-conforming uses on various lots. The staff will provide a review and some examples to determine, based on the discussion and input, if any future changes are needed to either existing processes or existing City codes. Some of the requirements are related to the Florida Building Code, so any changes that need to be made may require a statutory amendment.

City Staff presenting:

- Joe Petraglia, Community Development planner and floodplain manager
- Marci Forbes, Community Development CFM and engineer
- Andrew Morris, Community Development long-range planner

Mr. Petraglia said permitting is currently a big issue. It takes a long time to obtain a building permit due to a combination of things, primarily the high volume of permits, and many are denied. They will talk about the reasons behind it and some possible solutions. They can modify the code to not

only expedite the permitting process but also ensure that the permits are approved in the way that the homeowners and applicants want them approved in the first place.

Mr. Petraglia said there were four code sections they possibly could change to help with the issues, and how those changes could take effect.

1. The non-conforming code section addresses any existing structure that does not meet the current code, which in Madeira Beach, is far more than half of the applications, whether the structure is non-conforming with the setbacks, the lot is not conforming, or a combination of both. That code also has a few more issues that need to be addressed in the future. If they changed the non-conforming section, it would only include the essential information needed to initiate the permit applications. They can change it again in the future to address the other issues.
2. They could change the open sky code, which is included in the agenda packet. It explains what is allowed in the setbacks, which is the reason permits are denied. The sky code defines how Madeira Beach codes addresses setbacks and what is allowed within the setback.
3. They could modify the setback requirements in general to expedite permit issuance within the zoning districts. Most issues are located in the R-1 and R-2 residential zoning districts. Setbacks are currently 20 feet in front of the water in R-1, and it is 30 feet from the water's edge of the seawall. Most other situations are 25 feet. The setbacks differ based on zoning and lot width.

If they were to change any of those three code sections, because they are part of the land development regulations, it would require them to bring the possible amendments to the Planning Commission for input. A downside would be that it would add time to adopting an ordinance.

4. A fourth option is somewhat obsolete code that has not been used much. It is called the moving of structures in Chapter 14, and it is not part of the land development regulations. Changing that code might make things a little faster. It has remained unchanged since 1984. The way it's written, it seems that the intent is for someone to move a house from one lot to another within Madeira Beach or to relocate it out of Madeira Beach. Amendments to that code could possibly be made to help expedite the elevation structure permits. It would be a temporary solution and not help with the new builds. They would not have to take it to the Planning Commission.

Mr. Petraglia reviewed some of the examples from the PowerPoint slides and the handout distributed at the meeting. Some examples he explained as follows:

- In their non-conforming section already, they are allowed to elevate an existing structure, even if it is not in compliance with the setback and is grandfathered in. For those grandfathered in, you would think the permit process would not take so long. The examples show that they would need to add decks and stairs to access the home. The way the code is written, any addition, including stairs and decks, has to meet the setback requirements. If the structure is already non-conforming, it leaves limited options for adding stairs and access.
- The way the code is written, with the open sky, you are allowed to encroach 50% of the side yard setbacks with access stairs, but there is no allowance for the front or rear. He

showed an example where the access was in front of the house. The applicant proposed adding a front deck and stairs to access the home, but the permit application was denied because it encroached on the required 20-foot setback. The house already encroaches, so the part that already encroaches and is grandfathered in cannot have anything else added to it. The only way they could access the house would be to remodel the inside and cut into the slab and having to build access into there, which is costly or relocating the front door to one of the sides and having to have the stairs and access at the sides, which the applicant was not interested in doing.

- Many people ask about variances. A variance applies to a specific lot and a particular situation. In 2020, the City passed an ordinance that made variances even more stringent than they already were. It must meet all six of the criteria, one of which is that it must be the minimum possible and not the other way to make reasonable use of the land.
- An example was a conforming size lot and elevation of an existing structure. They applied for a variance, but it was denied. The site plan submitted with their variance application proposed adding a balcony four feet wide to the already non-conforming rear setback. It did not meet all six criteria since the Florida Building Code only requires one, meaning ingress and egress to the house. The rear balcony doors were not a necessity, which a variance is only for a necessity if there is no other way to access the house, for example. Therefore, the variance was denied for that and a few other reasons. After the variance was denied, they submitted a revised plan. They proposed sealing off the back access and creating an access point on the side. They lost the rear sliding glass doors, and now they only have minimal access. Open access allows rear cantilevered balconies to encroach into the required setback. So, if the required setback is already beyond that, they cannot add anything else, but on the left side. They are waiting for the applicant to revise their plans. They can make it work and approve the permit once it is a cantilevered balcony on the left side. That is a good example to show why variances are not always the best option.
- They want to have a code for the approval of a permit without having to go through the variance process, which adds time and money to the applicant and to staff time and delays permitting even further.

Ms. Forbes showed an example of a buildable lot that was already fully maxed out in the front yard. It was already encroaching by half a foot. There was no opportunity to provide front access, as per the current code, but there was plenty of room in the back. She did not know whether to deny the front stairs on the condition that they could build the back stairs once the code was corrected, so they could then build the front stairs. They have to consider the entire project. The homeowner is the only one to suffer. She would love to get every house five to ten feet off the ground and then figure out how to provide access, but the code does not allow it.

Ms. Forbes said that the City's code does not permit the elevation of structures. Every community is going through it. Their biggest challenge is elevating structures in the community. They have to work within their land development regulations. They can work with the City Attorney to see if they can expedite the process. It would be strictly geared towards elevating the structures. They are doing everything they can to streamline the process, ensuring that people get what they want. Every day, they are thinking of ways to communicate and get things done to make things better.

Mr. Morris said that for new construction, they have been doing a lot of variances for rebuilding after catastrophic loss, which is essentially residential structures that have been substantially damaged. The owner wants to demolish and replace it with a similar-sized structure that is elevated. For single-family homes, the code permits building within the same footprint. However, this is particularly challenging with older homes and non-conforming lots in R-2 and R-1 residential zones. There are bizarre setbacks. He showed an example on the screen. The home was 1,000 square feet, and it had a side setback of less than a foot. The applicant wanted to build a new home and was required to apply for a variance and pay a \$1,800 fee. That could add another 30 to 45 days, as they only hold a special magistrate hearing once a month. He maintained the five-foot minimum setback requirement for R-2 on the side and maintained the existing non-conforming setback requirement on the front.

Ms. Forbes said they wanted to make the changes because the non-conforming sections affect new builds and elevations. The quicker route is the moving structure one. That will directly impact elevated homes while continuing to address issues like new builds. They identify the issues they need to fix and determine how to expedite them.

Mayor Brooks opened to public comment.

Nicki Rusinack, 14024 Vivian Drive, thanked the City for trying to expedite the permitting process. She was one of the examples given. They did not realize that they were outside the buildable area. She asked if, with more storms and making the homes more sustainable and safer, they would be able to make changes to the codes to make them more modern. They want to put equity into their house, not just slap stairs on the side or back to access it.

Mayor Brooks said they could not conduct a Q&A, but if she would like to make her comments, the Commission could opt to discuss them or speak with City staff.

Ms. Rusinack urged the Board to consider updating the codes to make them more modern, making elevation accessible, and ensuring homes are equitable, rather than remaining stagnant with outdated codes that do not conform to elevated homes, especially as more disasters occur.

Caralina Leid, 6350 3rd Palm Point, St. Pete Beach, said her husband is a local builder, and they own Trinity Carpentry together. She represents their clients and the residents of Madeira Beach. Madeira Beach is a community made up of older homes, smaller lots, and a growing need for storm resilience. The average home in Madeira Beach was built in 1965, with 25% dating back to the 1940s and 1950s. Those homes were designed for a different error. There are small, irregularly shaped lots that often do not fit modern building styles. Applying today's rigid setback and footprint standards to yesterday's homes unintentionally punishes residents who are simply trying to rebuild safely and resiliently. She explained the construction projects they are working on in Madeira Beach, as shown in the documents the City Clerk distributed to the Board for their review. She offered suggestions that other communities have implemented to improve the permitting process.

Mayor Brooks said she wanted everyone to understand that Community Development wants to make changes to the City's codes to help move the process along. There are two options. One is a

longer road that requires the Planning Commission and two ordinance readings with the Board of Commissioners to adopt an ordinance. The other option is to change an old ordinance that could be voted on at the next meeting. It would provide an option or avenue to expedite the permits, particularly for elevation permits.

The City Attorney said that if they are going to change the code, whether it is the land development code or the code of ordinances, it requires an ordinance and two public hearings. The paths being presented today involve changing the code of ordinances, which requires only two public hearings, and changing the land development code, which necessitates a public hearing before the Planning Commission, followed by two public hearings before the Board of Commissioners. That would result in cutting out about 30 to 45 days, as they would not be dealing with the Planning Commission.

Mayor Brooks said that was what she was trying to say. To avoid waiting one or two months to adopt an ordinance, they could call a special meeting to vote on the first reading, and she asked if they could call a special meeting to vote on it again.

The City Attorney said the city charter requires 15 days' notice before the second reading. The first reading does not require notice before voting, but the second reading does. As long as the ordinance is noticed 15 days in advance of the second reading, it can be adopted. It does not have to be 15 days in between each hearing.

Mayor Brooks said she is looking to allow the planning department to implement an option that they have found beneficial for homeowners trying to lift their homes and rebuild. She would propose that they do it in the quickest possible legal manner, based on the staff's recommendation as to what changes would be recommended to help the residents.

Vice Mayor Kerr said he viewed it as twofold. One, the restrictions on setbacks, etc., are being addressed by the staff with the stairs, which is what the Mayor is referring to. The other is the timeliness of it, and they are just at the beginning stage. The 22 homes to be elevated, as listed, will be completed as quickly as new builds are coming in. They need to address how they are applying for the permits. Although it is electronic, based on what they have seen, you have to make frequent comments. Those frequent comments could be put into the check boxes before they ever submit. They need to make sure the check boxes are checked. Whenever they can address the comments before the application comes in, the percentage of approved first-round reviews would increase. He knows that from the dialogues that the Redingtons and possibly other communities have made adjustments to the setbacks regarding the stairs.

Lastly, via email, they discussed metrics. How are they doing? Are we improving the average time it takes? As a resident, what can I expect regarding the timeline for the permit? If they had the metrics of the problems people are having, they might be able to help them.

Mr. Petraglia said they have always had a checklist on the website outlining what is required based on the type of permit. Two weeks ago, they put together a detailed checklist for elevations and new construction, which was posted on the City's website in the Planning and Zoning section [Community Development]. On the list is everything they look for.

Ms. Forbes said that to help expedite the review process, Al Carrier, the City's contracted engineer, is creating data tables for the designers to insert on their cover page to complete. It will be downloadable on the website. The Vice Mayor stated that the better the process, the more it will benefit everyone.

Ms. Forbes said she would run an elevation permit report every Friday and meet with the team on Monday morning. She will then visually review the resubmitted permits to try to get them to the next review based on her assessment from the report that Friday.

Mayor Brooks inquired about the next steps regarding non-conformances, variances, and open sky requirements, once they have obtained the Board's buy-in.

Ms. Forbes said she would like to focus on Chapter 14 and work with the City Attorney to confirm that they are on the right track. They will then refine the verbiage to be inserted into the ordinance and bring it back to the Board at the next meeting to begin weighing in on it. She has also spoken to other communities that have done the same or similar thing. The code must be specific to Madeira Beach and how it works. By the next meeting, the Board can be presented with an ordinance that they can start working on.

Mayor Brooks received confirmation that changes will be made to Chapter 14 and then change the land development code by going through the entire process, which would be the long-term best benefit for the community. They will simultaneously work on both.

The City Attorney confirmed that the ordinance would not require publication for its first reading, only for its second reading. They must notice the meeting and what will be in the meeting.

The City Attorney said that they have not discussed the details, which are the most important part of the ordinance, such as what is allowed and how they would do it regarding setbacks and stairs, etc. It is not just an easy fix. This is the first time he heard of it today. It does not require publication, but they can work on it as quickly as possible to present it at the first meeting; however, it will require a discussion. He would not attend that meeting, thinking merely to approve it. There will be a lot there to consider.

Mayor Brooks said they normally discuss things in their regular workshop and asked if they could discuss it at the next regular meeting as a discussion item. The City Attorney said yes, they can discuss and hash out anything at any meeting, and if it turns out, he can bring the ordinance back for a second reading. If it is not substantive, then that would be all it requires. If they are substantive, it will require a third public hearing.

Vice Mayor Kerr asked if they could have a 4:00 p.m. workshop meeting before the 6:00 p.m. regular meeting to discuss it. Mayor Brooks said they could discuss that particular topic, and then if they agree on an ordinance, they could schedule the first reading for the next regular meeting after July. They can do whatever they want in meetings as long as they meet the 14-day notice requirement.

Ms. Forbes said they could come up with the best draft possible for discussion and then hash it out. Mayor Brooks said their code is outdated, and she would want to do whatever is best for what the City wants, and for what the community needs. Ms. Forbes said if they need to come back and discuss it again, they can. The community will know that the City is heading in a progressive direction.

Commissioner McGeehen said he felt encouraged that the community came out and made comments. They can work together on solving the problems. It will help them in the future in case something else happens. The discussion tonight primarily focused on potential amendments that could help speed up and simplify the rebuilding process, as well as enhance the process for property owners who want to elevate their homes. What can they do in the future to make it simpler and easier for everyone? Tonight was a great step towards coming together, discussing ideas, and changing some outdated codes and ordinances that could be improved.

Mr. Morris said regarding the land development regulations, non-conformances, and Section 110-427. They are bringing them as discussion items to the July meeting of the Planning Commission. They got the feedback today and will get the feedback from the Planning Commission and will bring a rough draft of that to the July BOC workshop meeting. That will be a more mid-term solution that will take a little more time, due to the three public hearings: one with the Planning Commission and two with the BOC readings. Forward Pinellas will also be reviewing it because they review the LDRs.

The City Attorney asked if they were dealing with issues of ingress and egress for the raised homes, or if they were discussing side yard setbacks or front yard setbacks, such as square off homes, or adding more livable space. Staircases are one thing, and additional living space or squaring off a building outside its footprint, and what it looks like right now, is another. He wants to be working on what they want them to work on. All the key issues do not have to do with the square footage of the home, but with access. He thinks that the current focus for the homes being raised is the access issue. Ms. Forbes said that they would come with the LDRs. The priority for them is to provide people with minimum access to their home and to allow for this by code within the square footage of the home they are elevating. They could add flexibility for access.

Commissioner Ghovaei thanked everyone in attendance. Their goal and desire are to help the neighborhood reach its desired needs. He thanked the staff for their work. Perhaps at the next workshop, Community Development can bring a desirable setback that also meets the fire department's requirements. They also do not want to affect their next-door neighbors during their rebuild. It is important to keep that in mind. Regarding non-conforming, perhaps they can add language to make it conforming and eliminate the non-conforming aspect, even though it may not meet certain regulations. Having addressed the zoning code, there is also the third-party provider. Once the zoning plans are approved, residents can take them to a third-party provider for review. They may get a quicker response from them because of the overload.

Fire Chief Belk said that in a single-family residential structure, they have no jurisdiction in the fire and life safety aspects. It falls under the Florida Building Code.

B. Add Ordinance Language for Unsafe Structures

Community Development Engineer Marci Forbes said the building official brought the item to her attention. The Code only addresses unfit structures and not unsafe structures. Unfit does not mean a structure is about to collapse. Unsafe means it poses a risk. She will work with the building official on the verbiage and bring it back to the Board.

Mayor Brooks opened to public comment.

Jeremy Patterson, President of Modern Movers, said the City staff is phenomenal. The private provider aspect does not work in areas below the base flood elevation, according to the state ordinance.

Vice Mayor Kerr asked how they identify and flag unsafe homes. Ms. Forbes said Code Enforcement identifies them. The building official is being proactive and catching a lot of them. They will also take citizen complaints. The City Attorney said that a name and address must be provided with a code violation complaint, and this information will become part of the public record.

Mayor Brooks said the Code does not allow them to do anything about unsafe homes. It would allow them to board up a house and charge it to the homeowner. They may not get paid until the land is sold. The City Attorney said a property needs to become non-homestead property before they can collect on the lien amount.

Vice Mayor Kerr asked if there was a way to prove a property is homesteaded. You have to live there for six months. Mayor Brooks said the only thing to comply with the homestead is to claim it as a primary residence and not claim any other property as a primary residence. The Vice Mayor asked if that was defined as six months. The Mayor said not in the state of Florida. Your driver's license and voter registration designates your primary residence. The City Attorney said that there is a federal law, known as the Soldiers' and Sailors' Civil Relief Act of 1940 [The Service Members Civil Relief Act (SCRA) formerly known as the Soldiers' and Sailors' Civil Relief Act], which protects service members during their active duty.

C. Hurricane Permit Update

Community Development Engineer Marci Forbes reviewed the figures that were posted on the website. The time delay is an issue, and they address it as a whole. She would like to start providing more detailed information on time frames.

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

D. Recreation Truck

Mayor Brooks said that the Commission approved the purchase of a Ford F-250 truck for \$55,411.40, with a budget allocation of \$60,000. For months, the vehicle was not marked with the City logo. She also found two other City vehicles that were not marked. She said the city manager

told her the truck would be wrapped, and it would take another two or three more weeks. She requested the invoices for the work done on the vehicle.

Mayor Brooks said the City paid \$1,256 to remove the stock wheels, paint them black, flip them so the white lettering is on the inside, mount and balance them. She did not understand how it was not a flagrant misuse of public funds. There was nothing about the money that had to do with driving the vehicle. She listed the following items that were purchased for the vehicle, totaling \$14,300.11:

- Lear commercial topper - \$3,056
- Other accessories - \$4,556.50
- Cargo glide - \$2,700
- Floor coverings - \$192.19
- Bolt covers and runners - \$731.94
- Light bar - \$3,589.54
- Wiring harness for the light bar - \$398.94
- City logo - \$894

Mayor Brooks said she wanted to know how much the City paid to put the vinyl on the truck, which led her to find out about the other purchases. She wondered where else they could be wasting money and what else was happening that they were unaware of. It is her responsibility, as a commissioner on the Board, to share what she knows with the Commission. She said the City Manager told her that he was unaware of any of the purchases. She wanted it in the sunshine and did not think it was right.

Mayor Brooks said the Parking Division purchased lights for a vehicle at a cost of less than \$2,200, including installation.

The City Manager said they do not work here to waste money, and it was not a waste of money. He said the mayor did not have all of the information. The tires were for a different vehicle, vehicle #20. He said the 2024 Ford F250 Crew Cab XL was approved in November 2024. It was part of a Bradford County Sheriff's Office contract with Duval Ford. It was budgeted for \$65,000 and purchased for \$55,411.40. The agenda memo included that the truck would be outfitted with a topper and rear slide-out storage to ensure city equipment would be protected from the elements. It did not mention that it would be additional purchases. It should be clear, and they should be explaining what they are spending when purchasing equipment.

Recreation Director Hatch explained that the tires were purchased as replacements for truck #20 because they had dry-rotted sometime around the storm. He did not know how they were put on the truck. Mayor Brooks said the Duval Ford invoice indicates the new tires were put on the new truck. Director Hatch said this is the first time he has been informed of this information. A professional conversation could have been had before this came to the Board. He agreed that he could have been clearer in the agenda item memo.

Director Hatch said the light bar is a light kit used to encompass the truck with lights for safety reasons, and it is a decent investment. The City Manager said they can determine why there is a

difference in the cost for the Parking Department's light bars. He is not aware of every purchase in the City, and he believes the department heads make the best possible purchases.

Director Hatch said they quoted out the topper and cargo glide separately. He said the white bus, which does not have a logo, was overlooked, and a simple City seal will be put on it. It took longer than it should have to get the new truck wrapped and everything installed. It is in the process of getting the lights installed.

The City Manager said they will review it and share all of the information.

Commissioner Ghovae commended the Mayor on her transparency and how much she cares. They are responsible for answering to the residents. He said the city manager is basically the executive director, and the commission communicates with him.

The Mayor opened to public comment. There were no public comments.

Commissioner McGeehen thanked the Mayor for bringing it to their attention.

Vice Mayor Kerr said he looks forward to the update to get to the bottom of it.

Mayor Brooks said she is trying to be transparent. If she knows something, she will share it with the Commission, and the only way she can do that is on the dais.

E. Mosquitoes

Vice Mayor Kerr said they have a problem with mosquitoes in the City due to standing water, such as that from unmaintained pools. He wondered if they could request help from Pinellas County. Commissioner Ghovae said Pinellas County has a mosquito control department.

Mayor Brooks said she thought there might be something that could be added to pools to help with mosquitoes. She did not know what they could do about the unmaintained pools. She asked what the protocol was. The City Manager said they notify the property owner that it needs to be maintained. If they do not clean it, it goes before the Magistrate.

The City Attorney said that the county can distribute minnows to green pools to feed on mosquito larvae. The problem with green pools is that there is no electricity to the pump, so the pool will never get clean. It would need to be drained and filled with something or fenced off to protect the public.

Mayor Brooks said they can use Mosquito Dunks, which are blocks thrown into ponds and standing water that kill mosquito larvae. The City Manager said that they will contact Pinellas County Mosquito Control to address the pools and any other code-related issues. The City Attorney said that if the situation becomes really bad, they could use their police powers to protect the public, but they do not want the code enforcement officer to go on private property.

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

7. FINANCE

A. Presentation of Series 2013 Bond Refunding Opportunity

Finance Director Consultant Andrew Laflin said in 2013, the City issued a total of \$4,760,000 in public bonds and public debt to finance the construction of the City Center. Some of the principal repayments have occurred, so the remaining debt is \$3,620,000. Some of the bonds have become callable, which means they can pay them down through a refunding. If the interest rate from the series 2013 debt is higher than the interest rate today, they can have a gain on the refunding. The Board previously approved the issuance of an RFP for a bank loan to refund the \$3.6 million. The purpose of the item was to review the RFP.

Mr. Laflin said they received two responses. One was from Republic Bank and the other was from Webster Bank. The response from Republic Bank would result in negative savings. Webster Bank proposed a 4.6% fixed rate through the maturity date of 2043 with optional call provisions. They would see approximately \$37,000 in net present value of savings after paying the issuance costs. The costs of issuance would total almost \$60,000.

Mr. Laflin said there are disclosure requirements associated with it because it was a public debt issuance in 2013. The City engaged Digital Assurance Certification (DAC), which ensures the City's compliance with disclosure requirements, for \$2,500 per year. By refunding to a bank, they would eliminate that cost, which would be a savings of about \$45,000 over the next 18 years.

Mr. Laflin said Webster Bank would hold the fixed rate until July 31. They would draft a resolution for the refunding of the debt for the next regular meeting.

The City could move forward with the Webster Bank offer or reject all offers and wait for a lower interest rate in the future. Mr. Laflin asked for direction on how to proceed from the Board.

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

Vice Mayor Kerr asked what staff recommended. Mr. Laflin said there are indications that interest rates are moving downward. The Vice Mayor said it makes sense to consider what interest rates will be doing six months from now. Mayor Brooks agreed.

8. PUBLIC WORKS

A. Beach Groin Restoration Project update June Workshop 2025

Public Works Director Megan Wepfer reported that the project and repairs were completed on June 14. She is waiting for one final pay app. To date, without the final pay app, they have spent \$3,319,591.89. She is hoping to come in under budget.

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

Commissioner Ghovae asked if they had to get a structural engineer. Director Wepfer said they had a marine and a civil engineer from the beginning.

Vice Mayor Kerr asked if, given the opportunity to do it over, she would have done anything differently with the design? Director Wepfer said there were not many options. The original beach groins were not removed; they were fortified and remain structurally sound.

Vice Mayor Kerr asked how they poured in the water. Director Wepfer said it was tide-based, and their permit was very strict, which is why it has taken a year and a half to complete.

9. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks said she felt like they responded to the public comments because they were all related to what Community Development presented. The Commission agreed.

10. ADJOURNMENT

Mayor Brooks adjourned the meeting at 9:08 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A CEREMONIAL ITEMS POLICY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the Board of Commissioners of the City of Madeira Beach, Florida, wishes to award ceremonial items to celebrate the achievements of residents, businesses, and organizations, fostering community connection and engagement; and

WHEREAS, a ceremonial items policy is needed to outline the procedures for submitting requests, processing, and issuing ceremonial items; and

WHEREAS, the Board of Commissioners, based on the direction provided at its April 16, 2025 Commission Workshop, wishes to adopt a Policy outlining the procedures for submitting requests, processing, and issuing ceremonial items.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the City of Madeira Beach hereby approves the Ceremonial Items Policy attached hereto as Exhibit A .

Section 2. That this Resolution shall become effective immediately upon its passage and adoption.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF _____, 2025.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

Exhibit A

CEREMONIAL ITEMS POLICY**STATEMENT OF POLICY**

The Board of Commissioners awards ceremonial items to celebrate the achievements of residents, businesses, and organizations, fostering community connection and engagement. This policy outlines the procedures for submitting requests, processing, and issuing ceremonial items.

DEFINITIONS

Proclamation: A Proclamation is an official public declaration by the Mayor to recognize or raise awareness of an organization, business, issue, event, or individual that has impacted the City of Madeira Beach during a specific time frame.

Business Award: The Business Award recognizes a business, nonprofit organization, or religious institution.

Key to the City: The City's most prestigious award. It may be given selectively to honor a person, who may or may not be a resident of the City of Madeira Beach, with extraordinary or significant accomplishments and contributions to any of the following: the historic, economic, social and/or cultural fabric of the City. The Key may be given to honor significant contributions to the military service, to persons who have performed acts of heroism in the City, to distinguished individuals for exceptional civic contributions, and/or dignitaries and celebrities who have an effect on the City and are visiting.

Certificates of Recognition and Appreciation: Certificates of Recognition and Appreciation are awarded to those individuals or organizations who have performed some act or completed some task or effort on behalf of the City or residents of the City.

City Coin: The City Coin is a coin created for members of the Board of Commissioners or the Mayor to present at their discretion.

Congratulatory Letters: Congratulatory Letters are issued to individuals or organizations for accomplishments such as those congratulating Eagle Scouts, Girl Scouts, and newly elected municipal officials in Pinellas County.

POLICY AND PROCEDURE FOR CEREMONIAL ITEMSProclamation

Individuals and organizations seeking a proclamation must submit an application along with sample language that can be modified. Recipients must be able to attend the Board of Commissioners meeting to receive the proclamation, as proclamations will not be mailed. The Mayor and/or members of the Board of Commissioners may also propose a

proclamation, subject to approval by the Board of Commissioners. Proclamations will be listed on the agenda under the Consent Agenda for approval at the Board of Commissioners meeting prior to their presentation. Approved proclamations will be presented by the Mayor and/or members of the Board of Commissioners on a rotating basis. Proclamations proposed by City staff will continue to be added to Board of Commissioners meeting agendas as needed.

Business Award

The City Clerk will contact the Mayor and/or members of the Board of Commissioners on a rotating basis to submit their nominations for a business, nonprofit, or religious institution, with assistance provided by the Tampa Bay Beaches Chamber of Commerce. Upon receiving the information regarding the nominee, the City Clerk will prepare the award and follow up with an invitation to the nominee to the Board of Commissioners meeting at which the award will be presented by the nominator.

Key to the City

The Mayor and/or members of the Board of Commissioners may nominate a distinguished individual to receive the Key to the City by submitting their nomination to the City Clerk. The nomination will be included on the Board of Commissioners' meeting agenda for consideration prior to the presentation. The Key to the City will be presented to the recipient by the Board of Commissioners at a following meeting of the Board of Commissioners.

Certificates of Recognition and Appreciation

Certificates of Recognition and Appreciation signed by the entire Board of Commissioners are awarded to those individuals or organizations who have performed some act or completed some task or effort on behalf of the City or residents of the City.

City Coin

The City Coin may be presented by the Mayor and/or members of the Board of Commissioners. Each member of the Board of Commissioners and the Mayor will be provided with three coins to present.

Congratulatory Letters

Congratulatory letters, signed by the entire Board of Commissioners, will be mailed to those individuals or organizations for their accomplishments such as Eagle Scouts, Girl Scouts, and newly elected municipal officials in Pinellas County.



MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
VIA: Robin Gomez, City Manager
FROM: Jay Hatch, Recreation Director
DATE: 09/17/2024
RE: **Ford F-250 Crew Cab XL Purchase**

Background

The Recreation Department is requesting approval to purchase a 2024 Ford F-250 Crew Cab XL, 4x4. The purchase is budgeted at \$65,000 for FY25. Duval Ford has provided a vehicle purchase quote consistent with the Bradford County Sheriff's Office Contract BCSO 22-27-1.00. This purchase will be a new addition to the Recreation Department and outfitted specifically for special events and road closure purposes. The truck will be outfitted with a topper and rear slide out storage to ensure city cones and equipment is protected from the elements yet still accessible for use as needed. The unit price of the 2024 Ford F-250 is \$55,411.40. Due to the nature of the automobile market at the current time, this vehicle will be built upon the approval and execution of this contract.

Fiscal Impact

\$65,000 is currently budgeted in FY25. The cost to purchase the vehicle will be \$55,411.10.

Recommendation

Staff recommend approval of purchase contract with Duval Ford for the purchase of 2024 Ford F250 Crew Cab XL, 4x4.

Attachments

- Duval Ford Vehicle Purchase Quote
- BCSO Vehicle Contract 22-27-1.0 Duval Ford



▪ Since 1916 ▪

City of Madeira Beach

Prepared for:

City of Madeira Beach
Max Michalski
mmichalski@madeirabeachfl.gov
727-392-0665 x 504

Contract Holder

Duval Ford
Jared Davis
(Work) 904-381-6595
(Mobile) 904-343-4451
jared.davis@duvalmotor.com
405 Lane Ave N
Jacksonville, FL 32254

REV: 9/18/2024

Pricing through Bradford County Sheriff's Contract BCSO 22-27-1.0. Please note any items in red as they may require additional customer information or clarification. When submitting purchase order, please note billing address, delivery address, and any titling instructions. Thank you!

		Code	Equipment	OEM Price Level:	BCSO Contract Price			
Labor Hours. \$90/ Hr	Parts Quantity	2024 W2B	2024 Ford F-250 Crew Cab XL, 4x4, 160" wheelbase	\$ 49,982.00	\$ 47,744.70	Section One: VEHICLE		
		OEM freight	Factory Destination	\$ 1,995.00	\$ 2,027.92			
		Z1	Oxford White	\$ -	\$ -			
		AS	Medium Dark Slate vinyl, 40/20/40		\$ -			
		600A	Standard Equipment Group, incl keyless entry, pwr windows and door locks	\$ -	\$ -			
		99A.44F	6.8L V8/10-spd auto	\$ -	\$ -			
		17Z	XL Off-road Package	\$ 906.00	\$ 920.95			
			Incl 33" off-road tires, 3.73 electronic locking axle, skid plates		\$ -			
		43K	Pro Power Onboard 2k	\$ 897.00	\$ 911.80			
		52S	Interior work surface	\$ 128.00	\$ 130.11			
		592	Roof clearance lights	\$ 87.00	\$ 88.44			
		76C	Exterior backup alarm	\$ 160.00	\$ 162.64			
		86M	Dual battery	\$ 191.00	\$ 194.15			
		874	360-degree camera package	\$ 1,047.00	\$ 1,064.28			
		96D	XL Driver Assist, incl BLIS	\$ 665.00	\$ 675.97			
		85S	Spray-in bedliner	\$ 542.00	\$ 550.94			
			Discount	Government Concession reflected in Base Vehicle Price				
			Ceiling Markup	Primary Awardee Ceiling Markup	1.65%			
			Discount	Discount off Invoice reflected in Base Vehicle Price	\$ (2,262.00)			
			Ceiling Percentage Markup: Accessories		29%			
		0	1	Tint on all windows incl windshield strip	\$ 250.00		\$ 322.50	
			Final Delivery					
		0		Labor	Total Labor Hours for installation of parts		\$ -	\$ -
				Freight	Freight on Parts		\$ -	\$ -
		222	33708	Destination & Fuel to end user zip code (calculated from 32210 to EU zip Code)			\$ 2.00	\$ 444.00
				Tag	New FL Tag plus tag and title processing and handling fee		\$ 173.00	\$ 173.00
				Warranty	Extended Warranty excluded		\$ -	\$ -
							\$ -	\$ -
							\$ -	\$ -
				NOTE				
UNIT COST					\$ 55,411.40			
TOTAL QUANTITY		1	TOTAL PURCHASE		\$ 55,411.40			
Section 4: FINAL DELIVERY								

Section One: VEHICLE

Section 4: FINAL DELIVERY

TNT Liners12826 US Hwy 19
Hudson, FL 34667

Phone: 727-378-3337

tntliners.com

Order:

Item 11B.

1/16/2025 4:03PM

Date Due: 1/16/2025

Station: 8

Account: 1144

Code:

By:

813 506-7270

Page 1

Alice

Bill To:

**Max Michalski
City Of Madeira Beach
300 Municipal Dr
Madeira Beach, FL 333708**

Ship To:

**Max Michalski
City Of Madeira Beach
300 Municipal Dr
Madeira Beach, FL 333708**

SKU	Description	Quantity	B'rd	Price	Discount	Total	T
100RCC	2024 Ford F250 6.7' Bed LEER 100RCC COMMERCIAL TOPPER	1.00	1.00	3056.00	0.00	3056.00	N
	With all Standard Features: LEER Fiberglass Construction, Commercial Cap Structural Reinforcement, Fiberglass Base Rails, Fixed Front Window, Interior Headliner, 12V Fuse Box, Interior 20" LED Light Bar, Recessed LED Third Brake Light, Axalta Base Coat/Clear Coat Automotive Paint, 5-Year Color & Structure Limited Warranty						
ACCESS	ACCESSORY	1.00	1.00	309.00	0.00	309.00	N
	Upgrade to: Solid Rear Door with Color Match Fiberglass Insert and Stainless Steel Drop T-Handle						
ACCESS	ACCESSORY	1.00	1.00	376.00	0.00	376.00	N
	Upgrade to Driver Side: Painted Side Access Door with Stainless Steel Drop T-Handle						
ACCESS	ACCESSORY	1.00	1.00	376.00	0.00	376.00	N
	Upgrade to Passenger Side: Painted Side Access Door with Stainless Steel Drop T-Handle						
ACCESS	ACCESSORY	1.00	1.00	219.00	0.00	219.00	N
	Upgrade to Driver Side: Option "A" Tool Box						
ACCESS	ACCESSORY	1.00	1.00	219.00	0.00	219.00	N
	Upgrade to Passenger Side: Option "A" Tool Box						
60	60 MIN LABOR	1.00	1.00	1.50	0.00	1.50	N

SubTotal: 4,556.50

SalesTax: 0.00

County: 0.00

TOTAL: 4,556.50

- Deposits Received: -1,000.00

Balance Due: 3,556.50

Total Paid: 1,000.00

Change Due: 0.00

Remaining Balance: 3,556.50

City of Madeira Beach

Pricing through Duval Ford, Government Sales

TOTAL PURCHASE \$ 1,256.00

SALES INVOICE
DUVAL FORD
P.O. BOX 7687
JACKSONVILLE, FLORIDA 32238
TELEPHONE (904) 388-2144



SOLD TO CITY OF MADEIRA BEACH

300 MUNICIPAL DRIVE

MADEIRA BEACH, FL 33708

DATE 03/03/2025

INVOICE NO.	DATE OUR CHARGE	YOUR ORDER NO.	TYPE CAR	I.D. OR LICENSE NO.	SIGNED FOR BY
SEC35556	03/03/2025	698	FORD	1FT7W2BA8SEC35556	
QUANTITY	PARTS NO.	ARTICLE			
1		1FT7W2BA8SEC35556	CASH PRICE		55,287.35
		2025 FORD F-250 COM-X581 D878	TRADE ALLOWANCE		N/A
			CASH DIFFERENCE		55,287.35
			EXT. SERVICE PLAN		N/A
			DELIVERY FEE		N/A
			TIRE/BATTERY FEE		6.50
			SALES TAX		N/A
			DOC. HANDLING FEE		N/A
			TAG & TITLE		117.55
			TRADE IN PAYOFF		N/A
			CASH BALANCE DUE		55,411.40
			LESS REBATE		N/A
			DEPOSIT		N/A
			TOTAL DUE		55,411.40

PLEASE RETURN PINK COPY WITH PAYMENT

PER FLORIDA STATE STATUTE 218.74 "All payments, other than payments for construction services, due from a local government entity and not made within the time specified by this section bear interest from 30 days after the due date at the rate of 1 percent per month on the unpaid balance."

TNT Liners12826 US Hwy 19
Hudson, FL 34667

Phone: 727-378-3337

tntliners.com

Quote

10885

9/11/2024 1:28PM

Expires: 9/11/2024

Station: 8

Account: 1144 Code: 1144

By:

W: 813 506-7270

Page 1

Terms: NONE

Alice

Bill To:

Max
City Of Madeira Beach
300 Municipal Dr
Madeira Beach, FL 333708

Ship To:

Max
City Of Madeira Beach
300 Municipal Dr
Madeira Beach, FL 333708

SKU	Description	Quantity	Price	Discount	Total T
100RCC	2024 Ford F250 6.7' Bed LEER 100RCC COMMERCIAL TOPPER	1.00	3056.00	0.00	3056.00N
	With all Standard Features: LEER Fiberglass Construction, Commercial Cap Structural Reinforcement, Fiberglass Base Rails, Fixed Front Window, Interior Headliner, 12V Fuse Box, Interior 20" LED Light Bar, Recessed LED Third Brake Light, Axalta Base Coat/Clear Coat Automotive Paint, 5-Year Color & Structure Limited Warranty				
ACCESS	ACCESSORY	1.00	309.00	0.00	309.00N
	Upgrade to: Solid Rear Door with Color Match Fiberglass Insert and Stainless Steel Drop T-Handle				
ACCESS	ACCESSORY	1.00	376.00	0.00	376.00N
	Upgrade to Driver Side: Painted Side Access Door with Stainless Steel Drop T-Handle				
ACCESS	ACCESSORY	1.00	376.00	0.00	376.00N
	Upgrade to Passenger Side: Painted Side Access Door with Stainless Steel Drop T-Handle				
ACCESS	ACCESSORY	1.00	219.00	0.00	219.00N
	Upgrade to Driver Side: Option "A" Tool Box				
ACCESS	ACCESSORY	1.00	219.00	0.00	219.00N
	Upgrade to Passenger Side: Option "A" Tool Box				
60	60 MIN LABOR	1.00	1.50	0.00	1.50N

SubTotal: 4,556.50
SalesTax: 0.00
County: 0.00
TOTAL: 4,556.50



TopperKING

14696 66th St N
Clearwater, FL 33764
Phone: (727) 530-9066
URL: topperking.com

To: CITY OF MADEIRA BEACH
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916
7273919951

Work Order #: 8193920
Date 09/05/2024
Clerk JUSTIN

Item Description:

Job \ Item Titles	Price	Qty	Total
Job 1 :			\$7,258.90
VEHICLE: 2024 SB FORD F250 CCAB Z1) 69FS23	\$0.00	1	\$0.00
TB DCC A - TOOL BOX OPTION "A" OPEN TOOLBOX	\$250.00	2	\$500.00
ICT - TOPPER - INSTALLATION	\$159.95	1	\$159.95
INSTALLATION LABOR, INCLUDING CLAMPS, GASKETS, & WIRING			
MISC - LEER 100RCC COMMERCIAL FIBERGLASS TOPPER FOR A 2024 SB FORD F250 WHITE) STANDARD WITH HEADLINER, 12 VOLT LED INTERIOR TUBE LIGHT, SOLID PAINTED SIDE DOORS WITH SS DROP T-HANDLES, LED BRAKE LIGHT	\$4,099.00	1	\$4,099.00
MISC - SOLID REAR DOOR WITH SS DROP T-HANDLE	\$400.00	1	\$400.00
15-7948CG - BED SLIDE 1500# PRO CG SERIES 69FS23 / 69FS17 / 67G20H F250SD 99-23 SB / SILVERADO 2500 & SIERRA 2500 20+ SB ALSO 65FSD / 65FSDS / 67GO20H / 67GA20H	\$2,099.95	1	\$2,099.95
IL - INSTALLATION / LABOR	\$0.00	1	\$0.00
T - THANKS AGAIN! -TONY	\$0.00	1	\$0.00

Subtotal: \$7,258.90
Estimated Taxes: \$0.00
Deposit: \$0.00
Total Due: \$7,258.90

Signature

Date

APPOINTMENT: _____ PULLED: _____ STOCK: _____ TIME IN: _____ TIME OUT: _____

INSTALLER: _____ INSPECTED: _____ TK-OK Y N

Item 11B.

PARTS INVOICE

CUST NO.	TAX EXEMPT NUMBER	CUST. P. O. NO.	SHIP VIA	PAY	SOLD BY	INVOICE DATE	INVOICE NO.
10164	62-	REC	OUR TRUCK	INTERSTA	JOHN MICHAEL	04/01/25	198818
727-391-9951							FOWG
CITY OF MADEIRA BEACH 300 MUNICIPAL DR MADEIRA BEACH FL 33708-1 459363-91-50							
SHIP QTY	P.O. QTY	PART NUMBER / DESCRIPTION	BIN	LIST	NET	AMOUNT	
12	0	-W711468-S437 NUT	128	4.25	2.44	29.28	
1	0	HC3Z-16451-CB STEP AS	513T	466.35	349.01	349.01	
1	0	HC3Z-16450-CC STEP AS	513T	472.53	353.65	353.65	
						SUBTOTAL	731.94
						TAX	0.00
						PAY THIS AMOUNT	0.00
						NET TOTAL	731.94

Parts Department Hours
Mon - Fri 8am to 5pm
Saturday 8am to 2pm

NO REFUNDS
AFTER 30 DAYS.
ALL CLAIMS AND
RETURNED GOODS MUST
BE ACCOMPANIED
BY THIS BILL.
NO RETURNS
ON SPECIAL ORDERS
OR ELECTRICAL PARTS.
20% HANDLING CHARGE
ON ALL RETURNS.

**THANK YOU
FOR YOUR
BUSINESS**

WALKER FORD INC.
17556 US HIGHWAY 19 N.
CLEARWATER, FL 33764
Direct Parts Line (727) 450-4200

WALKER IS Ford

WALKER IS Ford

THE ONLY WARRANTY APPLYING TO THE PART(S) DESCRIBED HEREIN MAY BE OFFERED BY THE MANUFACTURER. THE SELLING DEALER HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THIS PART(S) AND/OR SERVICE. BUYER SHALL NOT BE ENTITLED TO RECOVER FROM THE SELLING DEALER ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFIT, OR INCOME OR ANY OTHER INCIDENTAL DAMAGES.

5000
9455

REC DEPT
NEW F250

UNIT #1

WALKER IS Ford

17556 US Hwy 19 N Clearwater FL
WalkerFord.com

727-450-4200

FOWG

PAGE 1 OF 1
NET506

PARTS INVOICE

CUST NO.	TAX EXEMPT NUMBER	CUST. P. O. NO.	SHIP VIA	PAY	SOLD BY	INVOICE DATE	INVOICE NO.
10164	62-	REC	OUR TRUCK	INTERSTA	JOHN MICHAEL	04/02/25	198868
727-391-9951							FOWG
CITY OF MADEIRA BEACH 300 MUNICIPAL DR MADEIRA BEACH FL 33708-1 459363-91-50							
SHIP QTY	P.O. QTY	PART NUMBER / DESCRIPTION	BIN	LIST	NET	AMOUNT	
1	0	PC3Z-2613300-CA KIT - F	SPORD	206.00	192.19	192.19	
						SUBTOTAL	192.19
						TAX	0.00
						PAY THIS AMOUNT	0.00
						NET TOTAL	192.19

Parts Department Hours
Mon - Fri 8am to 5pm
Saturday 8am to 2pm

NO REFUNDS
AFTER 30 DAYS.
ALL CLAIMS AND
RETURNED GOODS MUST
BE ACCOMPANIED
BY THIS BILL.
NO RETURNS
ON SPECIAL ORDERS
OR ELECTRICAL PARTS.
20% HANDLING CHARGE
ON ALL RETURNS.

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B

REC DEPT
NEW F250

UNIT #1

WALKER IS Ford

17556 US Hwy 19 N Clearwater FL
WalkerFord.com

727-450-4200

FOWG

PAGE 1 OF 1
NET506

MADEIRA BEACH

W

SPEC 0

ORDER # Series..... D878

ORDER CONFIRMATION

MADEIRA BEACH

0

300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708

DEALER

DuvalFordRichard.Tackett@duvalfleet.com

PHONE

904-388-2144

CONTRACT SPEC

0

Vehicle W2B-F250 4X4 CREW/C

PO #

698

Order Date:

11/26/24

Estimated Delivery

TBD

ORDER PRODUCTION #

D878

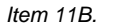
Quantity 1

NOTE

0

Item

0



F-250 Purchase Summary			
Purchase	Cost	Vendor	Purpose
F-250	\$55,411.40	Duval Ford	Vehicle for Special Events, road closures, and necessary equipment.
Wheel Powder Coat	\$ 1,256.00	Duval Ford	Powder coated to protect stock rims from rust. Preventative maintenance.
Wrap	\$ 845.00	Extreme Signage	Branding of vehicle. Inclusive of special events identification, city seal and city website.
Emergency Safety Lights	\$ 3,589.54	Flash Equipment	Lights for visibility when closing roads, lots, and other areas. Many times early AM/late PM in the dark. Operational safety.
Flash Equipment	\$ 398.94	Flash Equipment	Control box and bracket for lighting kit.
Slide Out	\$ 2,700.00	Lightning Fleet Solutions	Load/unload vehicle without climbing in and out. Allows items to be slide under toppoer.
Topper	\$ 4,556.50	TNT Liners	Secure and protect items which are used on repetative basis. Sound equipment, generator, and other electrical components.
Side Steps	\$ 731.94	Walker Ford	Accessbility in and out of vehicle.
Floor mats	\$ 192.19	Walker Ford	All weather floor mats. Maintain durability and cleanliness of vehicle.
	\$69,681.51		

PACKING SLIP

FLASH EQUIPMENT INCORPORATED
 7602 15th St E
 Sarasota, FL 34243-3248
 ORDERS@FLASH EQUIPMENT.COM
 +1 (800) 570-8866
 WWW.FLASHEQUIPMENT.COM

**Bill to**

KEN LEROY
 CITY OF MADEIRA BEACH
 ATTN: PUBLIC WORKS
 503 160TH AVE NORTH
 MADEIRA BEACH, FL 33708

Ship to

KEN LEROY
 CITY OF MADEIRA BEACH
 CITY OF MADEIRA BEACH
 ATTN: PUBLIC WORKS
 503 160TH AVE NORTH
 MADEIRA BEACH, FL 33708

Invoice details

Invoice: 10006
 Date: 03/12/2025

SERVICE	DESCRIPTION	QTY
SHO 31-4040	(1) mini controller, (1) master relay switch box and all necessary wiring.	1
SHO 30-2000	SLAVE AMP BOX FOR 31-2005	1
FLS BRACKET	2" L BRACKET UNIVERSAL	6

\$ 398.94



Memorandum

Meeting Details: July 9, 2025 – Board of Commissioners Regular Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Discussion of Ordinance 2025-14: Amendment to Chapter 14, Article IV – Moving of Structures

Background:

Since Hurricane Helene, there has been an increase in the number of variances and building permits related to elevating existing residential structures. When a property owner applies for a variance, there is a \$1,800 fee for single-family homes, duplexes, and townhomes, and a \$2,000 fee for multifamily homes, tourist dwellings, and commercial properties. Completing the variance process can add 30 days or more to the permitting process. Additionally, variances must adhere to strict criteria to be approved, and a variance may not be a viable option for all projects. Property owners have the right to elevate their existing homes or rebuild after a catastrophic loss (Sec. 110-96); however, many applicants still encounter issues meeting setback requirements, especially when rebuilding on a nonconforming-sized lot or dealing with a nonconforming structure that has existing encroachments.

Discussion:

City staff proposes amendments to Chapter 14, Article IV, Moving of Structures of the Madeira Beach Code of Ordinances to simplify the permitting process for elevating structures. These amendments are focused on helping property owners elevate their existing homes.

Fiscal Impact:

Clearer regulations in the Code would likely reduce staff time spent on interpretation and may also decrease the number of variance requests.

Recommendation(s):

City staff drafted amendments to revise Chapter 14, Article IV – Moving of Structures in the Madeira Beach Code of Ordinances, specifically addressing the elevation of buildings within the same footprint, as directed by the Board of Commissioners.

Attachments/Corresponding Documents:

- Draft Ordinance language for Chapter 14, Article IV - Elevation and Relocation of Structures

ARTICLE IV. ~~MOVING~~ ELEVATION AND RELOCATION OF STRUCTURES¹

DIVISION 1. ~~GENERALLY~~ ELEVATION WITHIN EXISTING FOOTPRINT

Sec. 14-131. – Purpose and applicability.

This division applies to the elevation of existing structures where the structure remains within the original horizontal footprint. These provisions establish requirements for permit application, site plan submittal, setbacks, and project completion, in accordance with current city codes and floodplain standards. In the event of a conflict between this division and any other section of the City Code, the provisions of Division 1 – Elevation Within Existing Footprint shall prevail to the extent of the inconsistency.

Sec. 14-132. – Elevation permit required.

No person shall elevate an existing structure without first obtaining an elevation permit from the city. A separate permit is required for each structure. The elevation must maintain the structure within the existing horizontal footprint unless otherwise approved through the appropriate permit review process. The scope of work must be clearly defined at the time of application to indicate whether the project involves elevation only, or includes additional elements such as construction of access stairs or ramps, **enclosure**, interior remodeling, utility reconfiguration, or other structural, architectural or lot grade modifications. Work beyond elevation only may require separate permits and reviews to ensure compliance with all applicable codes.

Sec. 14-133. – Site plan, construction and floodplain compliance document submittals.

Document Submittals

An application for an elevation permit must include a drawn to scale site plan and applicable construction documentation prepared by a qualified design professional, including a Florida licensed engineer, architect, or surveyor, based on the defined scope of work. As applicable, the submittal shall include the following:.

(a) **Boundary survey signed and sealed by a registered Florida Professional Surveyor showing:**

- (1) Existing improvements and topography;
- (2) FEMA NFIP flood map information; and
- (3) Ground elevations on-site, off-site (up to five (5) feet on adjacent properties, and centerline of roadway.

(b) **Site Plan Requirements**

- (1) Existing and proposed finished floor elevations;
- (2) Property lines and the existing and proposed building footprint;
- (3) Location and dimensions of stairs, landings, ramps, decks, and any access structures (If not applicable to scope of work by elevating contractor, label “by others under separate permit”);
- (4) Location of mechanical equipment, meters, and utility connections;
- (5) Existing and proposed driveways, curb cuts, and access features (If applicable to scope of work);

¹Cross reference(s)—Streets, sidewalks and other public places, ch. 58.

- (6) Landscaping plan with restoration (if no disruption is proposed, note “no landscaping disturbance”);
- (7) Erosion control measures; and
- (8) Exterior façade modifications or enclosure of previously open areas (If applicable, shown for reference only with note: “by others under separate permit”)

(b) Construction Documentation Requirements

- (9) Structural details, including foundation type, **area below elevated structure**, and elevated slab systems (as applicable);
- (10) Interior layout or modifications to the elevated structure (If included in the scope of work);
- (11) Florida Product Approvals (as applicable for windows, doors, garage doors, etc.); and
- (12) Energy calculations (required if scope includes new conditioned space or enclosure; not required for elevation-only projects).

(c) Floodplain Compliance Requirements

- (13) Demonstration of compliance with: FEMA regulations, Florida Building Code (FBC), Madeira Beach Land Development Regulations and floodplain management standards;
- (14) Coastal A and V Zone Design Certificates (as applicable); and
- (15) Signed and county-recorded Non-Conversion Agreement, including right of inspection as a condition of final certificate of occupancy or completion

Sec. 14-134. – Setbacks and access encroachments.

(a) No elevated structure or associated access feature (such as stairs or ramps) shall be located closer than ten (10) feet to the front property line, regardless of prior encroachment conditions.

(b) Any proposed access element encroachment must be the minimum necessary by Florida Building Code for access.

(c) Enclosures, landings, or decks may not be used for habitable space unless reviewed and approved under applicable land development and building regulations.

Sec. 14-135. – Conditions of permit issuance and closeout.

(a) Issuance of an elevation permit is contingent on compliance with current Florida Building Code, floodplain management regulations, and applicable land development regulations.

(b) Separate permits are required for all companion work, if not included in elevation scope, including but not limited to:

- ____ (1) At-grade slab construction.
- ____ (2) Stair or ramp installation.
- ____ (3) Electrical and utility reconnections.
- ____ (4) Regrading or driveway restoration.
- ____ (5) Wall infill and garage reconfiguration.

(c) Prior to final inspection and permit closeout, the following must be submitted:

(1) As-built survey showing post-elevation conditions, including verification of compliance with setbacks, site drainage, and access standards, as applicable to scope

(2) Final Elevation certificate utilizing the most current form at the time of preparation

(4) Photographic documentation of landscape or frontage restoration, if applicable.

(d) All applicable forms and documentation required by the Building Department, such as the Notice of Commencement, signed checklists, and additional elevation-related certifications, shall be submitted as a condition of final inspection and approval. The Building Official may withhold final approval or the certificate of occupancy until all required documentation is provided.

~~Secs. 14-131—14-135. Reserved.~~

DIVISION 2. RELOCATION

Sec. 14-136. House moving permit; application; fee.

The city manager or his designee shall not issue any permit to move any house, building or structure within the same lot or a different lot as defined in section 82-2 unless the placement of the house, building or structure after the move will comply with setback requirements of chapter 110. Whenever the proposed placement will not be in compliance with the setback requirements of chapter 110 an application shall first be made to the city for a permit for such move in a form and manner that may be prescribed by the city. Permits for moving any house, building or structure to be relocated outside of the city may be issued by the city manager or his designate provided the applicant has the necessary travel permits for county and state roads and secures the necessary city moving permit. Further, no permit provided for in this article shall be issued until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the city or accruing to the property from which the house is to be moved under any section of the Code.

(Code 1983, § 17-203)

Sec. 14-137. Designation of route.

Upon the issuance of any permit by the city for the moving of any structure, the city shall designate the route over which the structure is to be moved, and it shall be unlawful for any person to move or cause to be moved any structure over or upon the streets of the city in a route other than that designated by the city.

(Code 1983, § 17-210)

Sec. 14-138. Bond of applicant.

Whenever any application is granted and the permit is issued for the moving of any structure, the applicant shall post with the city a bond conditioned that the applicant will complete the improvements on such building after the building is moved in strict conformity with the plans and specifications and within the time estimated. Such bond shall be in an amount equal to the estimated cost of such improvement as set forth in the plans and specifications, and shall be made by the applicant as principal and by a surety company authorized to do business in the state, or two individual sureties, who shall be approved by the city manager.

(Code 1983, § 17-211)

Sec. 14-139. Certificate of occupancy.

No person shall use or occupy any building moved under the provisions of this article until a certificate of occupancy shall have been issued by the building inspector. Such certificate of occupancy shall not be issued until the building inspector shall find that all provisions of this article have been complied with and that the improvements to be made on such building have been strictly carried out, and it shall be unlawful for any person to occupy any building for any purpose until such certificate of occupancy has been issued by the building inspector and delivered to the person applying for such moving permit.

(Code 1983, § 17-212)

Secs. 14-140—14-160. Reserved.



MEMORANDUM

Item 13A.

TO: Board of Commissioners
FROM: Robin I. Gomez, City Manager
DATE: July 9, 2025
RE: Edward Byrne Memorial Justice Assistance Grant – Support Letter

Background

The City received a request from the Pinellas County Department of Human Services to approve and submit the enclosed letter for the approval of the distribution of funds for the Edward Byrne Memorial Justice Assistance Grant.

Discussion

The Florida Department of Law Enforcement (FDLE) has indicated that Pinellas County will receive **\$232,520.00** in **Edward Byrne Memorial Justice Assistance Grant Countywide** funds for FY24-25. The application process has been completed and award recipients approved by the Substance Abuse Advisory Board for the upcoming fiscal year.

Letters from local units of government representing at least 51 percent of the county population must be submitted to FDLE with funding applications. The enclosed letter states that the city approves of the distribution of funds for the Edward Byrne Memorial Justice Assistance Grant for the listed projects.

Fiscal Impact

None

Attachments

Maderia Beach Letter



July 1, 2025

Mr. Cody Menacof
Office of Criminal Justice Grants
Florida Department of Law Enforcement
2331 Phillips Road
Tallahassee, Florida 32308

Dear Mr. Menacof:

In compliance with State of Florida Rule 11D-9 of the Florida Administrative Code, **The City of Madeira Beach** approves the distribution of \$232,520 of Federal Fiscal Year 2024 Edward Byrne Memorial JAG - Countywide Program funds for the following projects within Pinellas County:

Subgrantee/Implementing Agency			Project/Purpose	Amount
Pinellas County/ Services	Human		Homeless Empowerment Program (HEP): Emergency Shelter Program for Justice-Involved Adults	\$50,000.00
Pinellas County/ Services	Human		MORE Health: Firearm Safety and Violence Prevention Program	\$30,000.00
Pinellas County/ Services	Human		Eleos Wellness: Restraint Chairs for Mental Health Crisis Stabilization Unit	\$24,900.00

City of St. Petersburg/ Police Department	St. Petersburg Police Department (SPPD) Rapid Response Drug Detection Initiative	\$25,000.00
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City of Pinellas Park/Police Department	Law Enforcement Purchase	Equipment \$12,938.60
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City of Clearwater/Police Department	Law Enforcement Purchase	Equipment \$66,429.40
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Pinellas County/ Human Services	Human Services: JAG Planning Grant Position (Salaries)	\$23,252.00
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TOTAL		\$232,520.00
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Sincerely,

Anne-Marie Brooks, Mayor

2025 BOARD OF COMMISSIONERS MEETING SCHEDULE

Patricia Shontz Commission Chambers – City Hall, 300 Municipal Drive, Madeira Beach, FL

“All meetings & Events listed are in the Commission Chambers.”

“Meetings, dates & times are subject to change.”

<u>DATE</u>	<u>DESCRIPTION</u>	<u>TIME</u>
Friday, July 4, 2025	INDEPENDENCE DAY – City Holiday	
Wednesday, July 9, 2025	BOC Regular Meeting	6:00 PM
Wednesday, July 23, 2025	BOC Budget Workshop #5	4:00 PM
Wednesday, July 23, 2025	BOC Regular Workshop Meeting	6:00 PM
Wednesday, August 13, 2025	BOC Regular Meeting	6:00 PM
Wednesday, August 27, 2025	BOC Budget Workshop #6	4:00 PM
Wednesday, August 27, 2025	BOC Regular Workshop Meeting	6:00 PM
Monday, September 1, 2025	LABOR DAY – City Holiday	
Wednesday, September 10, 2025	BOC Special Meeting <i>(Tentative FY 2026 Millage & Budget-1st Reading & Public Hearing)</i>	5:45 PM
Wednesday, September 10, 2025	BOC Regular Meeting	6:00 PM
Wednesday, September 24, 2025	BOC Special Meeting <i>(Adoption of FY 2026 Millage & Budget-2nd Reading & Public Hearing)</i>	5:45 PM
Wednesday, September 24, 2025	BOC Regular Workshop Meeting	6:00 PM
Wednesday, October 1, 2025	BOC Regular Meeting	6:00 PM
Wednesday, October 22, 2025	BOC Regular Workshop Meeting	6:00 PM
Tuesday, November 11, 2025	VETERANS DAY – City Holiday	
Wednesday, November 12, 2025	BOC Regular Workshop Meeting <i>(date & time change due to Thanksgiving Holidays)</i>	2:00 PM
Wednesday, November 12, 2025	BOC Regular Meeting <i>(Meeting time change)</i>	4:00 PM
Thursday, November 27, 2025	THANKSGIVING DAY – City Holiday	
Friday, November 28, 2025	DAY AFTER THANKSGIVING DAY – City Holiday	
Wednesday, December 10, 2025	BOC Regular Workshop Meeting <i>(date & time change due to Christmas & New Year's Holidays)</i>	2:00 PM
Wednesday, December 10, 2025	BOC Regular Meeting <i>(Meeting time change)</i>	4:00 PM
Candidate Qualifying Period	NOON, Monday, December 1, 2025 through NOON, Friday, December 12, 2025, excluding weekends. <i>(Commissioner District 1 and Commissioner District 2) - March 10, 2026 Municipal Election – Candidate Packets available Mon. November 3rd</i>	
Wednesday, December 24, 2025	CHRISTMAS EVE – City Holiday	
Thursday, December 25, 2025	CHRISTMAS DAY – City Holiday	
Wednesday, December 31, 2025	NEW YEAR'S EVE - City Holiday <i>(tentative- may or may not be removed in new personnel manual when adopted)</i>	
Thursday, January 1, 2026	NEW YEAR'S DAY – City Holiday	

**Board of Commissioners
Meetings Report
(January 1, 2025 – June 30, 2025)**



Prepared By
Clara VanBlargan, MMC, MSM
City Clerk
July 2, 2025

BOARD OF COMMISSIONERS – 01/01/2025 – 03/11/2025

Anne-Marie Brooks, Mayor (Mayor as of 6/14/2024)
 Ray Kerr, Commissioner District 2
 David Tagliarini, Vice Mayor/Commissioner District 1
 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
 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)

ANNUAL SALARY - (City Charter, Section 2.2(B) and Ordinance 2023-23)

Mayor	\$10,000
District Commissioner	\$7,500

INDUCTION INTO OFFICE – MARCH 12, 2025, BOC REGULAR MEETING

- Anne-Marie Brooks, Mayor 3-Year Term (*New term to 03/2028*)
- Eddie McGeehen, District 3 Commissioner 2-Year Term (*New term to 03/2027*)
- Housh Ghovae, District 4 Commissioner 2-Year Term (*New term to 03/2027*)

APPOINTMENT OF VICE MAYOR – MARCH 12, 2025, BOC REGULAR MEETING

- Ray Kerr, Vice Mayor/Commissioner District 2 1-Year Term (*03/2025-03/2026*)

BOARD OF COMMISSIONERS MEETING ATTENDANCE

- January 8, 2025, BOC Regular Meeting – *All present*
- January 22, 2025, BOC Regular Workshop – *All present*
- February 12, 2025, BOC Regular Meeting – *All present*
- February 26, 2025, BOC Joint Workshop with Civil Service Commission – *Vice Mayor Tagliarini and Commissioner McGeehen absent*
- February 26, 2025, BOC Special Meeting (for a shade meeting) - *Vice Mayor Tagliarini and Commissioner McGeehen absent*
- February 26, 2025, BOC Regular Workshop - *All present*
- March 12, 2025, BOC Regular Meeting – *All present*
- March 26, 2025, BOC Budget Workshop Meeting – *All present*
- March 26, 2025, BOC Regular Workshop Meeting - *All present*
- April 2, 2025, BOC Regular Meeting – *All present (City Manager absent)*
- April 16, 2025, BOC Budget Workshop Meeting – *All present*
- April 16, 2025, BOC Regular Workshop Meeting – *All present*
- May 14, 2025, BOC Regular Meeting – *All present*
- May 28, 2025, BOC Budget Workshop – *Commissioner Tagliarini absent*
- May 28, 2025, BOC Regular Workshop Meeting – *All present*
- June 11, 2025, BOC Regular Meeting – *All present*

- June 25, 2025, BOC Budget Workshop – *Commissioner Tagliarini absent*
- June 25, 2025, BOC Regular Workshop – *Commissioner Tagliarini absent*

PROCLAMATIONS

February 26, 2025, BOC Regular Workshop Meeting

- Flood Awareness Week Proclamation; March 3 – 9, 2025

April 2, 2025, BOC Regular Meeting

- 56th Annual Professional Municipal Clerks Week; May 4-10, 2025

May 14, 2025, BOC Regular Meeting

- National Safe Boating Week; May 17-23, 2025

June 11, 2025, BOC Regular Meeting

- USFSP YMCA Youth in Government Civic Fellows Day; June 11, 2025

PRESENTATIONS

January 8, 2025, BOC Regular Meeting

- Senator Nick DiCeglie – Hurricanes and storm-related issues. He offered his assistance and asked that the City of Madeira Beach consider him a resource to help do whatever is necessary to help Madeira Beach move forward.

February 12, 2025, BOC Regular Meeting

- Madeira Beach Fire Department – Introduction of New Hires
- Madeira Beach Fire Department – Firefighter of the Year, 2025
- Madeira Beach Fire Department – Promotions
- Madeira Beach Fire Department – Recognition of Years of Service

APPROVAL OF MINUTES

January 8, 2025, BOC Regular Meeting – *Approved 5-0*

- 12-11-2024, BOC Regular Meeting Minutes
- 12-11-2024, BOC Regular Workshop Meeting

February 12, 2025, BOC Regular Meeting – *Approved 5-0*

- 01-08-2025, BOC Regular Meeting Minutes
- 01-22-2025, BOC Regular Workshop Meeting Minutes

March 12, 2025, BOC Regular Meeting – *Approved 5-0*

- 02-12-2025, BOC Regular Meeting Minutes
- 02-26-2025, BOC Special Meeting Minutes (for a Shade Meeting)
- 02-26-2025, BOC Joint Workshop Meeting with Civil Service Commission Meeting Minutes
- 02-26-2025, BOC Regular Workshop Meeting

April 2, 2025, BOC Regular Meeting – *Approved 5-0*

- 03-12-2025, BOC Regular Meeting Minutes

May 14, 2025, BOC Regular Meeting – *Approved 5-0*

- 03-26-2025, BOC Budget Workshop Meeting Minutes
- 03-26-2025, BOC Regular Workshop Meeting Minutes
- 04-02-2025, BOC Regular Meeting Minutes
- 04-16-2025, BOC Budget Workshop Meeting Minutes
- 04-16-2025, BOC Regular Workshop Meeting Minutes

June 11, 2025, BOC Regular Meeting

- 05-14-2025, BOC Regular Meeting Minutes
- 05-28-2025, BOC Budget Workshop Meeting Minutes
- 05-28-2025, BOC Regular Workshop Meeting Minutes

PUBLIC HEARINGS – ORDINANCES**Ordinance 2025-01, New Personnel Policy**

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A NEW PERSONNEL POLICY; REPEALING ORDINANCE 2019-13; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop Meeting with Civil Service Commission
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
Mayor Brooks wanted certain changes made. The City Attorney asked that they approve the ordinance as written, and he would bring the changes back in redlines and underlines at the April 2, 2025, BOC Regular Meeting, so they could see them. If the changes are acceptable on second reading, they will be adopted as amended.
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0 with the changes made on first reading brought back to them at second reading.*
Mayor Brooks disagreed with the comment regarding allowing the City Manager to determine how long someone would be required to work for the City if the City paid their tuition. It could show bias or favoritism. One might be required to work one year, and someone else three or five years. She would like that brought back for discussion at the next workshop. They could also discuss language changes to sections that the City Clerk's Office listed for city charter consistency with language. The Board consented.
- 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 it is a problem. It would not be fair to let a single individual determine how long a person should stay after tuition reimbursement because favoritism could come into play. That is the reason she asked that the policy come back 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 would bring an amendment to Ordinance 2025-01 to the May 14, 2025, BOC Regular Meeting for 1st Reading & Public Hearing to make the changes.

Ordinance 2025-02, Amendment to Civil Service Commission Duties & Responsibilities

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING DIVISION 4 OF ARTICLE III OF CHAPTER 2 OF THE MADEIRA BEACH CODE OF ORDINANCES RELATING TO THE CIVIL SERVICE COMMISSION; PROVIDING FOR CONFLICT, CODIFICATION, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop Meeting with Civil Service Commission
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-03, Post Termination Hearings; Hearing Officer

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADDING DIVISION 5 (POST TERMINATION HEARINGS; HEARING OFFICER) TO ARTICLE III OF CHAPTER 2 OF THE MADEIRA BEACH CODE OF ORDINANCES; PROVIDING FOR CONFLICT, CODIFICATION, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop Meeting with Civil Service Commission
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-04, Planned Development

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 ZONING, ARTICLE V. DISTRICTS, DIVISION 10, PD., PLANNED DEVELOPMENT, OF THE CITY'S LAND DEVELOPMENT CODE PROVIDING FURTHER INFORMATION ON INTENT AND PURPOSE; INCLUDING DIMENSIONAL REGULATIONS; SPECIFYING REQUIREMENTS FOR THE APPLICATION FOR PD ZONING; CLARIFYING THE REVIEW CRITERIA FROM THE LOCAL PLANNING AGENCY; CLARIFYING THE REVIEW CRITERIA FROM THE BOARD OF COMMISSIONERS; INCLUDING STANDARD OPERATING ADJUSTMENTS IN THE CHANGES OF DEVELOPMENT PLAN; AND INCLUDING OPTIONS FOR TIME EXTENSIONS; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop Meeting
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 4-1 with removal of a paragraph (Commissioner Tagliarini against)*

Section 110-387, Permitted uses and dimensional regulations (p. 248 of packet) - REMOVED third paragraph: “PD developments located in the Traditional Village, Commercial Core, Boardwalk, and Low Intensity Mixed Use Character Districts of the

~~John's Pass Village Activity Center cannot exceed the height limits prescribed in Appendix D – John's Pass Village Activity Center Development Standards."~~

Ordinance 2025-05, Temporary Shelters on Residential Property

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 94 FLOODPLAIN MANAGEMENT, DIVISION 10. FLOOD RESISTANT DEVELOPMENT, ARTICLE I. BUILDINGS AND STRUCTURES, SECTION 94-103. MANUFACTURED HOMES AND RECREATIONAL VEHICLES, OF THE CITY'S LAND DEVELOPMENT CODE PROVIDING FOR THE USE OF RECREATIONAL VEHICLES AS TEMPORARY SHELTERS ON RESIDENTIAL PROPERTIES FOLLOWING A NATURAL EMERGENCY; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- December 11, 2024, BOC Regular Workshop Meeting (Agenda Item 6.B. RVs & Campers)
- January 22, 2025, BOC Regular Workshop Meeting
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-06, Amendment to Capital Improvement Element of the Comprehensive Plan

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO UPDATE THE CAPITAL IMPROVEMENT PROGRAM (CIP) SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025 THROUGH 2030; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop Meeting
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-07, Adult Use Restriction

AN ORDINANCE OF THE CITY OF MADEIRA BEACH FLORIDA, CREATING SECTION 110-841 OF SUBDIVISION I (IN GENERAL) OF DIVISION 13 (ADULT ENTERTAINMENT USES) OF ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO PROHIBIT PERSONS UNDER THE AGE OF 18 YEARS TO ENTER, REMAIN IN OR PURCHASE GOODS OR SERVICES AT AN ADULT ENTERTAINMENT ESTABLISHMENT; TO PROHIBIT PERSONS UNDER THE AGE OF 21 YEARS TO BE AN EMPLOYEE OF AN ADULT ENTERTAINMENT ESTABLISHMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop Meeting
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-08, Amendment to Fees & Collections 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 CITY OF MADEIRA BEACH, FLORIDA, TO ADD A DECLARED DISASTER SANITATION FEE; REPEALING ORDINANCE 2024-22; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop Meeting (Agenda Item 7. B. Declared Disaster Sanitation Fee)
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-09, Districts

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-151 (ESTABLISHMENT OF DISTRICTS) OF CHAPTER 110 (ZONING) OF ARTICLE V. (DISTRICTS) DIVISION 1 (GENERALLY) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; RENAMING THE C-1 ZONING DISTRICT TO JOHN'S PASS VILLAGE ACTIVITY CENTER; REMOVING C-2, JOHN'S PASS MARINE COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop Meeting (Agenda Item 6. A., Updates to the Code for C-1 and C-2 Zoning District)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-10, Accessory Structures

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 4 (ACCESSORY STRUCTURES) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO RENAME THE C-1 TOURIST COMMERCIAL ZONES TO INCLUDE JOHN'S PASS VILLAGE ACTIVITY CENTER; ADD SETBACKS FOR EACH CHARACTER DISTRICT OF JOHN'S PASS VILLAGE ACTIVITY CENTER ZONING; AND REMOVE REFERENCES TO THE C-2 ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop Meeting (Agenda Item 6. A., Updates to the Code for C-1 and C-2 Zoning District)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-11, Alcoholic Beverages

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI. (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 6. (ALCOHOLIC BEVERAGES) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR JOHN'S PASS VILLAGE ACTIVITY CENTER ZONING DISTRICT REGULATIONS; PROVIDING FOR PLANNED DEVELOPMENT ZONING DISTRICT

REGULATIONS; REMOVING REFERENCES TO C-2, JOHN'S PASS MARINE COMMERCIAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop Meeting (Agenda Item 6. A., Updates to the Code for C-1 and C-2 Zoning District)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-12, Amendment to Fees and Collection Procedures Manual – Rental Pricing for City Facilities (Recreation Center, Recreation Complex, and City Centre Room)

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 CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR THE MODIFICATION OF HOURLY RATES AND ROOMS AVAILABLE FOR RENT WITHIN THE RECREATION CENTER AND CITY HALL AND REWORD THE REFERENCE TO SALES TAX COLLECTED THEREFOR; REPEALING ORDINANCE 2025-08; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop Meeting Discussion – Facility Rental Fee updates (Agenda Item 9. C. Facility Rental Fee Updates)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-13, Amendment to Fees and Collection Procedures Manual – To change rates for Overnight Parking and City Development Fees, & Reword certain Development Services

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, TO PROVIDE FOR THE CHANGES TO THE RATES OF OVERNIGHT PARKING AND CITY DEVELOPMENT FEES AND REWORD CERTAIN DEVELOPMENT SERVICES; REPEALING ORDINANCE 2025-12; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- April 16, 2025, BOC Regular Workshop Meeting
- May 14, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- June 11, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-14, Amendment to Chapter 14, Article IV. Moving of Structures to address elevating structures in the same footprint (No Ordinance Header at this time)

- June 25, 2025, BOC Regular Workshop Meeting

Future Ordinance Amendment (No ordinance at this time) - Add Ordinance Language for Unsafe Structures

- June 25, 2025, BOC Regular Workshop Meeting

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

January 8, 2025, BOC Regular Meeting

- 4COP Special Food Service Establishment Alcoholic Beverage License ABP 2025-01 - Dockside Dave's Restaurant, located at 14701 and 14703 Gulf Blvd., Madeira Beach – *Approved 5-0*

June 11, 2025, BOC Regular Meeting

- 2COP Alcoholic Beverage License ABP 2025-03 - Belleair Market Johns Pass, 111 Boardwalk Place West, Suite 103, Madeira Beach – *Approved 5-0*
- 4COP Alcoholic Beverage License ABP 2025-02 – Barefoot Beach Resort South, LLC, 13220 Gulf Blvd, 13220 Gulf Blvd #1, 13220 Gulf Blvd #2, Madeira Beach – *Approved 3-2, Vice Mayor Kerr and Commissioner Tagliarini voted against.*

RESOLUTIONS

Resolution 2025-01, Public Records Exemption Resolution

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- March 12, 2025, BOC Regular Meeting – *Approved 5-0.*

Resolution 2025-02, 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 2024-02; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks said the only change made to the policy, which they discussed at the workshop, was adding a line item on the agenda to respond to public comments and questions directly after Reports/Correspondence and added a slight definition of what that means. It will be line item 16 on the agenda.

- March 26, 2025, BOC Regular Workshop
- April 16, 2025, BOC Regular Workshop
- May 14, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-03, Pinellas 2025 Local Mitigation Strategy (LMS) Plan

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY; REPEALING RESOLUTION 2020-12; ADOPTING THE LOCAL MITIGATION STRATEGY AS THE CITY OF MADEIRA BEACH FLOODPLAIN MANAGEMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- April 16, 2025, BOC Regular Workshop
- May 14, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-04, Adopting Ceremonial Items Policy

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A CEREMONIAL ITEMS POLICY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- April 16, 2025, BOC Regular Workshop
- May 28, 2025, BOC Regular Workshop Meeting
- June 25, 2025, BOC Regular Workshop Meeting
- **July 9, 2025, BOC Regular Meeting for Adoption**

Resolution 2025-05, Amendment to Emergency Operations Plan (EOP)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR THE ADOPTION OF THE CITY OF MADEIRA BEACH EMERGENCY OPERATIONS PLAN DATED JUNE 11, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

- May 28, 2025, BOC Regular Workshop Meeting
- June 11, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-06, FY 2025 Budget Amendment #1

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2025 (OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND, THE ARCHIBALD PARK FUND, AND THE SANITATION FUND; AND PROVIDING FOR AN EFFECTIVE DATE

- May 28, 2025, BOC Regular Workshop Meeting
- June 11, 2025, BOC Regular Meeting – *Approved 5-0*

CONTRACTS/AGREEMENTS/PURCHASES

- JCB 35Z-1 Compact Excavator Purchase – Sourcewell Contract - \$59,040
 - January 8, 2025, BOC Regular Meeting – *Approved 5-0*
- Tampa Bay Psychology Services LLC Agreement for Psychological Evaluation and Counseling Services for Fire Personnel @ \$165.00 per individual counseling session
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Public Works/Satellite Building Department Design – Engineering proposal with Pennoni for the public works building for \$62,050.00
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 4-1; Commissioner Kerr voted against*

- Public Works/Satellite Building Change Order – Architectural & Structural Engineering Services - \$88,610.00
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 2, 2025, BOC Regular Meeting – *Approved 3-2*
- AAA Florida Traffic Safety Grant – to increase the road for the firefighters while responding to an accident or an emergency call - \$5,400
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Saltwater Destination Agreement – 2nd Amendment - Five-year extension from October 22, 2024, through October 21, 2029, to provide chairs and umbrellas on the sand in front of Archibald Park. - \$12,000 Annual Payment
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Rebuilding Madeira Beach – Watershed Management Plan – Contract with Advanced Engineering for the Preliminary Program Development, Document Review, and Support Services - \$89,865.81
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Emergency Bridge Loan Program – Request for Application (up to 10-YR Term, 0% Interest for full term)
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0, for Finance to apply for the loan*
- DSK Law Engagement Letter to serve as Special Magistrate for the City of Madeira Beach
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- CAP Government Agreement – Building Services (Piggyback agreement with City of Dania Beach, FL)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Mobi-Mat Purchase for John's Pass North Jetty - \$6,205.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 4-1 (Commissioner Ghovae against)*
- Rear Load Containers Purchase from Iron Containers - \$36,145.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-02 Rear Load Replacement Containers Purchase from Iron Container - \$30,000 average annual purchase (3-YR Sales Agreement)
 - February 12, 2025, BOC Regular Workshop Meeting

- March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Archibald Parking Lot and 142nd Beach Access Repair - \$494,680 (Piggyback Contract with City of Largo, FL with Keystone Excavators, Inc.)
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
 - April 16, 2025, BOC Regular Workshop Meeting – Project Update
- RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs – Contract with Grosz Construction Company, Inc. - \$57,700.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Master Pyro, LLC – Fireworks Displays – (\$5,000.00 for the March 16th display, \$5,000.00 for the May 4th display, \$20,000.00 for the July 3rd display, and \$5,000.00 for the November 9th display)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Facility Use Agreement with Burton Meiring, LLC dba as Simple Weddings (Receive 25% discount on rental rates listed in the Madeira Beach Fees and Collection Manual)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Automated Side Load Garbage Truck Lease Agreement - \$8,500 per month (13-month Lease)
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 2, 2025, BOC Regular Meeting – *Approved 5-0*
- Amendment to Kimley-Horn and Associates, Inc., Consulting and Design Services Agreement
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with the City of Largo for Storm Debris Management, Site Lot 14 Utilization for 90-day Period - \$500.00 per Storm (5-YR Term with option to renew for an additional four, one-year terms)
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-05, Area 3 Roadway & Drainage Improvement Contract with Harbor Contracting, LLC
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Joint Participation Agreement with Pinellas County for Area 3 Roadway and Drainage Improvement Project – Reimbursement to the City for \$1,430,000.00
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*

- ITB 25-06, Boca Ciega Street End Project, \$149,998.42, includes 10% contingency in the event of an unforeseen issue during construction
 - January 22, 2025 BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting - *Approved 5-0*
- ITB 25-07, Military Court of Honor, \$225,823.02, includes 10% contingency in the event of an unforeseen issue during construction
 - January 22, 2025 BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – *Approved 5-0*
- RFI No. 25-09 Engineering Consultant and Design Services discussion & Approval
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – *Approved 5-0, approved the Preference List and Agreements in the Agenda Packet*
- City of Madeira Beach Fire Station Settlement Agreement
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Master Agreement UF, Task Order 08: Impact Fees, \$30,000
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – The Board asked that the item be brought back for discussion at the July BOC Workshop with a presentation and to discuss it earlier in the meeting.
 - July 23, 2025, BOC Regular Workshop Meeting for discussion
- RFP No. 25-10 Financial Auditing Services
 - June 11, 2025, BOC Regular Meeting – The Board consented to Mr. Laflin sending out the RFP. The Board of Commissioners will serve as the Auditing Committee. They will be provided with the proposals received one month in advance of the first meeting to grade the proposals.

BOARD APPOINTMENTS

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP LIST

January 8, 2025, BOC Regular Meeting (January 22, 2025, BOC Regular Workshop)

- Ordinance 2025-06, CIP Update in Comprehensive Plan

- Ordinance 2025-04, Planned Development
- City Information Dissemination
- Grant Writing
- Military Court of Honor
- FY 25 1st Quarter Financial Update
- John's Pass Dredging Update
- Post-Hurricane Update
- Presentation: Advanced Engineering Design, Rebuilding Madeira Beach
- Ordinance 2025-05, Temporary Structures on Residential Property after Natural Emergencies
- Mulch
- New Website Quotes
- Information Officer
- Task Force Committee

Added:

- Amendment to the City's adult use establishment ordinance (City Manager)
A legislative change last year required the City to update its ordinance on adult use establishments because it increased the minimum age.
- 2025 Florida Legislative Session (Commissioner Kerr)
 - Infrastructure funding request for Senator DiCeglie
 - Create a preliminary list they can discuss and add to so they can prepare it to send off at the end of the workshop.
 - If they are interacting with FEMA about the insurance, let them know that it is ridiculous to elevate four feet above base flood elevation and not calculate it into the insurance premium. Homeowners will be elevating their homes at a very high cost and then hit with \$8,000 to \$10,000 insurance premiums when there is nothing they are insuring. It is excessive.
- Tom and Kitty Stuart Park Discussion (Commissioner Ghovae)
- Department heads to give updates on damage repairs they are making due to the hurricanes and the storms (Mayor Brooks)

February 12, 2025, BOC Regular Meeting (February 26, 2025, BOC Joint Workshop with Civil Service Commission)

- Ordinance 2025-01, Employee Personnel Policy
- Ordinance 2025-02, Civil Service Commission Duties
- Ordinance 2025-03, Post Termination Hearings; Hearing Officers

February 12, 2025, BOC Regular Meeting (February 26, 2025, BOC Regular Workshop)

- Post-Hurricane Update
- Information Officer
- Task Force Committee
- Key to the City Discussion
- Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 25 Financial Update & Storms Damage Assessment (also discussed at 12-11-2024 BOC Workshop)
- City Street Ends Project Update

- ITB 20-02: Approval of contract for Purchase of Rear-Load Replacement Dumpsters
- Dumpster Purchase Approval
- Update on the Jetty, Dredging, and Military Court of Honor (Mayor Brooks)

Added

- City Manager's Spending Limitation (Added during Reports & Correspondence)

March 12, 2025, BOC Regular Meeting (March 26, 2025, BOC Regular Workshop)

- BOC Policy Handbook (Resolution 2025-02)
- FY 2025 Financial Update & Storm Damage/Insurance
- City Hall Ground Floor Repair
- City Hall Ground Floor New Construction – Status
- Texting Service - City Information
- Post-Hurricane Update - Recovery, Rebuild, Permitting, FEMA, FDEM
- Military Court of Honor
- John's Pass Dredging
- Grant Works - Existing Agreement

Added:

- Pocket Parks Update
- Library 60-Day Budget Extension
- Vision for the Marina during the Budget Workshop
- Captain Melvin Jackson with PCSO
- Snack Shack Agreement
- Tom and Kitty Stuart Park Update
- Update on the repairs at the Pinellas County Park
- Commissioner Ghovae asked for an update on the repairs to State Road 666 over the causeway. The City Manager said he would contact Pinellas County and follow up. Director Wepfer said the potholes along 150th Avenue are from failing utilities, and the County is aware of them.

April 2, 2025, BOC Regular Meeting (April 16, 2025, BOC Regular Workshop)

- Master Plan
- 2025 Local Mitigation Strategy
- RFP No. 25-05, Area 3 Drainage & Roadway Improvements

Added:

- John's Pass Dredging Update (City Manager)
- Boca Ciega Street End Update (City Manager)
- Court of Honor Update (City Manager)
- Archibald Park Update (City Manager)
- Post Storm Updates (City Manager)
- 2024 Audit Presentation (City Manager)
- BOC Policy Handbook (Mayor Brooks)—Discuss adding a section on the order of business agenda for BOC regular meetings in the BOC Policy Handbook to address citizen comments received at the meeting. She would like it to be discussed and voted on at their next regular meeting.
- Tom and Kitty Stuart Park (Mayor Brooks)
- Key to the City and Awards Procedure (Mayor Brooks)

- Residential Impact Fees (Vice Mayor Kerr)

May 14, 2025, BOC Regular Meeting (May 28, 2025, BOC Regular Workshop)

- Ceremonial Items Policy (Resolution 2025-04)
- John's Pass Dredging Update
- Snack Shack Agreement Review
- Grantworks Agreement
- Interlocal Agreement between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- Impact Fees (Jerry Murphy)
- Post-Hurricane Update- Recovery, Rebuild, Permitting, FEMA, FDEM
- Emergency Operations Plan (Resolution 2025-05)
- ITB 25-06, Boca Ciega Street End Project
- ITB 25-07, Military Court of Honor Project
- City Fitness Center

Added:

- City Manager's Performance Evaluation & provide criteria for that (City Manager)
- Timeline for Plan Review: What is proficient with their manpower, and whether they need to outsource more?

June 11, 2025, BOC Regular Meeting (June 25, 2025, BOC Regular Workshop; 6:00 p.m.)

- Compensation Study
- Resolution 2025-04, Adopting Ceremonial Items Policy (Draft)
- Interlocal Agreement Between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- Non-conformance – variances
- John's Pass Dredging Update
- Beach Groins Update
- Post-Storm Update – FEMA, FDEP, Permitting, Hurricane Expo/Season Preparations
- FY 25 Financial Update including Storm Damage

Added:

- Each department head is to give an update on the post-storm for their department (Mayor Brooks)
- Impact Fees (Board of Commissioners)
- Network People/Integris - \$60,000 additional IT services expenditure following approval of original contract (Mayor Brooks)

BOC WORKSHOP MEETINGS & REGULAR MEETINGS UPDATES - DISCUSSIONS

January 8, 2025, BOC Regular Meeting

- John's Pass Dredging Update
- John's Pass Park Jetty Repair
- Hurricane Updates – Recovery, Rebuild, Permitting, FEMA, FDEM 2025 Florida Legislative Session
- 2025 Florida Legislative Session

January 22, 2025, BOC Regular Workshop Meeting

- Ordinance 2025-07, Minimum Age for Adult Use Establishments F.S. 787.30
- Post–Hurricane Recovery, Rebuilding, Permitting, FEMA, FDEM
- Rebuilding Madeira Beach
- Mulch
- Ordinance 2025-05, Temporary Shelters on Residential Property
- Ordinance 2025-04, Planned Development
- Ordinance 2025-06, Amendment to Capital Improvement Element of Comprehensive plan
- Military Court of Honor
- Saltwater Destination Beach Concession Agreement—2nd Agreement
- Tampa Bay Psychology Associates Services Agreement
- HR, Classification, & Compensation Plans Study Update
- City Information Dissemination
- City Web/Internet Site
- Grant Writing
- Shumaker Advisors – Jim Taylor
- John’s Pass Dredging Update – Aptim Presentation
- Q1 FY 2025 Financial Presentation, Including Post-Hurricane Update
- Emergency Bridge Loan Program
- John’s Pass North Jetty Update
- Declared Disaster Sanitation Fee
- Public Works/Satellite Building Department Design

February 12, 2025, BOC Regular Meeting

- City Manager – Post Storm Work

February 26, 2025, BOC Joint Workshop with Civil Service Commission

- Ordinance 2025-01, Employee Personnel Policy
- Ordinance 2025-02, Civil Service Commission Duties
- Ordinance 2025-03, Post Termination Hearings; Hearing Officers

February 26, 2025, BOC Regular Workshop

- Key to the City
- Task Force Committee
- Information Officer
- SBA Loans—Rick Morales
- John’s Pass Dredging
- Honor Court
- City Purchasing
- CAP Government Agreement for Building Department Services
- Updates to the Code for C-1 and C-2 Zoning District
- Post-Hurricane Update Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 2025 Financial Presentation – Through January 2025
- John’s Pass North Jetty Update
- ITB 25-02 Purchase Rear Load Replacement Containers Contract Approval

- Purchase for Rear Load Containers
- City Street Ends Project Update
- RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs
- Facility Use Agreement
- Facility Rental Fee Updates
- City Sponsored Fireworks

March 26, 2025, BOC Regular Workshop

- 2025 BOC Policy Handbook
- Captain Melvin Jackson, Pinellas County Sheriff's Office
- John's Pass Dredging
- Gulf Beaches Public Library - FY 26 Budget Request
- City Information Dissemination - Texts
- Post-Hurricane Update - Recovery, Rebuild, Permitting, FEMA, FDEM
- Financial Overview Presentation—Through March 2025
- City Marina
- Public Works / Satellite Building Change Order
- Boca Ciega Street End Project Update 3-26-2025
- Automated Side Load Garbage Truck Lease Agreement
- Tom & Kitty Stewart Park Hurricane update -
- Court of Honor update
- Archibald Park Update

April 16, 2025, BOC Regular Workshop

- Board of Commissioners Policy Handbook
- Key to the City & Awards Policy and Procedure
- Personnel, Policy & Procedures Manual (Ordinance 2025-01)
- John's Pass Dredging Update
- City External Financial Audit
- Madeira Beach Master Plan Update
- Impact Fees
- Pinellas County Local Mitigation Strategy (LMS)
- Amendment to Kimley-Horn Agreement for Master Plan
- Post-Hurricanes Update-Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 2025 Financial Overview Presentation – Through March 2023
- Fees and Collection Manual Updates
- Court of Honor Update April 16, 2025
- Boca Ciega Street End Project Update 4/16/2025
- Archibald Parking Lot and 142nd Beach Access Repair Update –
- Tom & Kitty Stuart Repair Update
- ITB 25-05 Area 3 Roadway & Drainage Improvement Project
- Interlocal Agreement for Storm Debris Management Site Utilization
- Joint Participation Agreement with Pinellas County for Area 3 Roadway and Drainage Improvement Project

May 28, 2025, BOC Regular Workshop

- Resolution 2025-04, Adopting Ceremonial Items Policy
- City Manager's Performance Evaluation
- John's Pass Dredging Update
- Grantworks Agreement – Use City of Bonita Springs and Pinellas County Agreements
- Snack Shack – Repairs and Agreement Update
- Interlocal Agreement between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- City Impact Fees
- Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- Emergency Operations Plan Amendment for 2025-2028 (Resolution 2025-05)
- ITB# 25-07 Military Court of Honor Project
- ITB# 25-06 Boca Ciega Street End Beautification Project
- RFI # 25-09 Engineering Consultant and Design Services
- Fitness Center

June 25, 2025, BOC Regular Workshop Meeting

- Adopting Ceremonial Items Policy (Resolution 2025-04)
- Snack Shack - Repairs and Agreement Update
- John's Pass Dredging Update
- HR Compensation Study
- The Barrier Islands Governmental Council (Big-C)
- Integris VCISO
- Nonconformances, Variances, and Open Sky Requirements
- Add Ordinance Language for Unsafe Structures
- Hurricane Permit Update
- Presentation of Series 2013 Bond Refunding Opportunity
- Beach Groin Restoration Project update
- Recreation Truck
- Mosquitoes

BOC SPECIAL MEETINGS – SHADE MEETINGSFebruary 26, 2025, BOC Special Meeting (for a shade meeting)

- The City of Madeira Beach v. Wannemacher Jensen Architects, Inc. and Hennessy Construction Corp., Case No.23- 23-007114-CI, Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

BOC SPECIAL MEETINGS – FY 2026 MILLAGE RATE & FY 2026 BUDGET HEARINGSSeptember 10, 2025, BOC Special Meeting

- Adopt FY 2026 Tentative Millage Rate Ordinance and FY 2026 Tentative Budget Ordinance – 1st Reading & Public Hearing

September 24, 2025, BOC Special Meeting

- Adopt FY 2026 Millage Rate Ordinance and FY 2026 Budget Ordinance – 2nd Reading & Public Hearing

BOC BUDGET WORKSHOPS

March 26, 2025, BOC Budget Workshop #1

- 5-Year Capital Improvement Plan Initial Discussion
- EOG DOGE Letter to Local Officials
- FY 2026 Budget Workshop & Adoption Timeline

April 16, 2025, BOC Budget Workshop #2

- 3 Year Historical Revenues & Expenses and Reserve Analysis
- 5-Year Capital Improvement Plan Initial Discussion
- Personnel Listing & Costs by Department – FY 2025
- FY 2026 Budget Workshop & Adoption Timeline

May 28, 2025, BOC Budget Workshop #3

- Personnel Listing & Costs by Department – FY 2025
- Budgeted Personnel Costs & FTEs – FY 2025
- Budgeted Benefits Information – FY 2026
- Proposed Budget Amendment – FY 2025

June 25, 2025, BOC Budget Workshop #4

- FY 2025 Financial Overview & Emergency Bridge Load Status
- FY 2026 Budget Summary & Detail by Department
- 5-Year Capital Improvement Plan
- FY 2026 Budgeted Position Listing

July 23, 2025, BOC Budget Workshop #5

- Ad Valorem Tax Analysis
- Preliminary Budget Book – Summary of Changes

August 27, 2025, BOC Budget Workshop #6

- Tentative Budget Book – Summary of Changes

LETTER OF SUPPORT ITEMS

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

January 8, 2025, BOC Regular Meeting

- **Board of Commissioners 2025 BOC Meeting Schedule** – The Board changed the Wednesday, October 8, 2025, BOC Regular Meeting to Wednesday, October 1, 2025, because the Mayor could not attend the meeting.
- **City Attorney** – No Report
- **City Clerk** – City Clerk's January 2025 Report and Board of Commissioners 2024 Annual Meetings Report

- **City Manager** – The City Manager thanked the Board for its continued support and interactions with the residents and businesses. It has been extremely helpful during post-storms. He appreciated the snacks brought in on Fridays by a Commissioner for the employees.

February 12, 2025, BOC Regular Meeting

- **Board of Commissioners - 2025 BOC Meeting Schedule** - The Board rescheduled the BOC Regular Meeting from Wednesday, April 9th, to Wednesday, April 2nd, and the two BOC Workshop Meetings (Budget Workshop and Regular Workshop) from Wednesday, April 23rd, to Wednesday, April 16th. The times of the meetings did not change. The City Attorney said he would have someone to cover for him at the April 16th meetings.
- **City Attorney** - The City Attorney reported on the lawsuit he filed against Wannemacher Jensen Architects, Inc., and Hennessy Construction Services Corporation for issues occurring at the fire station and recreation center. A BOC Special Meeting was scheduled for a Shade Meeting on Wednesday, February 26, 2025 from 3:00 p.m. to 4:00 p.m.
- **City Clerk** - City Clerk's February 2025 Report
- **City Manager** – The City Manager reminded everyone to lock their vehicles and firearms. There have been vehicles broken into and firearms stolen. Captain Melve Jackson from the Pinellas County Sheriff's Office will introduce himself at the March workshop. He took the place of Captain Leiner, who retired. The Elevate Florida website was now open.

March 12, 2025, BOC Regular Meeting

- **Board of Commissioners 2025 BOC Meeting Schedule** - Mayor Brooks asked if they could include discussions of residents' comments on the agenda for every meeting before they adjourn. The City Manager said they would amend the agenda format in the BOC Policy Handbook at the next workshop.
- **City Attorney**—The City Attorney gave an update on the Fire Station settlement agreement and hoped to bring it to the April 2nd BOC Regular Meeting for approval.
- **City Clerk** – No City Clerk's Monthly Report
- **City Manager** – The City Manager congratulated the Mayor and Commissioners of Districts 3 and 4. He reminded everyone of the upcoming events in March and the first Budget Workshop on the 26th.

April 2, 2025, BOC Regular Meeting

- **Board of Commissioners**
 - **Board of Commissioners – 2025 BOC Meeting Schedule** – No changes made. Commissioner Tagliarini will be on vacation for three weeks and miss the June 25th workshop meetings.
 - **Board of Commissioners Meeting Report** – The City Clerk reviewed the new Board of Commissioners and received positive feedback from the Board.
- **City Attorney**—The City Attorney gave an update on the Fire Station settlement agreement and hoped to bring it to the next regular meeting for approval.
- **City Clerk** – **City Clerk's April 2025 Report**
- **City Manager** – The City Manager was absent from the meeting.

May 14, 2025, BOC Regular Meeting

- **Board of Commissioners**

- **Board of Commissioners – 2025 BOC Meeting Schedule** – No changes made. Commissioner Tagliarini said he had to work and would arrive late to the budget meeting on May 28th. The BOC consented to having the next mandatory Ethics training in person on July 16. It will be held in the Chamber or the City Centre room.
- **Board of Commissioners Meeting Report** – The City Clerk reviewed the new Board of Commissioners and received positive feedback from the Board.
- **City Attorney**—The City Attorney said he appreciated the Board’s support in getting the fire station litigation done. It would be nice to have it behind them so they can concentrate on repairing the fire station.
- **City Clerk – City Clerk’s May 2025 Report.** The report was the City of Madeira Beach Brief History, History Leading to the 25th Anniversary of the City of Madeira Beach, Florida, and the City of Madeira Beach History of City Managers, from 1953 to the present. The first city manager was hired in 1953.
- **City Manager** – The City Manager reminded everyone of upcoming events.

June 11, 2025, BOC Regular Meeting

- **Board of Commissioners**
 - **Board of Commissioners – 2025 BOC Meeting Schedule** – No changes
 - **Board of Commissioners – 2025 BOC Meetings Report, January 1, 2025 – May 31, 2025** – The City Clerk said she would keep it updated monthly to make an annual report at the end of the year. She will happily add memberships and other activities for the mayor and commissioners throughout the year.
 - **Board of Commissioners Correspondence –**
Mayor Brooks:
 - She serves on the Tampa Bay Regional Planning Council. They just got a new liaison on the Council who was going to come to the meeting tonight but was unable to do so.
 - She was recommended for the EMS Advisory Council. The County Commission will vote for her to begin attending those meetings at their next meeting. Her first meeting will be on June 27. She will also want to bring information on that. The Fire Department is excited that she will be there to be a voice for them, and she is super excited to be there. She met Dr. Jameson, Chief Medical Officer and EMS Medical Director, while shadowing at the Fire Department. She was excited to learn more about it, and one of the things the county does is the Fentanyl Program, and she hopes to be involved in that. She lost her youngest son to a Fentanyl overdose, so that day she felt it was meant to be. She was excited to have the opportunity to serve on the Council and see how she could make a change and be a voice for them and the Fire Department. She looks to bring updates on that.
 - **City Attorney** - City Attorney Trask said everyone signed the Fire Station Litigation Settlement Agreement. He is hoping to have the funds by the end of the month.
 - **City Clerk’s Report – June 2025** – The City Clerk reviewed the report.
 - **City Manager** – The City Manager said he would do the city manager's monthly reports again beginning in July. He invited everyone to the upcoming events. , including the groundbreaking ceremonies the City is hosting:
 - The groundbreaking ceremony for the Military Court of Honor at Patriot Park will be held on Friday, June 20, at 9:00 a.m.

- The groundbreaking ceremony for the Redington Beaches EMS Station will be held on Friday, June 27, at 9:00 a.m. near the North Redington Beach Town Hall.

TOWN HALL MEETINGS – COMMISSION CHAMBERS

- January 28, 2025; 5:30 p.m. – City of Madeira Beach Master Plan Town Hall Meeting
- April 24, 2025; 5:30 p.m. - 2025 State of the Beaches Mayor’s Town Hall Meeting (ISPS and the Pinellas Beaches Chamber)
- May 31, 2025; 10:00 a.m. - Hurricane & Sea Turtle Expo
- July 22, 2025; 6:00 p.m. – Public Meeting with Community Development

CITY MANAGER'S REPORT- JUNE 2025

SUMMER & POST-HURRICANE 2025 WORK: Summer arrived with the typical heat & humidity necessitating the need to be mindful of our summer-time weather patterns full of air and feels-like temperatures into the 90's and low 100's along with moderate to severe rainstorms, thunder, and lightning. Please continue to take safety precautions such as: (1) avoid driving through high-water/flooded streets/parking lots; (2) shelter/stay inside during lightning; (3) wear safety devices on boats; (4) follow all posted signs and markers both on water and land; and (5) stay hydrated remembering that our fluid levels can drop by 2-3% of our body weight before we even realize we are thirsty. Consequently, we must remember to drink fluids (water is a great one) even before we are thirsty outside (see below).

Throughout June we continued to focus on hurricane/storm recovery mainly Community Development Department work in processing and issuing permits to get residents and property owners back into their homes as well as various City departments restoring some remaining City infrastructure such as beach accesses and Tom/Kitty Stuart Park. We publish permitting data/statistics every week on the City's Facebook page and website (the below is data published at the time of this publication from July 2, 2025). Additionally, we continue to provide permitting updates and in-person assistance on Mondays and Wednesdays here at City Hall from 11 am to 1:30 pm (in-person meeting schedule also listed below).

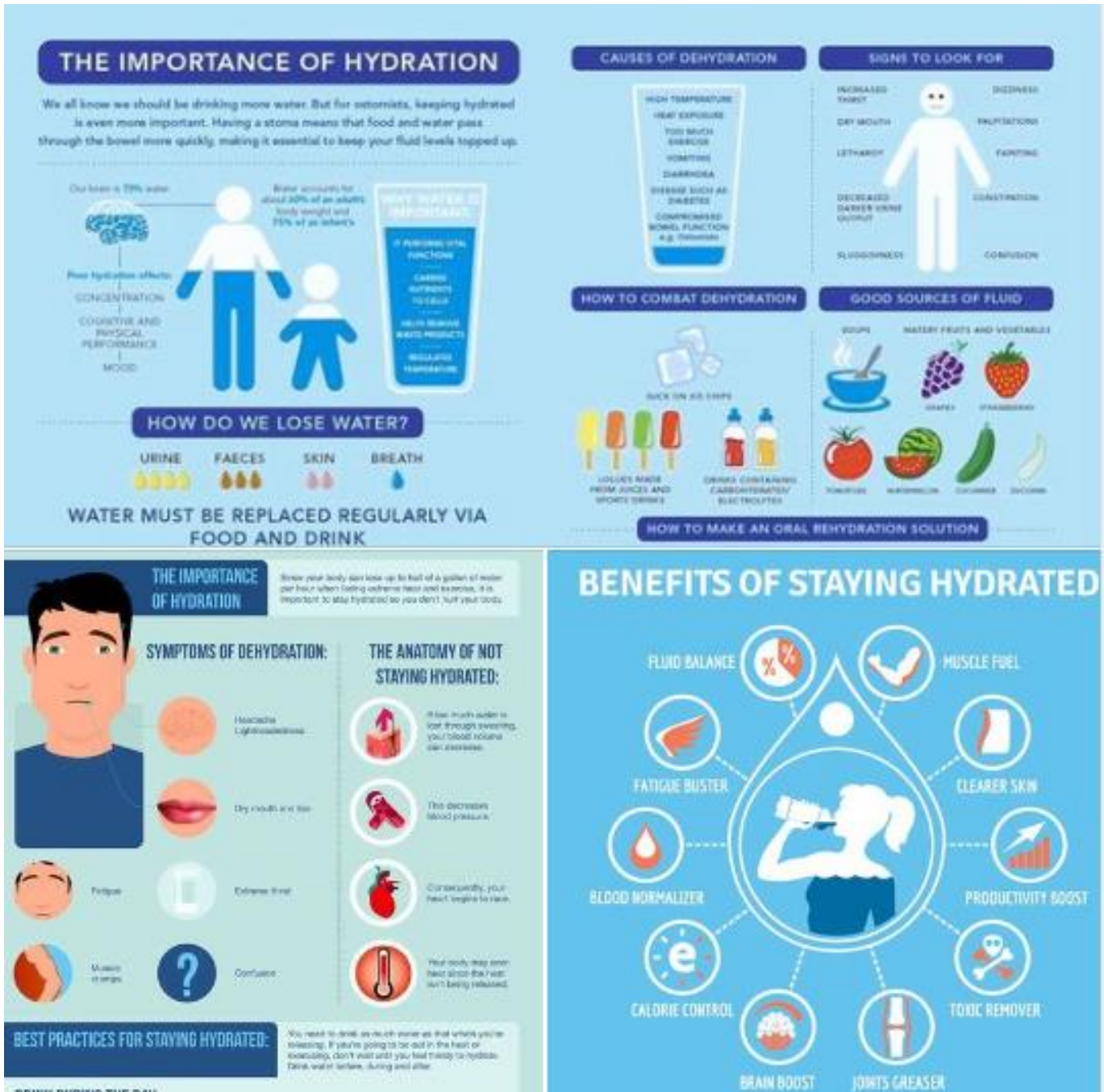
City staff will continue to avail ourselves through the numerous communication methods available including:

- City internet/web site: www.madeirabeachfl.gov
- Via email (listed on our website): rgomez@madeirabeachfl.gov
-all city employee emails are the first letter of the first name followed by last name
- On the phone (main line): **727-391-9951**
-additional phone #'s listed on website
-City Manager's cell phone: **727.580.4014**
- In person at City Hall, 300 Municipal Dr, open M-F 8 am to 4:30 pm: to obtain a resident permit parking pass/sticker, visit our City store (shirts, hats, etc), to ask a question(s), or to just say hello.
- In person at City Hall Commission Chambers, for our monthly Board of Commission meetings: Regular Meeting on the 2nd Wednesday of each month
Workshop Meeting on the 4th Wednesday of each month
-both typically begin at 6pm
- Fiscal Year 2026 City Budget Worskhop/Meetings, 4th Wednesday of each month from March to September (2 meetings in September, 2nd and 4th Wednesday, Sept 10 and 24) – meetings begin at 4 pm; next one: Wed, July 23, 2025

CITY MANAGER'S REPORT- JUNE 2025

Benefits of drinking water

Getting enough water every day is important for health. Drinking water can prevent dehydration, which may cause unclear thinking, mood change, overheating, constipation, and kidney stones. Water has no calories, so replacing sugary drinks with plain water can help reduce caloric intake.



CITY MANAGER'S REPORT- JUNE 2025

CITY PERMITTING DATA, thru July 2, 2025

PERMITTING UPDATE


Permits: Since 9/27/24

- Applications Processed: 2955
- Permits Under Review: 128
 - Permits waiting to be reviewed: 5
 - Permits with info needed: 205
 - Sent back due to missing info: 73
- Permits Issued: 2606
(Residential: 1814; Commercial: 792)

◦ Doors/Window: 127	◦ Interior Demo: 881
◦ Deck: 8	◦ Interior Remodel: 765
◦ Full Demo: 148	◦ Mechanical: 180
◦ Driveway: 7	◦ Plumbing: 34
◦ Dock/Lift: 31	◦ Roof: 134
◦ Electrical: 137	◦ Seawall: 13
◦ Fence: 37	◦ Shutters: 10
◦ Fire Alarm Sprinkler: 19	◦ Solar: 4
◦ Garage Door: 40	◦ Generator: 4
◦ Gas: 3	◦ New Residential Bldg: 5
◦ Elevating Structure: 9	◦ Swimming Pool: 7

Inspections:

- Total since 9/27/24: 4284
 - Passed: 3417
 - Failed: 865
- Open Code Violation Cases: 187
 - FEMA Related: 90



Open Office Hours:
City Hall- 2nd Floor
300 Municipal Dr.
11:00 am - 1:30 pm

- **Wed, July 9th**
- **Mon, July 14th**
- **Wed, July 16th**
- **Mon, July 21st**
- **Wed, July 23rd**
- **Mon, July 28th**
- **Wed. July 30th**

Updated: July 2, 2025

727-391-9951
buildingdept@madeirabeachfl.gov

Thank you to all Madeira Beach residents, property owners, and businesses for their continued contributions, investments, and over-all support as we continue navigating our post-storm lives. We are extremely resilient and continue to make our City a better place to live, learn, work, and play. I also thank very, very much our City Commission and all City employees for their daily contributions in ensuring we continue to provide the most efficient and effective city services as we rebuild, restore, and continue enhancing our wonderful, “ 2 Miles Long and Smile Wide,” slice of paradise we call home. Please continue reading for additional updates, information, upcoming events/activities/meetings, and much more.

CITY MANAGER'S REPORT- JUNE 2025

CITY CLEAN-UPS: Thank you to all who continue daily to ensure we maintain a safe, clean, and overall beautiful City. Specifically, the Trash Pirates, the Trash Turtles (both based right here in Madeira Beach), Coastal Crusaders, and Keep Pinellas Beautiful continue to provide wonderful messages and thousands of volunteer hours planning, advertising, and holding clean-ups monthly. Thank you to them and all residents who continue to remind us why we have such a wonderful City.



As in prior months thousands enjoyed our vast and varied events including our monthly clean-up on Saturday, June 7, various youth softball tournaments, nearly 250 runners participating in a 5K on the sand, two groundbreaking for our Military Court of Honor and the new Redington Beaches EMS Station, and a spectacular 1st time Summer kick-off Midnight Market held at our very own R.O.C. Park. Please read throughout this publication for additional events/activities/meetings in July including our Independence Day fireworks on Thursday, July 3 complete with a band playing at the Recreation center stage beginning at 7pm; the Trash Pirates, Coastal Crusaders, and Keep Pinellas Beautiful Community Clean-up on Saturday, July 5; Various youth softball tournaments; the City Commission regular meeting on Wed, July 9; the Fiscal Year 2026 City Budget workshop and City Commission Workshop on Wed, July 23.

JOIN COASTAL CRUSADERS, TRASH PIRATES AND KEEP PINELLAS BEAUTIFUL AS WE PARTNER WITH THE CITY OF MADEIRA FOR AN

AFTER THE 4TH BEACH CLEAN-UP

LET'S WORK TOGETHER TO BE SURE OUR COMMUNITY IS CLEAN AFTER THE 4TH OF JULY CELEBRATIONS

SATURDAY JULY 5, 2025
8:00 AM - 11:00 AM

**JOHN'S PASS PARK
12850 GULF BLVD
MADEIRA BEACH**






ALL SUPPLIES WILL BE PROVIDED
PLEASE BRING A REFILLABLE WATER BOTTLE
PARKING PASSES AVAILABLE AT SIGN IN

CITY MANAGER'S REPORT- JUNE 2025

PUBLIC MEETINGS & CITY INFORMATION

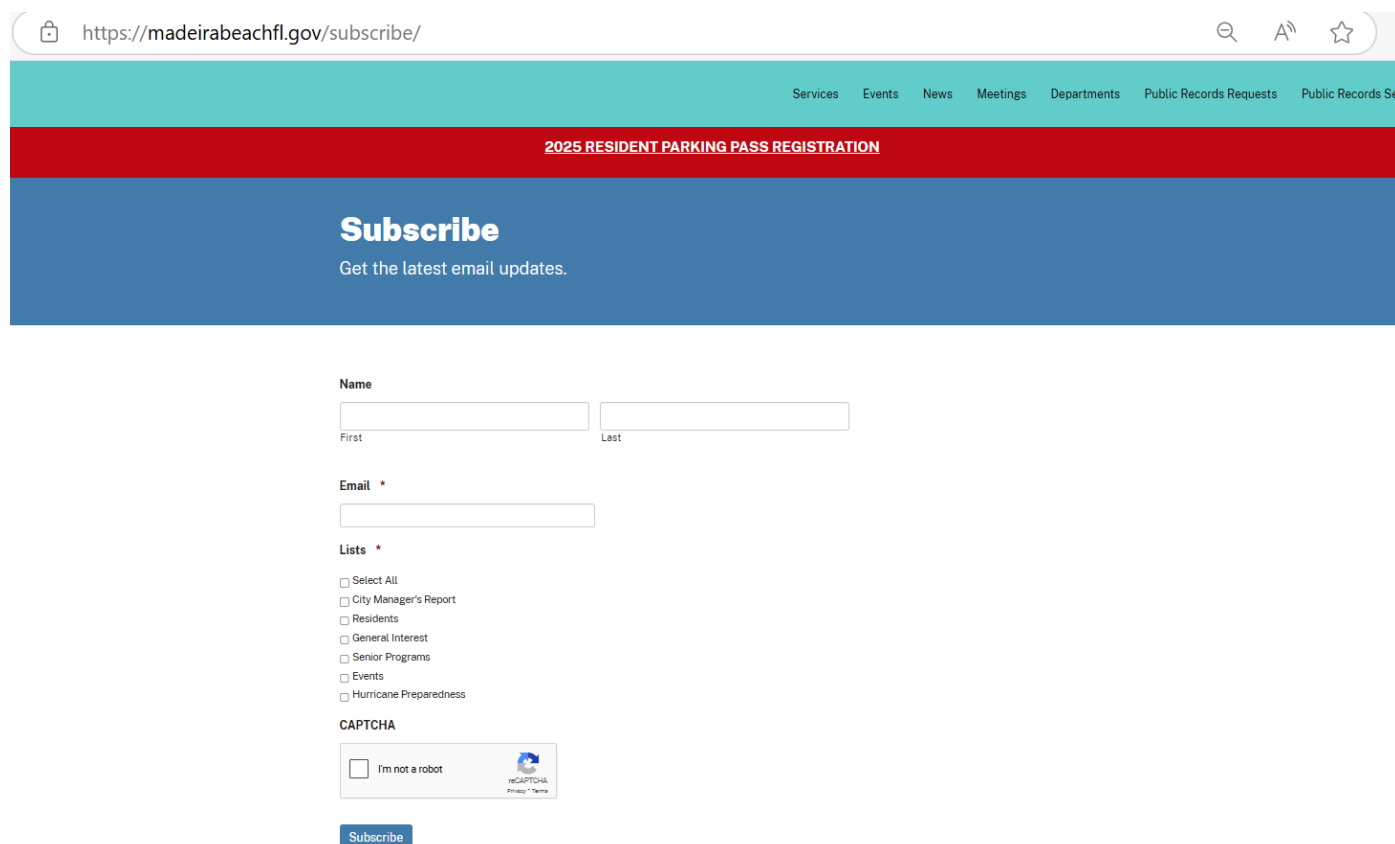
Thank you to all who came out on Saturday, May 31, for our annual HURRICANE and SEA TURTLE NESTING SEASONS expo event here at City Hall. We were very fortunate to have various speakers including the Clearwater Marine Aquarium share their knowledge on Sea Turtle nesting season (runs from May to November) and various City staff and news media (Channel 10 and 11) speak on Hurricane Season preparations (June to November).

Please note City staff will be holding monthly public meetings on various topics beginning in July, the 1st one involving our Community Development Department providing permitting and rebuilding information with the opportunities for significant public input, questions, and answers:

Tue, July 22, 6 pm
City Hall, Commission Chambers

We will be scheduling a 2nd one in early August on obtaining input on post-Hurricane work.

To stay informed on City public meetings, regular meetings (Commission), activities, events, etc., please make sure you are subscribed to receive the City's latest email updates. Please visit the City's website at madeirabeachfl.gov/subscribe/, to enter your information to begin receiving additional City information:



The screenshot shows a web browser window with the URL <https://madeirabeachfl.gov/subscribe/>. The page has a teal header with navigation links: Services, Events, News, Meetings, Departments, Public Records Requests, and Public Records Search. Below the header is a red banner for "2025 RESIDENT PARKING PASS REGISTRATION". The main content area is blue and titled "Subscribe" with the text "Get the latest email updates." Below this is a form with the following fields:

- Name**: Two input fields for "First" and "Last" names.
- Email**: A single input field with a red asterisk indicating it is required.
- Lists**: A section with a red asterisk containing several checkboxes:
 - ☐ Select All
 - ☐ City Manager's Report
 - ☐ Residents
 - ☐ General Interest
 - ☐ Senior Programs
 - ☐ Events
 - ☐ Hurricane Preparedness
- CAPTCHA**: A checkbox labeled "I'm not a robot" and a reCAPTCHA logo with links for "Privacy" and "Terms".

At the bottom of the form is a blue "Subscribe" button.

CITY MANAGER’S REPORT- JUNE 2025

Subscribing to our City email list will keep you updated and informed on many of our events, activities, meetings, and much more including the below two Construction Groundbreaking events that occurred in June:

Friday, June 20, Military Court of Honor



Friday, June 27, Redington Beaches EMS Station



CITY MANAGER'S REPORT- JUNE 2025

WEATHER & HURRICANE SEASON – June 1 to November 30

A reminder that our Madeira Beach Rec Center has a weather station and lightning detection system located on top of the building. The system/software offers a public page for the community to utilize when there is weather approaching. Check it out here: <https://bit.ly/43CfwpW>



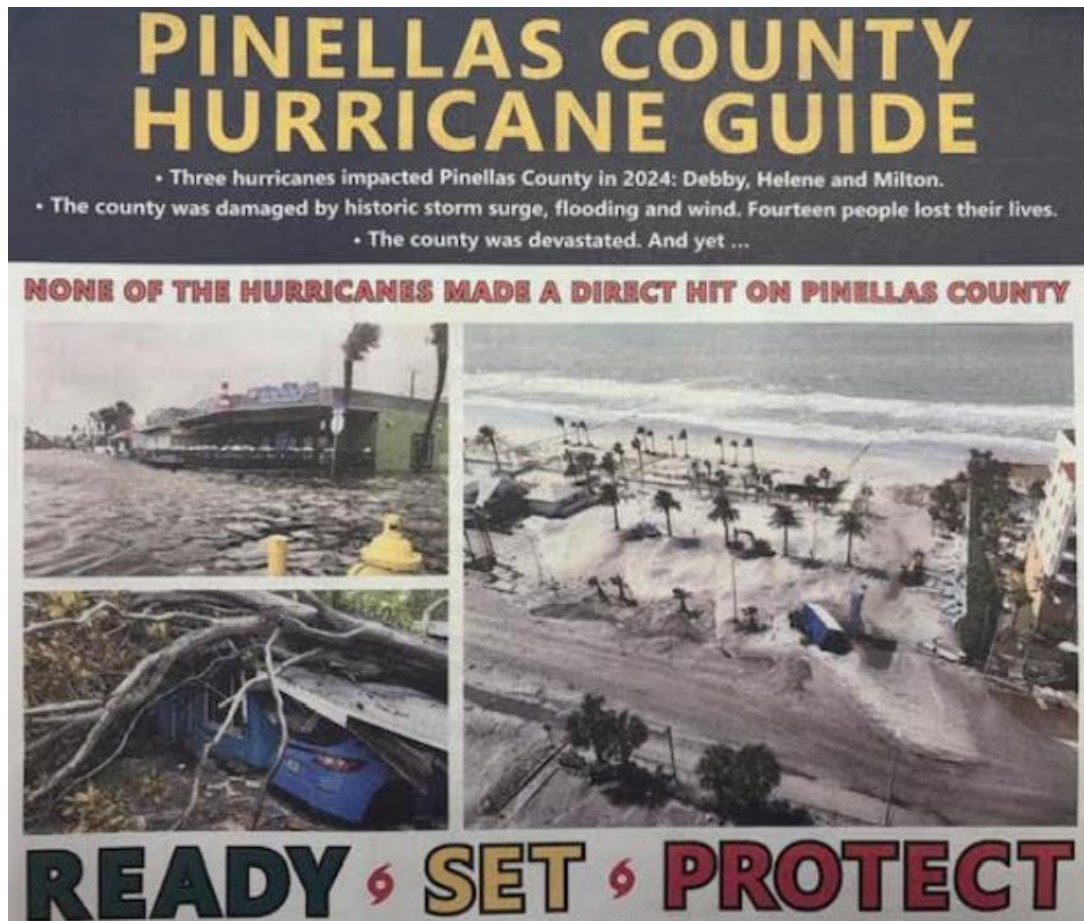
June 1 officially marked the start of the Atlantic basin Hurricane Season. While the 2024 Hurricane season was a life changed, we are better prepared for 2025 with the hope that our enhanced preparations, experiences, and more, will yield few to zero storms. However, we must continue to prepare, be ready, and take action when needed:

Some important reminders include:

- Keep a hurricane kit stocked with food, water, meds, flashlights, battery-powered radio, etc
- Make an evacuation plan for your family (remember to include your pets)
- Gas up vehicles
- Physically prepare/protect your home – clear yard of furniture, debris, and potential projectiles
- Board up windows, put up shutters
- Be ready to turn off power in case of flooding
- Place important documents and valuables in watertight containers
- Keep calm & stay alert

As we enter the Hurricane season, please remember to have a plan in the event a storm is heading our way. **The 2025 Pinellas County Hurricane** Guide is available at City Hall, the Library, and our Fire Station that will be able to assist you with shelter information, pet shelters, preparation of supplies, and important numbers and resources for before and for after the storm.

CITY MANAGER'S REPORT- JUNE 2025



Make an Evacuation Plan

We are in evacuation zone A, make a plan to move to higher ground. Make sure to include pets when making evacuation decisions!

Prepare or Restock Emergency Kit

Make sure essentials are ready to go in a case if emergency. Non perishable food, water, meds, pet food, etc should all be considered when building a kit. Take a look at the link below for a full checklist!

<https://www.floridadisaster.org/.../hurricane-supply.../>

Trim Trees

Don't wait for a storm to approach, trim trees now! Brush pick up is on Wednesdays! Pile needs to be by the curb not in the street or by structures. Please break down large branches. More info here:

<https://madeirabeachfl.gov/proper-brush-disposal/>

CITY MANAGER'S REPORT- JUNE 2025



HURRICANE SEASON
JUNE 1 - NOVEMBER 30

- ✓ SIGN UP FOR ALERT PINELLAS & READY PINELLAS
- ✓ MAKE AN EVACUATION PLAN (INCLUDE PETS)
- ✓ PREPARE/ RESTOCK EMERGENCY KIT
- ✓ TRIM TREES- WEDNESDAY IS BUSH PICK UP
- ✓ REVIEW INSURANCE POLICY

 madeirabeachfl.gov/hurricane-information

The poster features a red background with white text. To the right of the text is a photograph of a boat docked at a wooden pier with an American flag flying. In the bottom right corner of the poster is the official seal of the City of Madeira Beach, Florida, Pinellas County.

Review Insurance Policy

Take a look at your insurance policy to make sure it covers what is needed. Have questions? Now is the time to call your insurance company to see what your plan covers. We suggest placing a copy in your emergency kit along with important numbers needed!

Alert Pinellas & Ready Pinellas

Sign up for the following county alert systems. Alert Pinellas is a text based, they will text when there is an emergency in our area.

<https://pinellas.gov/alert-pinellas/>

Ready Pinellas is an app to download and stay connected to county before, during, and after an emergency. <https://pinellas.gov/ready-pinellas/>

Ready Pinellas Emergency Planning Mobile App

Introducing the new and improved Ready Pinellas mobile app!

Ready Pinellas is designed to help residents prepare themselves and their families before, during and after a storm. It is available for free download on the Apple [App Store](#) and [Google Play](#) store.

Note: Android device users who already had the previous Ready Pinellas app installed will need to download the new app from the Google Play store and remove the old app from their devices. Apple device (iPhone and iPad) users will see the app automatically updated.

The new app features a refreshed design and user experience, additional information and tips, and convenient checklists to make sure you and your family are prepared. App users can use emergency supply checklist, home inventory and emergency contacts tools to build a personal emergency plan.

As a storm approaches, the app will provide real-time updates to help keep you safe, including detailed information that is available at your fingertips even if you lose internet connectivity. It will provide resources to contact us year-round and during a disaster and give you tips to Stay Informed.



Ready Pinellas App Features

- **Know Your Zone:** If you have your locator services on, the app will tell you if you are in a designated evacuation zone. You can also look up other addresses to see if they are in an evacuation zone. Remember: Evacuation zones were updated for the 2022 hurricane season, so you may have a new zone. When a storm is approaching, it will tell you if Pinellas County is in the 5-day or 3-day cone and if an evacuation order has been issued.
- **Make a Plan:** Use our emergency supply checklist, home inventory and emergency contacts tools to build a personal emergency plan that you can share. You can take pictures of items for your home inventory.
- **Push Notifications:** Through the app, you will receive informational and emergency notifications from Pinellas County Emergency Management, the National Weather Service and [Alert Pinellas](#).
- **Special Needs:** You can learn more about special needs assistance, which is intended for those who need transportation or require minimal medical assistance while seeking public shelter. You can register from the app.
- **Preparedness Tips:** Learn how to prepare your family, pets, home, condo, mobile home, boat and more.
- **Safety Tips:** Find information on What to Do Now before, during, and after an event. Learn about year-round preparedness, how to clean up after a flood or food safety if power has been out.
- **Report Damages** after a storm has hit Pinellas County.

FEMA- July Plan



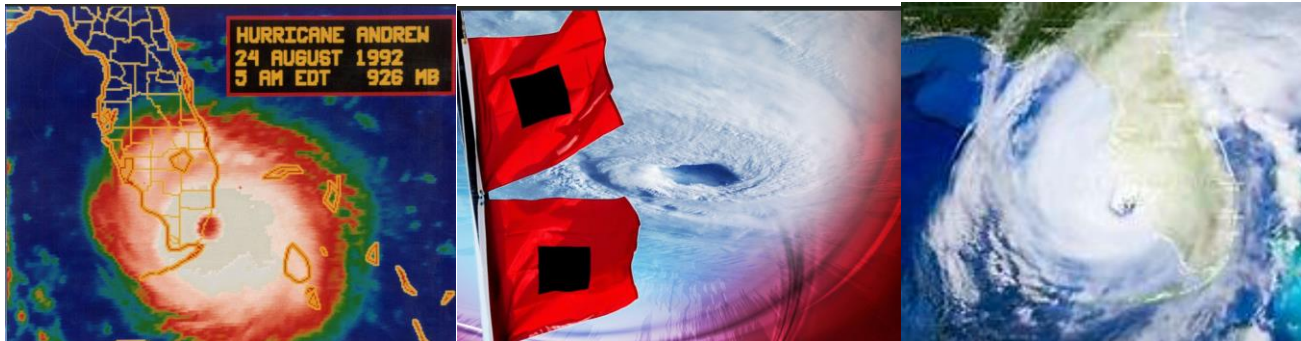
What to do when you lose power!

Summer tends to include thunderstorms into our daily weather. While we correlate power outages with tropical storms and hurricanes, a strong summer thunderstorm can cause an unexpected power outage. Please see below some actions to take before or immediately after a power outage during a thunderstorm or hurricane:

- Keep freezer and refrigerator doors closed
- Use a generator OUTDOOR/OUTSIDE and away from windows

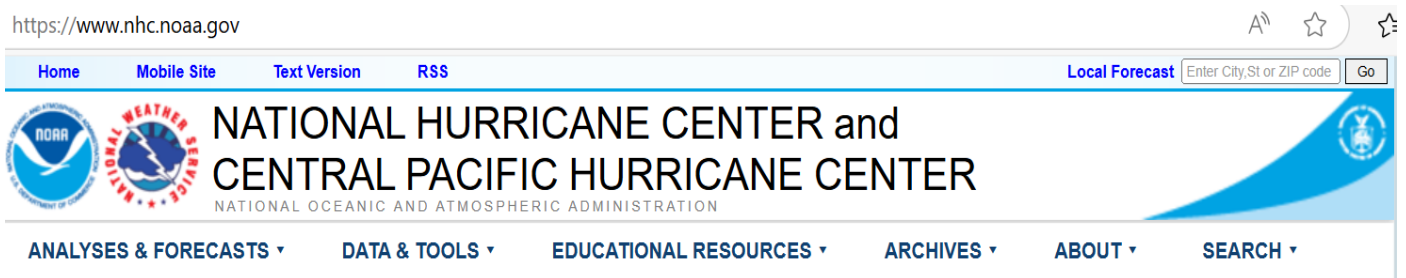
CITY MANAGER'S REPORT- JUNE 2025

- Disconnect appliances and electronics to avoid damage from electrical surges
- Have alternate plans for refrigerating medicines or using power-dependent medical devices
- If going outside, avoid large puddles around power lines that might be submerged but still active
- Power outage means NO A/C. . .



Additional information available at the National Hurricane Center's website:

<https://www.nhc.noaa.gov>



NOAA's outlook for the 2025 Atlantic hurricane season, which goes from June 1 to November 30, predicts a 30% chance of a near-normal season, a 60% chance of an above-normal season, and a 10% chance of a below-normal season.

The agency is forecasting a range of 13 to 19 total named storms (winds of 39 mph or higher). Of those, 6-10 are forecast to become hurricanes (winds of 74 mph or higher), including 3-5 major hurricanes (category 3, 4 or 5; with winds of 111 mph or higher). NOAA has a 70% confidence in these ranges.

"NOAA and the National Weather Service are using the most advanced weather models and cutting-edge hurricane tracking systems to provide Americans with real-time storm forecasts and warnings," said Commerce Secretary Howard Lutnick. "With these models and forecasting tools, we have never been more prepared for hurricane season."

"As we witnessed last year with significant inland flooding from hurricanes Helene and Debby, the impacts of hurricanes can reach far beyond coastal communities," said Acting NOAA Administrator Laura Grimm. "NOAA is critical for the delivery of early and accurate forecasts and warnings, and provides the scientific expertise needed to save lives and property."

CITY MANAGER'S REPORT- JUNE 2025

SEA TURTLE NESTING SEASON BEGAN MAY 1



Here in Madeira Beach, we love sea turtles! Nesting season runs from May 1st to November 30th. The City of Madeira Beach greatly appreciates your support by helping to pick up litter on the beach, filling sand holes on the beach, and making sure your home lighting is sea turtle compliant if you live on the beach side. Look below for some links on more information on what you can do and organizations that help our beloved sea turtles!

- **Pinellas County Sea Turtle Information** – pinellascounty.org/environmental/coastal/sea-turtles.htm
- **SeaTurtleTrackers.org**
- **Clearwater Marine Aquarium Rescue Program** – <https://mission.cmaquarium.org/what-we-do/rescue-rehab-release>
- **Madeira Beach Leave No Trace Ordinance** - <https://storage.googleapis.com/proudcity/madeirabeachfl/uploads/2021/04/Leave-no-trace-flyer.pdf>



CITY MANAGER'S REPORT- JUNE 2025

SEAWEED: Though June is historically the month of greatest seaweed deposits, there is no way to predict when it will wash ashore in larger quantities or how long it will last. While the City of Madeira Beach does rake the beach daily, we are not permitted to rake along the wet sand since there is an importance of seaweed to our ecosystem. For example, turtles use sargassum seaweed mats as nurseries where hatchlings have food and shelter. Sargassum also provides essential habitat for shrimp, crab, fish, and other marine species that have adapted specifically to this floating alga. Per the National Geographic organization, the Gulf of Mexico is home to many layers of life and varied coastal and marine ecosystems heavily dependent on many water, land, and air movements and life systems including seaweed/grass. The below links provide some interesting information on seaweed/grass:

[The Importance of Seaweed to Our Ecosystem | SoWal.com](https://www.so-wal.com/the-importance-of-seaweed-to-our-ecosystem/)

<https://cleantechnica.com/2021/06/02/seaweed-can-resotre-ocean-dead-zones-caused-by-nutrient-run-off/>



CITY MANAGER'S REPORT- JUNE 2025

CITY VISIONING – MISSION & VISION STATEMENTS

Our consulting firm, Kimley Horn, continues working to finalize the City's revised Master Plan that will provide:

What is the purpose of the new City Master Plan?

- **Guiding document** for future development and capital improvements that reflects the community's vision for the future of Madeira Beach
- Replace the 2002 Master Plan to **address evolving community needs and implement modern, sustainable practices and solutions**
- The Master Plan will **identify goals, objectives, and implementation strategies** that will:
 - Address local challenges,
 - Help our City adapt to future conditions, and
 - Enhance quality of life for all who live, work, and visit Madeira Beach.

Stay tuned for additional updates. . . more information available at:

<https://madeirabeachfl.gov/master-plan>

More meetings, events, and activities will occur throughout July and August with the goal of completing the plan by this fall.



City of Madeira Beach's Mission Statement

Madeira Beach, A Gulf Coast barrier island community, provides exceptional services to our residents, businesses, and visitors in a manner consistent with the eclectic nature of our city. We celebrate a quality of life enjoyed by all.

City of Madeira Beach's Vision Statement

Madeira Beach, gateway to the Gulf, is a welcoming, livable community dedicated to the preservation of our pristine natural beaches and our eclectic neighborhoods which create a unique sense of place for all.

Public Trust - We believe that honesty and integrity are the foundation of all constructive relationships and the basis of public trust. We will ensure this through ethical behavior and decision making.

Safety - We value safety by promoting a healthy environment, infrastructure, and lifestyle for the community.

Transparency - We will protect and preserve open and honest governance to maintain the public's trust and confidence.

Teamwork - We are committed to working together, embracing diversity and inclusion to best serve one another and the public.

Accountability - We define accountability as taking ownership and responsibility for the outcomes of our decisions, actions, and management of our resources.

Professionalism - Professionalism is dedication to excellence through integrity, requiring careful analysis of issues, free of personal biases, with a commitment to the organization and the community.

Respect - We value all viewpoints and opinions and treat each other with courtesy and respect.



CITY MANAGER’S REPORT- JUNE 2025

CITY BUDGET

The next Fiscal Year (FY) 2026 Budget Workshop will take place on Wednesday, July 23, beginning at 4 pm (at City Commission Chambers, 300 Municipal Dr) to discuss department personnel and operating expenditures, the City’s tax (millage) rate, and various non-departmental expenditures including contributions to other agencies (Chambers of Commerce, Events, etc). A reminder that the City’s fiscal year runs from October 1 to September 30 – so our fiscal year 2025, will conclude this September 30, with the fiscal year 2026, beginning the following day on October 1, 2025. Also, under Florida law we must adopt a balanced budget where our revenues equal our expenditures. Our property/millage tax rate of **2.75 mills** compared to other cities (millage rate utilized for FY 25 budget):

MILLAGE RATES – MB & OTHER CITIES

City	FY 2024 Millage Rate
Madeira Beach	2.7500
Clearwater	5.8850
Seminole	2.4793
Treasure Island	3.8129
St Pete Beach	3.0913
Redington Beach	1.8149
Indian Shores	1.8700
South Pasadena	5.1750
Dunedin	4.1345
St Petersburg	6.4535

While the City will keep the same 2.7500 millage (property tax) rate for our FY 2026 budget (for the 6th consecutive year), the impacts of the 2024 hurricanes have resulted in some declining revenues mainly in property and public service (utility) taxes, franchise fees, parking, and building fees (most of this reduction due to the City waiving post-storm permit fees and an over-all reduction from 2% to 1% on the valuations that determine the permit fee). Parking and Building fees are recorded separate from the General Fund in their own funds. Parking was significantly down in October, November, and December 2024 as most spaces were unavthe City began restoring the parking lots. Since January 2025, Parking fees have been returning to normal:

ACCOUNT		FY 2024 ACTUAL	FY 2025 BUDGET	FY 2026 BUDGET	
Revenues & Other Inflows					
001.1400.311000	Ad Valorem Taxes	5,254,855	5,782,000	5,460,000	(322,000)
001.1400.314100	Utility Service Tax - Electric	838,098	840,000	750,000	(90,000)
001.1400.314300	Utility Service Tax - Water	133,443	130,000	80,000	(50,000)
125.5240.322000	Building Permits	1,053,826	1,300,000	1,000,000	(300,000)
407.6500.344xx	Parking Fees & Fines	3,263,510	3,676,500	3,700,000	

CITY MANAGER'S REPORT- JUNE 2025

Consequently, the City will be obtaining a zero percent interest emergency bridge loan to offset the revenue losses in the current FY 2025 and upcoming FY 2026 budget:

Emergency Bridge Loan Request – Sum of Projected Loss

Revenue Loss Type	Amount
FY2026 Ad Valorem Taxes	338,200
FY2025 Ad Valorem Taxes	249,800
Local Option Taxes & Shared Revenues	403,600
Charges for Services	2,156,900
TOTAL:	3,148,500

FY 2026 BUDGET

TOTAL EXPENDITURES & OTHER OUTFLOWS

Archibald Park Fund	3.3%	1,463,450
Building Fund	3.7%	1,663,450
Debt Service Fund	0.7%	299,125
Gas Tax Fund	0.3%	136,500
General Fund	46.3%	20,728,435
Impact Fee Fund	0.2%	100,000
Local Option Sales Tax Fund	6.1%	2,750,000
Marina Fund	2.6%	1,181,160
Parking Fund	3.6%	1,633,115
Sanitation Fund	4.3%	1,937,070
Stormwater Fund	28.8%	12,902,770
Total Expenses & Other Outflows	100.0%	44,795,075
Fund Balance/Net Postion Available		2,154,766
Total Uses		\$ 46,949,841



CITY MANAGER’S REPORT- JUNE 2025

Just the City’s **General Fund**, the fund that accounts for just about all tax revenues (property, sales, utility, state revenue sharing, etc) and all general government expenditures including administration, human resources, information technology, legal, public works, recreation:

GENERAL FUND EXPENDITURE SUMMARY

EXPENDITURES & OUTFLOWS BY DEPARTMENT

Board Of Commissioners	0.4%	81,600
City Clerk	2.6%	531,800
City Manager	6.2%	1,276,700
Community Development	3.8%	786,950
Finance	3.6%	750,700
Fire/Ems	42.4%	8,793,050
Human Resources	0.5%	102,200
Information Technology	1.3%	267,000
John's Pass Village	4.4%	909,000
Law Enforcement	9.0%	1,866,000
Legal Services	0.9%	196,500
Non-Departmental	13.0%	2,697,875
Parks	0.4%	73,100
Public Works Administration	4.1%	846,660
Recreation	7.5%	1,549,300
Grand Total	100.0%	20,728,435

More information will be posted on the City’s website as the City Commission and City staff continue preparing, reviewing, and finalizing the FY 2026 total City budget. Additional budget meetings will be held on July 23, August 27, (both beginning at 4 pm) followed by 2 (state-required) public hearings/meetings on Sept 10 and Sept 24, both beginning at 5:30 pm.

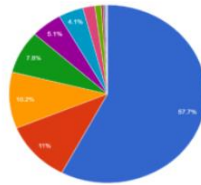
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FINANCIAL TRANSPARENCY

The City's Finance Department webpage through its Financial/Accounting software called ACLARIAN has a link that provides a Financial Transparency Site that lists inflows (revenues), outflows (expenditures), and payments for the current and prior year by Fund. Curious how much we have collected this year in property (ad valorem) taxes or utility (public) service tax-electric, or on field rentals. . . or curious what we recently spent money on, please check out the below site and information:



Documents
Vendor Portal
Staff



View Fund & Department Summary
Created By:

ACLARIAN

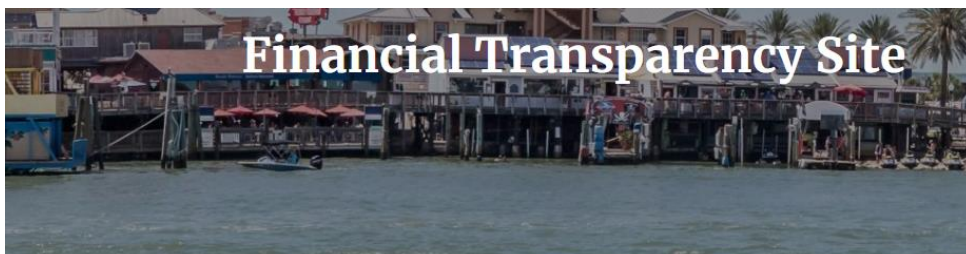


Overview

Inflows

Outflows

Payment Listing



Overview

General Fund



CURRENT YEAR BUDGET

CURRENT YEAR ACTUAL TO DATE

PRIOR YEAR BUDGET

PRIOR YEAR ACTUAL

CITY MANAGER'S REPORT- JUNE 2025

ENVIRONMENTAL STEWARDSHIP – LEAVE NO TRACE

Our daily beautification work including restoring/rebuilding our slice of paradise along with monthly city-wide clean-ups and continued recycling services, we also continue reminding our residents, businesses, and visitors to ensure all trash/waste ends up in the proper containers particularly when visiting our sand.

Also please remember when on the sand: -No dogs on the Sand

-No glass on the Sand

-Please place all trash/refuse in proper containers

-Please fill all holes on the Sand

-No smoking & No glass on the Sand
Cigars allowed



Beach Ordinances

Sec. 42-37 - Leave no trace

- Any unattended tent or property left on the Public Beach at night shall be deemed discarded by the owners and become the property of the City of Madeira Beach and may be removed and disposed of by the appropriate authority.
- All holes on the beach are to be filled in the same day they are created.
- Camping, bonfire, grilling and glass are prohibited.

Sec. 42-38 - Enforcement

- Violation of any provision of this article shall be subject to the following penalties:
 - ⇒ First violation: \$100.00 fine.
 - ⇒ Second violation: \$200.00 fine.
 - ⇒ Third violation: Fine not to exceed \$500.00 pursuant to F.S. § 162.22.

Sec. 10-5 – Animals banned from Public Beaches

- It shall be unlawful for any dog, cat, other animal, whether running at large, on a leash, or being carried, to be on any public beach within the city.

For more information or questions please call

Code Enforcement at 727-391-9951 X 295

Help us leave no Trace !

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Sanitation-Trash Collection



REMINDER: Trash containers need to be stored somewhere other than curbside, and wheeled out to the curb for collection no earlier than 5:30 pm the day prior to collection, and removed away from the curb by sunset the day of collection. If your container is damaged or missing please contact the City of Madeira Beach Public Works/Sanitation department at 727.543.8154. The City of Madeira Beach greatly appreciates everyone's patience and understanding with OUR trash collection procedures help to keep our City even cleaner.

To verify your trash collection days and brush/yard waste collection day (only WEDNESDAY), please view the trash collection map on the City's website:

<https://madeirabeachfl.gov/sanitation/>

A reminder of Hurricane, post-storm debris management and removal (hoping last year was the last time for many years):

DEBRIS DISPOSAL



Post storm we need residents help with debris removal. **Debris MUST be separated** into the below piles in order for our contractor to document & pick up. If we don't follow this process the City may not be reimbursed for debris pick up!

DO NOT PLACE DEBRIS IN BAGS, items should be placed on property by curb and away from structures.

LARGE APPLIANCES

- Fridge, washer/dryer, air conditioner, stove, water heater, dishwasher, etc.
- **Seal or secure all appliance doors!**

CONSTRUCTION DEBRIS

- Building materials, drywall, lumber, carpet, plumbing items

VEGETATIVE DEBRIS

- Tree branches, leaves, logs, plants

HAZARDOUS WASTE

- Oil, batteries, pesticides, paint, cleaning supplies, compressed gas.

ELECTRONICS

- TV, computer, Stereo, phone, DVD player, gaming systems



www.madeirabeachfl.gov



727-543-8154



CITY MANAGER'S REPORT- JUNE 2025

Earlier this year the City Commission approved a trash collection fee reduced fee for qualifying residents/property owners:

Trash Service Disaster Fee Decrease Questionnaire

Please see the below requirements to qualify for the Trash Service Disaster Fee Reduction:

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.

Information and application may be found at the following internet/web site:

<https://madeirabeachfl.gov/trash-service-disaster-fee-decrease-questionnaire/>

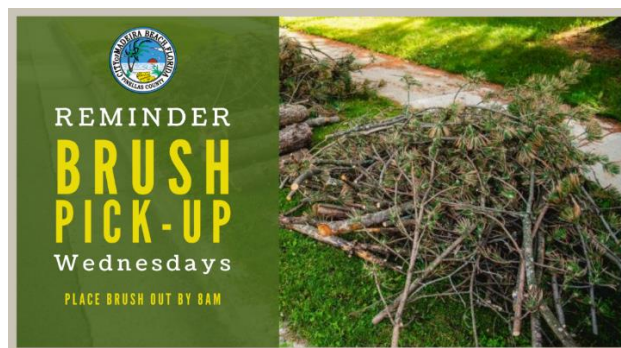
RECYCLING & BRUSH PICK-UP REMINDERS:

Wednesday Pickup

1- 64 gallon container provided by Waste Pro

Recycled items accepted:

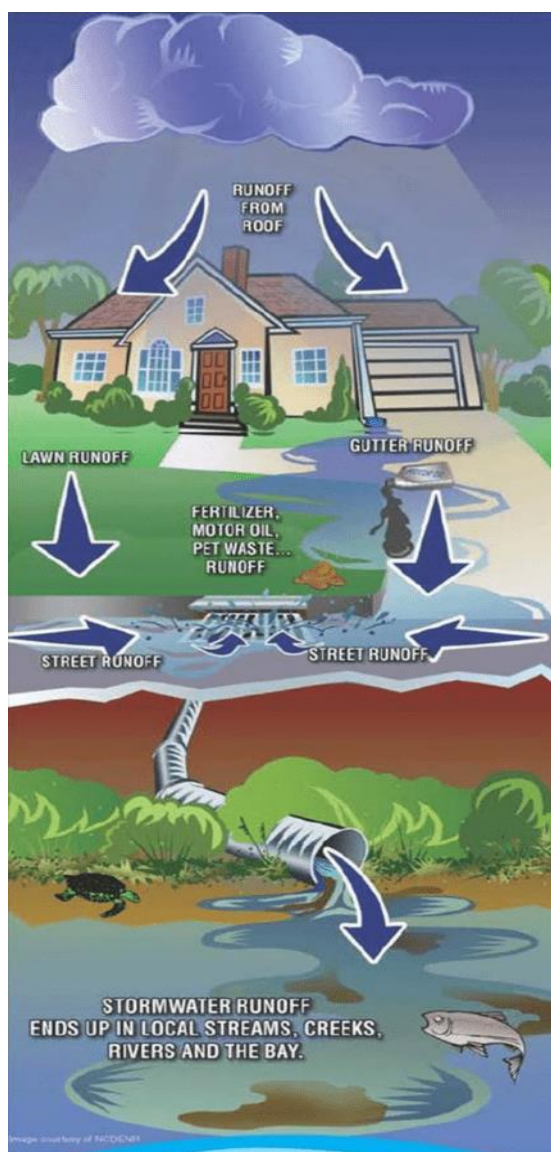
Plastic bottles, jugs, glass, metal cans, cardboard boxes, and paper.



Stormwater Runoff

Pollutants include yard debris, oil or other automotive fluids, sediment, gravel, masonry materials, paint or any other chemical.

More Information on the City's ordinance on Stormwater can be found in our code of Ordinances Section 70 Article IV. Stormwater.



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CITY MANAGER'S REPORT- JUNE 2025

PUBLIC WORKS - Project Update June 2025

1. Boca Ciega Street End Project Approval

- Contract Approved by BOC June 11, 2025
- Contract amount \$149,998.42
- Scope of Work includes
 - Installation of pervious paver walkways at all 5 locations
 - Installation of planters and irrigation at 1-4 parks

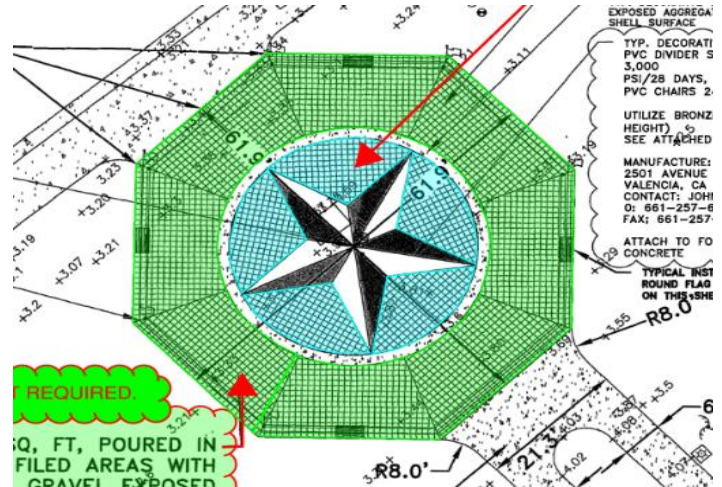


2. Patriot Park Military Court of Honor Project Approval

- Contract Approved by Board of Commissioners for \$225,812.43
- Additional Construction Engineering cost of \$7,500 for oversight during the project
- Groundbreaking Ceremony was held on June 20, 2025
- Scope of Work
 - Install decorative concrete consisting of a Shell aggregate and a pea pebble aggregate with a stained concrete star and install flag poles for all branches of the military and LED lights.
- Tentative July Schedule
 - Mobilization July 7, 2025

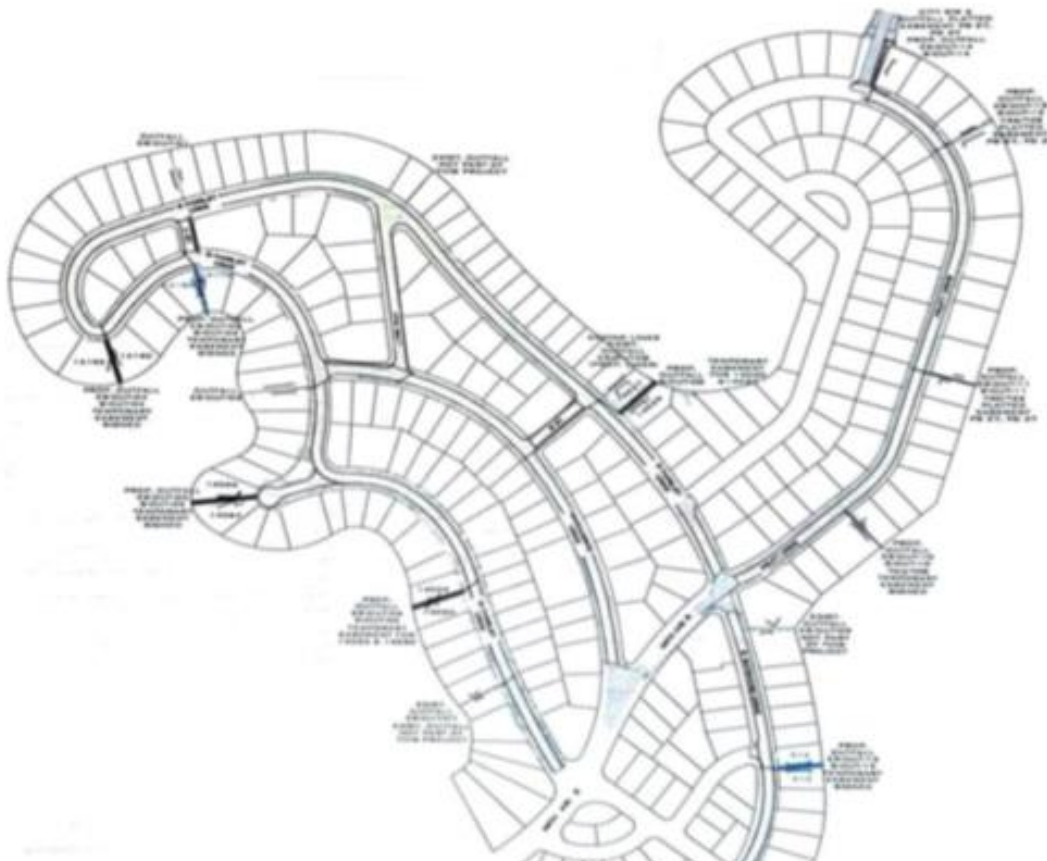
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- Week of July 14, 2025,
Ground clearing, relocating
gazebo, remove trees and
concrete, and layout
foundation
- Week of July 21, 2025-
Install electric, pour concrete
footers, form and pour
decorative concrete and form
and pour sidewalks
- Weel July 28, 2025- Pour
and form remaining
decorative concrete



3. Area 3 – E & W Parsley, Marguerite Dr., Lynn Way, A & B St., Pruitt, and S Bayshore Roadway and Drainage Improvement project

- Started June 9th
 - Currently working on Pinellas County Water line replacement along Pruitt Dr.



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4. Beach Groin Restoration Project

- o Completed June 14th



5. Area 5 – 131st Ave. and 129th Ave., Roadway and Drainage Improvement Project

- o 90% Plans in with Pinellas County for review

6. Area 6 – Municipal Dr., 153rd Ave E, 154th Ave E, 155th Ave E, 1st St. E., 2nd St. E., and Harbor Dr. Roadway and Drainage Improvement Project

- o 90% Plans with Pinellas County Engineering Firm for review
- o Working on Southwest Florida Water Management District exemption permit
- o Creating Temporary Construction easement for pipe replacement

CITY MANAGER’S REPORT- JUNE 2025

FIRE

Please visit the Fire Department’s website at, <https://madeirabeachfl.gov/departments/fire/> to view the department’s calendar year 2024 Annual report:

ANNUAL REPORT

Calendar Year 2024

The City of Madeira Beach Fire Department is committed to providing high-quality, responsive services that promote the health, welfare, and safety of all who reside, work in, or visit our area of service. Our members, using safe and effective methods, strive to reduce the loss of life and property through emergency medical services, education, fire prevention, marine operations, and suppression.

We shall serve the public with courtesy and respect, holding dedication to duty above personal comfort and convenience, whenever our skills and talents are needed.



Submitted By
Clint Belk, Fire Chief



Some highlights from the report:

ANNUAL EMERGENCY RESPONSES

Total Emergency Incidents - 2298

Total Emergencies in 2023 - 1978

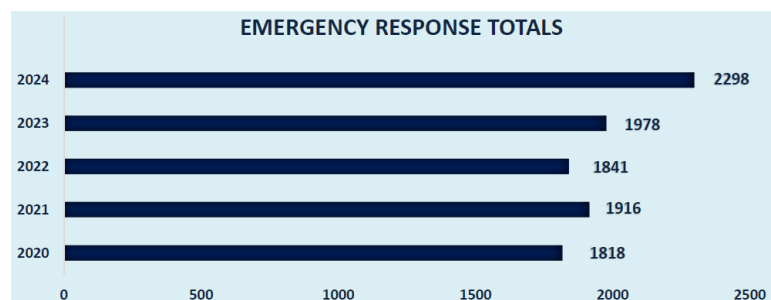
Medical - 1247

Fire Incident (including automatic alarms) - 819

Structure Fire - 88

Marine/Water Rescue - 112

Trauma Alert - 32



Average Response Time:

4 Minutes, 50 Seconds

CITY MANAGER'S REPORT- JUNE 2025

BEACH WATER SAFETY

A fun day at the beach can turn very dangerous when rip currents are present. Many beaches in Pinellas County, including Madeira Beach, do not have lifeguards on duty. It is important to stay informed of the forecast for local beach conditions before heading out and be observant of the water conditions once you arrive. Never leave children unattended in the water or near the shoreline.

We recommend that you review the tips below as a family to help everyone have a safe beach day.



What are rip currents

- Rip currents are channelized currents of water flowing away from shore at surf beaches.
- Rip currents typically form at breaks in sandbars, and also near structures such as jetties and piers.
- Rip currents are commonly found on all surf beaches, including Great Lakes beaches.

Facts about rip currents

- Rip current speeds can vary from moment to moment and can quickly increase to become dangerous to anyone entering the surf. Average speeds are 1-2 feet per second, but they have been measured as fast as 8 feet per second – that's faster than an Olympic swimmer!
- Rip currents do not pull people under the water – they pull people away from the shore.
- Rip currents can sweep even the strongest swimmer.
- Sometimes a rip current ends just beyond the line of breaking waves; however, others may continue to flow hundreds of yards offshore.

What are the visible clues that a rip current may be present?

- A narrow gap of darker, seemingly calmer water between areas of breaking waves and whitewater.
- A channel of churning, choppy water.
- A difference in water color.
- A line of foam, seaweed or debris moving seaward.

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What if I'm caught in a rip current?

- Relax, rip currents don't pull you under.
- Don't swim against the current.
- You may be able to escape by swimming out of the current in a direction following the shoreline, or toward breaking waves, then at an angle toward the beach.
- You may be able to escape by floating or treading water if the current circulates back toward shore.
- If you feel you will be unable to reach the shore, draw attention to yourself. If you need help, yell and wave for assistance.



How to help someone that is struggling in a rip current?

Don't become a victim while trying to help someone else! Many people have died trying to rescue rip current victims.

- Get help from a lifeguard! If lifeguards is not present, call 9-1-1, then try to direct the victim to swim following the shoreline to escape.
- If possible, throw the rip current victim something that floats.
- Never enter the water without a floatation device.

More information about rip currents can be found at <https://www.weather.gov/safety/ripcurrent>.

BICYCLE SAFETY

- Ride predictably, just as you would if you were operating a motor vehicle. Blending in with the normal traffic flow is the safest way to ride.
- Ride on the right side of the roadway with the flow of traffic. Riding on the left or on the sidewalk significantly increases your chances for being involved in a crash, especially at intersections and driveways where motorists will not expect to see you. Besides, riding on the right is the law. (You may see people with smaller children riding on the sidewalk. If you are one of those persons, be considerate of pedestrians and remember that they have the right-of-way on these walkways.)
- Obey all traffic signs and signals.
- Always yield to overtaking traffic; then signal before turning or changing lanes. If a motorist slows to allow you the right-of-way as a courtesy, make eye contact with the driver and signal that you understand that the driver gave you the right-of-way.
- Ride single file unless traffic allows you to ride two abreast. Do not ride two abreast on Gulf Boulevard.
- Yield to other vehicles and pedestrians when traffic law requires that you do so.
- Be highly visible. Wear light, bright-colored clothing in daylight. At dusk and when it is dark, use a bright white headlight and a red rear reflector. Lights at night are the law. To make yourself even more visible at night, use additional reflectors on your bicycle (e.g., pedal reflectors) and wear reflective material.

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MARINA

- New power pedestals have arrived to replace the ones damaged in Hurricane Helen and are designed for easy removal by marina staff and storage on high ground in the event of another storm. After the installation of the pedestals has been completed the Marina will be 100% restored from all damage caused by both storms.
- Researching the opportunity of painting a mural on the block wall outside the Marina's fenced area on the west side of the Marina driveway entrance. The wall is currently a plain block, and we believe that a marine themed mural would add some beauty and grab the attention of visitors entering our great city. Below is a rough draft of an image staff devised.



- Red Snapper season is in full swing, and the Florida Gulf Coast will have the longest Red Snapper season in history this year. Also, Red Grouper will remain open until the end of the year. We have seen lots of locals and visitors frequent the marina for supplies and fishing gear to go and hunt down these popular and tasty reef fish.
- The Marina seawall project will resume very soon, and we have been told by the contractor that the project will take four to six weeks to be completed. We experienced a delay with the project due to some specific materials required by the federal grant specifications.

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- We will continue to have our Amphibious Trash Roundup on September 6th this year. We will be working together with other local beach cleanup volunteer groups to try and make this year the biggest ever. We will be cleaning up our local waterways and beaches and removing derelict crab traps to keep our water safe and beautiful. Everyone participating will be eligible for prizes and a free lunch.
- Reminder of the Marina's services and hours of operation . . . stop by and visit !

The Madeira Beach Municipal Marina is your gateway to the beautiful waters of the Gulf Coast, offering a full range of amenities and services to make your boating experience enjoyable and convenient. Open seven days a week, the marina is ready to serve you with extended hours to accommodate early morning and evening adventures.

Operating Hours:

Monday to Thursday: 7:00 AM - 7:00 PM

Friday to Sunday: 7:00 AM - 8:00 PM

Whether you're looking to dock your boat, refuel, or simply enjoy the scenic surroundings, Madeira Beach Municipal Marina is the perfect spot for marine enthusiasts. With top-notch facilities and friendly staff, the marina ensures a seamless and pleasant experience for all visitors.

Floating fuel dock with ethanol-free gas and diesel, restrooms with showers, Coin operated Washer and Dryers, 24-hour free pump-out system, filleting tables and washdown area.

We have a fully stocked ship store including: Live shrimp, a large variety of frozen bait, beer, soda, snacks, a huge selection of tackle, and boating supplies.

CITY MANAGER'S REPORT- JUNE 2025

PARKING

A few reminders regarding **residents** and **visitor** parking:

1. Residents can obtain up to 3 **RESIDENT PARKING PASSES** at no charge, that allow residents to park in any City of Madeira Beach lot while the lot is open as well as on streets that allow resident parking. No overnight parking is allowed at any City lot using the **RESIDENT PARKING PASS** (everyone can use the overnight parking lot areas by paying the \$3/hour fee).
2. **RESIDENT PARKING PASSES** are only for residents physically living within the City of Madeira Beach City limits – not for businesses, visitors, or tourists – **MUST** prove City residency and provide a driver's license and a valid vehicle registration.
3. **VISITOR PARKING** is available at all City of Madeira Beach lots and the John's Pass Boardwalk & Village on-street spaces and the lot adjacent to the VFW (entrance off 129th Ave E) by paying the hourly rate of \$4 (may pay using the ParkMobile app or online at parkmobile.io. Overnight parking is only allowed at City of Madeira Beach lots located from 130th Ave to 136th Ave (entrances off Gulf Blvd) – not allowed at the John's Pass Parking lot and the Archibald Park Parking lot – by paying the \$4/hr rate (available for up to 7 days).
4. Please keep in mind, particularly visitors, that there are other privately-run/managed parking lots throughout our City that typically charge \$4-\$10/hour as well as the occasional \$20 - \$45 full day rate/charge. These lots are NOT owned/managed/enforced by the City of Madeira Beach



CITY MANAGER'S REPORT- JUNE 2025

June 2025 Parking Activity/Highlights:





REVENUE (estimated as of July 2)

1. Parking Fees \$405,958.02
2. Parking Fines \$ 46,285.00
3. Gross Parking Revenue designated toward parking garage: \$1,562,107.71

-Staff continued adding brighter and easier to read signs emphasizing the payment methods via the ParkMobile App or online via parkmobile.io. Additionally, parking space lines were enhanced in various lots and streets along Rex Place and Village Blvd.

-Issued the following Parking reminders through the City's media:

Heading to the beach this holiday weekend? All of the City of Madeira Beach parking lots are open, with the exception of Tom & Kitty Stuart Park. Take a look below for some reminders when visiting the beach!

-  Mobile payments only via ParkMobile, \$4/hr
-  Enter in the correct parking zone located on green signs
-  Pre-pay for parking when arriving at the beach
-  Handicap parking is free with valid placard or plate

More information here: <https://madeirabeachfl.gov/parking-rates/>

More information on County Park Repairs:

<https://pinellas.gov/projects/madeira-beach-access/>



PARKING
KNOW BEFORE YOU GO!

PAY BY PHONE:

- Mobile Pre-Pay Parking Only
- Download ParkMobile App
- Enter Parking Zone Number
- Enter Duration

RATE:

- \$4.00 an hour
- Handicap Parking is Free with valid plate or placard

www.MadeiraBeachFL.gov

MOBILE PRE-PAY PARKING ONLY

ParkMobile
Fast & Easy Parking Payments

110093

CITY MANAGER'S REPORT- JUNE 2025

Gulf Beaches Public Library



In addition to various eResources, databases, books, and other available materials, our Gulf Beaches Library also offers Notary services for \$5.00 per stamp. To schedule an appointment for Notary services please call Monday – Friday, 727-391-2828. Of course, libraries still continue to loan out materials, please take a look at the loan periods, item limits, and length of check-out for the below items.

Loan Periods

Items	Item Limit	Due Dates
New Books	50	14 days
Books	50	28 days
DVD	25	7 days
CD Books	25	28 days
CD Music	25	14 days
Sunshine States	2	14 days

You may check out a combined total of 50 items.

If you do not already have a library card, please stop by to obtain one, items needed to obtain one:

Provide the following identification with your name and current local address. A current valid Florida Driver's License/Florida Identification Card -OR- An alternate picture ID -AND- Your current TRIM notice or tax bill – A current utility bill (including cable television) – A long-term lease on property in the Cooperative area – A deed to property in the Cooperative area – Vehicle registration or title-current year – Voter's registration – Other appropriate identification

A unique identification number is needed for each library card. You may provide a social security number or a passport number for all family members applying for a card. Alternatively, a library may use a combination of the last three letters of the name and the birth date. Complete and sign the application and begin borrowing materials.

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Additional Library Resources available at <https://gulfbeacheslibrary.org>:



Download eBooks, eMagazines and AudioBooks

Read ebooks and listen to audiobooks instantly from our digital library. Download the [free Libby App](#) or [get started now](#).

Check Out Museum Passes

Thanks to a partnership with area museums and the Pinellas Public Library Cooperative, we are happy to offer FREE family admission to local museums.

Library Hours

Mon. 10 am – 6pm
Tues. 10 am – 8pm
Wed. 10 am – 6pm
Thurs. 10 am – 6pm
Fri. 10 am – 6pm
Sat. 10 am – 5 pm
Sun. Closed

CITY MANAGER'S REPORT- JUNE 2025

UPCOMING SPECIAL EVENTS/ACTIVITIES/MEETINGS

- (1) **Independence Day Celebration & Fireworks**, Thu, July 3, music begins at 7 pm, Fireworks at 9 pm, ROC Park
- (2) **Trash Pirates, Coastal Crusaders, & Keep Pinellas Beautiful Beach Clean-Up**, John's Pass Bell Tower area, John's Pass Park, and Madeira Way, Sat, July 5 beginning at 8 am.
- (3) **BOARD OF COMMISSIONERS REGULAR MEETING**, Wed, July 9, 6 pm, CITY HALL – Commission Chambers
- (4) **CONVERSATIONS WITH THE MAYOR**, Wed, July 16, 12 noon, CITY HALL
- (5) **PUBLIC MEETING**, Tuesday, July 22, 5:30 pm, CITY COMMISSION CHAMBERS, TOPIC: Community Development Department, Permitting & City's Master Plan
- (6) **BOARD OF COMMISSIONERS BUDGET WORKSHOP** CITY HALL, Wed, July 23, 4pm – Commission Chambers
- (7) **BOARD OF COMMISSIONERS WORKSHOP** CITY HALL, Wed, July 23, 6 pm – Commission Chambers
- (8) **BIG-C MEETING** Wed, July 30, 9 am, Belleair Beach Community Center, 444 Causeway Boulevard, Belleair Beach

Thank you very much for your attention. Again, a huge thank you to all City staff that daily make Madeira Beach shine. Please let us know of any matter needing the City's attention. Stay Safe, enjoy Our Slice of Paradise, and a wish for all to enjoy every day throughout 2025 !!

