



**BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, March 04, 2026 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

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

A. Proclamation: Flood Awareness Week; March 9 - 15, 2026

- 6. PRESENTATIONS (limited to 10 minutes each)**
- 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.](#) 01-28-2026, BOC Regular Workshop Meeting Minutes

[B.](#) 02-04-2026, BOC Regular Meeting Minutes

[C.](#) 02-11-2026, 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.

[A.](#) DSK Law - Engagement Letter Renewal

[B.](#) Area 9 Roadway and Drainage Improvement project Engineering Scope Approval

[C.](#) Authorization of the Mayor's signature on FEMA Category A Final Inspection Report

10. PUBLIC HEARINGS

[A.](#) Ordinance 2026-02, Nonconforming Time Limitations - 2nd Reading & Public Hearing

11. UNFINISHED BUSINESS

[A.](#) Special Magistrate Lien at 703 Sunset Cove, Madeira Beach - Case No. 24-233 (Baker-Cianciulli)

[B.](#) Special Application For Mobile Food Vending at Archibald Park

[C.](#) Public Works Building / Zoning

12. CONTRACTS/AGREEMENTS

13. NEW BUSINESS

14. AGENDA SETTING (March 18, 2026 BOC Regular Workshop; 4:00 p.m.)

A. Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive Recognition

B. GrantWorks Piggyback Contract with Texas Standard

C. John's Pass Village Parking Garage Discussion

D. 555 150th Avenue Rezoning to C-4, Marine Commercial

E. ITB #26-01 City Hall Elevator

F. RFP #26-02 Holiday Decorations throughout the City

- G. Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach - Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)
- H. Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025

15. REPORTS/CORRESPONDENCE

- A. Board of Commissioners - Reports/Correspondence
- B. Board of Commissioners - 2026 Meetings Report (Jan - Feb) - Informational
- C. City Clerk
- D. City Attorney
- E. City Manager

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, the City of Madeira Beach has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding throughout the City of Madeira Beach, and this flooding has caused damage and flood losses to homes and buildings in all areas, whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

WHEREAS, the City of Madeira Beach is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates, as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety, and welfare of residents, the Florida Floodplain Managers Association (FFMA) declared the week of March 9 - 15, 2026, as **Flood Awareness Week** to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, I, Anne-Marie Brooks, Mayor of the City of Madeira Beach, Florida, in coordination with **FEMA and Pinellas County**, do hereby proclaim **MARCH 9 - 15, 2026, as FLOOD AWARENESS WEEK in the City of Madeira Beach**, and encourage the citizens of the City of Madeira Beach to increase their knowledge of how to protect themselves and their property from flooding.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Madeira Beach, Florida, to be affixed on this 4th day of March 2026.



Anne-Marie Brooks, Mayor



MINUTES

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

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

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
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: Clint Belk, Acting City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director Consultant
Thomas Trask, City Attorney

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments.

Mayor Brooks asked for the following changes to the agenda:

- Remove Item 4.C. Board of Commissioners Expenditure Report – FY 2024, 2025, & 2026 and put on a future budget workshop.
- Move Item 10.B. Madeira Beach Market Relocation Request to after the Board of Commissioners items and before the City Attorney's item.
- Add a discussion on the Library Time Capsule to the Board of Commissioners items.

The Board consented.

4. BOARD OF COMMISSIONERS

A. Discuss how to recognize Residents who go above and beyond for the City

Commissioner Ghovae initiated the discussion, noting that the Commission had previously passed an ordinance to recognize people who positively contribute to the city. There are many amazing residents who give without expecting anything in return, and they should establish a plan to recognize these individuals.

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

Mayor Brooks clarified that the Board of Commissioners has already adopted a resolution establishing a process for each type of recognition. The Commissioners could go to the City Clerk if they want to nominate someone for recognition, who would then bring it to the Commission for consideration. For the Key to the City, which was discussed as being the highest honor, the nomination would need to be placed on an agenda and approved by the full Commission.

The Commission discussed various aspects of the recognition program, including:

- Certificates of recognition and congratulatory letters, which would also require Commission approval.
- The City Coin, which each commissioner would receive three of to distribute at their discretion without requiring Commission approval.
- Whether the Key to the City should be given on a schedule or only when truly warranted. Commissioner Ghovae suggested that each commissioner could have one key per year to award. However, the acting City Manager noted that limiting how often the key is awarded maintains its prestige, comparing it to a lifetime achievement award in the fire service that is only given every 3-5 years.
- Commissioner McGeehan suggested involving residents in the nomination process, while Mayor Brooks emphasized that resident involvement would be more appropriate for certificates rather than the Key to the City.

City Clerk Clara VanBlargan suggested adding "Certificates of Recognition and Appreciation" as a standing agenda item after the Proclamations and Presentations section to streamline the process. It could be added to the BOC policy when it is revisited in April. That would eliminate a timeline. She could create a nomination form and include it on a workshop agenda for discussion. The Commission supported this suggestion.

B. Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack

The Acting City Manager presented information about a potential property purchase at 217 150th Avenue. Vice Mayor Kerr said he brought the property to the Board's attention and to his attention to explore the possibility of purchasing it. He and the staff met with the property owner and gathered facts and emails recently received for the Commission's consideration.

Mayor Brooks opened to public comment.

Numerous Madeira Cove Condominium residents attended to express their opposition to the potential purchase. John Lipa, Vice President of Madeira Cove Condominiums, stated that they were not opposed to development but believed using the property for public works was inappropriate. He noted that Madeira Cove owns the driveway that would access the property and spent \$29,750 in October to repave it.

The following residents spoke against the proposal to purchase the property:

- Rodger Gerstung, East Madeira Avenue
- Mary Sansoli, 399 150th Avenue
- Richard Batt, 399 150th Avenue A 303 Madeira Cove
- John Douthirt, 401 150th Avenue
- Chuck Dillon 529 Lillian Drive
- Maria Keeler, 401 150th Avenue

They cited concerns about:

- Traffic impacts on their driveway
- Environmental runoff and vermin
- Incompatibility with the Master Plan's mixed-use designation
- Questions about the need for another public works facility when the City already purchased property elsewhere
- Potential flooding impacts
- The City is potentially just acting as a "takeout" for an investor

Richard [? Last Name], 399 150th Avenue, stated that the Commission should carefully examine the easement restrictions on using their driveway, citing a 1940 document that limited its use to telecommunications purposes.

After hearing public comments, the majority of the Board expressed opposition to pursuing the purchase. Mayor Brooks stated that when so many people come out and oppose a project, and it does not align with the current plan, it doesn't make sense to move forward. Commissioner Ghovae clarified that he had only intended to discuss the property and was not advocating its purchase, while Commissioner McGeehan stated he would never vote to designate the location as a public works facility. Commissioner Tagliarini said it would be a lot of work and would take considerable time to rezone the property. He would not support the purchase of the property.

Vice Mayor Kerr presented the Board with his vision for the newly purchased property. It is the Board's responsibility to provide the residents with a return on the investment. He is seeking an alternative site for the public works facility, and the property behind the Kava Shack appears to be a solution. He suggested contracting out garbage collection and placing the parking garage where the proposed public works facility would be located.

Commissioner Tagliarini said the purpose of the discussion was to provide direction to City staff. He suggested they table the discussion of the 217 150th Avenue zoning and future land use until a proposed sale that falls within the zoning for the best use of the property.

The consensus of the Board was to table all discussion of the property until a proposal that falls within appropriate zoning and best use of the property is presented.

C. Board of Commissioners Expenditure Report – FY 2024, 2025 & 2026

This item was removed from the agenda to be placed on a future budget workshop meeting agenda.

D. Library Time Capsule Discussion

This item was added to the agenda.

Mayor Brooks said she was at the Big C meeting today. They had all received an email this week regarding the time capsule going back in at the library. She wanted to bring it up so they could think about it over the next week before their next meeting and determine whether any of them wanted to make a recommendation for something to go into the capsule. The library prepared a small folding book about the City of Madeira Beach and the Commission at that time. They planned to print it and place it in the capsule on their behalf. She does not have an issue with it but thought it would be nice if they discussed what they would like to see or if anything to come from the City to go in the capsule. The library has a lot of cool things to put in there already. It is a 40 or 50-year capsule, but she was not 100% sure.

Commissioner Tagliarini suggested including in the time capsule information about the 150th event they experienced, the tragedy of the two hurricanes they had last year they are still recovering from. Some mention should be made of it.

Mayor Brooks asked each of them to consider individually what to include in the City capsule, and she will compile a list for their meeting.

Commissioner Ghovae recommended adding with the big letter 2026.

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

10. B. Madeira Beach Market Relocation Request

The item was moved from its original position on the agenda.

Recreation Director Jay Hatch presented this item with Tiffany Ferrecchia from Tampa Bay Markets. Ms. Ferrecchia explained that they wanted to explore relocating the Wednesday market due to construction on Madeira Way, the Winn-Dixie shopping plaza, and other factors affecting attendance.

Ms. Ferrecchia provided details about the market's positive impact on the City, including its promotion of local vendors and businesses, social media reach, and tourism benefits. She explained that since moving to the City Hall parking lot, vendor participation had dropped from 42 to barely 20 vendors despite increased marketing efforts.

She presented several possible layouts, including returning to Madeira Way or potentially moving to Archibald Park.

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

Mayor Brooks asked why the market had left Madeira Way, noting that the construction would not affect the street itself. She recommended the market move back to Madeira Way, citing better visibility, foot traffic, and attendance at that location. Other commissioners agreed that the Madeira Way location had better visibility and foot traffic.

Ms. Ferrecchia explained they had moved based on information from Recreation that construction would impact Madeira Way. Staff clarified there had been a misunderstanding about the construction impacts. Community Development Director Marci Forbes confirmed the silt fence stays within property boundaries and doesn't encroach on Madeira Way.

The Commission supported moving the market back to its original Madeira Way location, with staff to coordinate with contractors to avoid conflicts with the market's operations.

5. CIT ATTORNEY

A. Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)

City Attorney Tom Trask explained that the City prosecuted a code enforcement case on the property located at 703 Sunset Cove. The property owner installed an HVAC system without obtaining a building permit. After failing to bring the property into compliance within the timeframe given by the Special Magistrate, an \$8,800 fine was assessed (\$100/day for 88 days), plus interest. As of October 28, 2025, the outstanding lien was \$8,854.22.

The City received a request to waive the lien completely by the property owner and the property owner's attorney. City staff recommended reducing the fine to \$2,000 to cover staff time in prosecuting the case and handling the lien release. They are asking that, if they do not reduce it, they not reduce it by less than \$2,000 if paid within 30 days. If not paid within that time, the fine should be reverted to the original dollar amount.

The City Attorney said he received an email last night from the property owner's attorney stating that his client is willing to pay \$2,000 recommended by City staff and is ready to proceed with payment. He was surprised to receive the email because it did not matter what he agreed to pay. The lien is \$8,800, and he is to pay that amount unless the lien is reduced by the Commission.

The City Attorney said he needed direction from the Board. It will come back to a regular meeting for official action to be taken.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lillian Drive, commented that reducing magistrate fines too often undermines the system's purpose. He suggested putting a little waiver on the fine, but \$2,000 was excessively low.

After discussion, the Commission reached a consensus to reduce the fine by 50%, as this was consistent with a similar case from July of the previous year. Commissioner Kerr noted that in the current case, the owner elected to remove the air conditioner rather than obtain a permit, which distinguished it from more egregious cases where owners deliberately ignored requirements for years.

6. CITY MANAGER (ACTING)

A. City Manager Search Update

Acting City Manager Belk reported that the job posting for the City Manager position had closed on January 26th with approximately 40 applications. Renee (the search consultant) is reviewing applications and vetting candidates.

The proposed timeline would have Renee making recommendations to the Board on February 18th and interviews with the Board on March 4th. However, with elections scheduled for March 10th, there was discussion about postponing interviews until after the election so that any new commissioner would feel included in the process. The City Attorney clarified that any potential commissioner could receive the same information as the current commissioners and could attend interviews, but would not necessarily be able to ask questions, as they are not commissioners at that point until after the election.

Commissioner Ghovae asked if there was any significance to March 4th. The acting city manager said it was just the timeline given by Renee. Mayor Brooks said she favored keeping it moving along. They would likely not select the top candidate until after the election. Mr. Dillon could be part of that if elected. Or Vice Mayor Kerr would still be there and part of that. Whatever happens.

The Commission agreed.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lillian Dr., agreed with the idea of obtaining the information and keeping the interviews on March 4th. He would want to keep the ball rolling.

The City Clerk asked if they wanted to do a special meeting to keep it on the 4th. The acting city manager said he would contact Renee and work out the details.

Mayor Brooks said they needed to find out how long she expected each interview to last. She would not want to come into a regular meeting at 6:00 p.m. after being there for four hours and then sit for another four hours for a meeting. They need to be mindful of that. But depending on the timeframe and what is on the agenda.

The acting city manager said he would find out and, if a special meeting is warranted, send it out as well. The City Clerk said they usually allocate a set amount of time to each candidate.

The Commission said they were available all day to do whatever they needed.

B. City Photographer Contract Quotes

Acting City Manager Belk explained that the City had been using one specific photographer, Jeremiah, and everyone should be familiar with him. He exceeded the \$30,000 threshold and he was not under contract. Megan Powers reached out to three photographers and two responded: Jeremiah Khokhar, LLC., and St. Jean Creative Photography. The estimates are included in the packet. Jeremiah's quote came in lower, and based on his experience with the City and familiarity with events, staff recommended continuing to use his services. They added it to the agenda for the Board discussion for the next meeting.

All Commissioners agreed with the staff recommendation.

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

The Board's consensus was to continue with the services with Jeremiah.

7. COMMUNITY DEVELOPMENT

A. Ordinance 2026-02, Nonconforming Time Limitations

Joe Petraglia, Planner I, presented an ordinance to extend the timeframe for repairing flood-damaged houses. The current ordinance requires all work to be completed within 18 months, but many property owners are struggling to meet this deadline. They have not prepared for it or really warned people. In the packet, there is a recommendation for rewording it. The current recommendation is to extend that from the current 18 months. The proposed change would give property owners affected by Hurricanes Helene and Milton two years, until September 25, 2026, to obtain a permit for repairs, rather than requiring completion of work within 18 months. That is based on their discussion with the Planning Commission. After discussion here, it would go back to the Planning Commission, then back to the Board for a vote.

The goal is to ensure that every at-grade house has either a permit or a record indicating that it will be built new or elevated, or has an open violation, as required by FEMA. Staff clarified that for new construction or elevation work, there are no time limits under the disaster declaration.

Mayor Brooks opened to public comment.

John Lipa, 399 150th Avenue, spoke in favor of extending the timeframe, noting that, after the hurricanes, it has been difficult to find contractors. The extension would give them more time to find the right contractors and good prices.

Eric Lewis, 129th Avenue East, said there have been delays in grant programs, which discourage starting work before approval. He urged the Commission to consider that.

Mayor Brooks asked whether they voted for and passed it, and whether someone who could not meet the deadline because they were waiting on grants could be an exception, or a way around it.

Mr. Petraglia clarified that it would apply only to people repairing the existing home. For people building new structures or elevating existing structures, the code has no time limitations because the area was declared a disaster area. That would not be changing.

Commissioner Tagliarini supported extending the term to two years, acknowledging the challenges while noting the need to prevent people from taking advantage of the situation. He asked them to look at going much further.

Vice Mayor Kerr asked if it was FEMA guidelines. Mr. Petraglia said it was not FEMA guidelines or in the Flood Code. They do not get CRS credits for the ordinance. It does help with FEMA when they want to audit the City. They pick random properties that are built before the flood maps were adopted and ask for data on those.

Vice Mayor Kerr said that anything they can do to help residents, he is in favor of.

Commissioner McGeehan said he favored extending it by two years. Commissioner Ghovae agreed.

B. John's Pass Village Parking Garage Discussion

Director Forbes reported that they had engaged Kimley-Horn to prepare a proposal for a parking garage feasibility study. The focus is on two locations: Johns Pass and the 130th location, though they're open to considering other potential sites. If there is a different location, they could bring that forward as well. Dylan Hubbard has been in conversation with Justin at FDOT about potential exit routes from a parking garage if it were to be located at John's Pass Park location. They will put Justin and Kimley-Horn in touch as well to make sure they are all on the same page with what flexibility and options they can capture there.

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

Commissioner Tagliarini he would not be saying he was in favor of one or the other at this point. He has had discussions with a couple of residents in District 1 who live right on the John's Pass Park parking lot about potential impacts on their views. As they give it to Kimley-Horn, which he is strongly in favor of, they ensure it is a strong consideration of the people's view of John's Pass.

Long Range Planner Andrew Morris explained the attachments to the staff memo, which included zoning information and the \$0.50 parking fee designated for parking garage development per Resolution 2022-02, which dedicated these funds to study or build a parking garage within half a mile of Johns Pass Village. The acting city manager said that, in the current \$0.50 budget, the line item has \$1.5 million.

Commissioner Ghovae suggested exploring public-private partnerships in which developers could build parking garages in exchange for incentives such as density or height allowances, noting that this approach could save the City money. Let them pay the bills, design it, and construct it. There are several properties he would encourage developers to build parking garages on and incentivize them to build. They could enjoy what is built there. He saw that in one location, it cost almost \$1 million just to design the building. That is ludicrous. He encouraged the Board to think about it and to do so very seriously and carefully. They can't just spend money on things they can save and be creative.

Commissioner Tagliarini said, having attended John's Pass Village Merchants meetings, they could get strong opposition from building that parking lot anywhere else, except near John's Pass Village. Mayor Brooks said it was part of the resolution. When the previous commission voted on the \$0.50 cents parking fee, they put it in writing to be there.

Commissioner Tagliarini asked whether, with a private developer, they could regulate pricing, as this is a significant issue at John's Pass Village. They are very concerned about the private parking lots and the rates they charge compared to the City's rates.

Commissioner Ghovae said those can be conditions of approvals. He is not stating anything in it, and he is not reinventing the wheel. Many projects have been built in Clearwater Beach like this. They could contact the developer team and the City to see how they did it. They do not have to give it a lot of thought. It has already been done.

Commissioner Tagliarini said he was all about synergy between the City and private developers. He just wanted to say out loud that the parking lot needs to be near John's Pass Village. Vice Mayor Kerr said the resolution states it must be within a half mile of John's Pass Village. Commissioner Ghovae said he was just saying that there are many parking garages that has to be built.

Vice Mayor Kerr said his pushback is that parking revenue is the City's second-largest source of revenue and needs to be increased. If they have to take a loan to build a parking garage, that is great, because somewhere down the line, that return on investment will be just a net profit.

Commissioner Ghovae said he is saying that the developer can build it on their property, and they could give an incentive. Vice Mayor Kerr said the City would not receive any revenue from that. Commissioner Ghovae said it would be a condition. They give incentives whether it be density, intensity, or a break on setbacks or heights. They can offer incentives to build a structure they would enjoy. However, they would need to contribute to parking spaces. How it is charged is subject to what they would all agree on. Vice Mayor Kerr said it would not be just a parking garage, a condo, or any other development with parking for which they want to do a PD; instead, they can

go from five stories to seven and not be restricted to five stories. Then the City would get revenue from parking. He would be open to that because he is all about the parking revenue.

Commissioner Tagliarini said the developer can present a plan at any time. He would just like a parking garage. Vice Mayor Kerr said the parking garage the City would appreciate for decades.

8. FIRE

A. Discussion and Approval of Contractual Agreement with Tampa Bay Psychology Associates, LLC

Acting City Manager Belk presented a renewal of the contract with Tampa Bay Psychology Associates. The only change from last year is an increase in the cost of counseling sessions from \$150 to \$165 per hour, which is usually about an hour. He noted that Madeira Beach was the first Fire Department on the beaches to establish such a contract and one of the first in Pinellas County. They are proud of that and asking for approval at the next meeting.

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

Commissioner McGeehen was in favor of renewing the contract. Commissioner Ghovae agreed. He asked for the total budget. The Acting City Manager said last year it was about \$7,000 on these services, with over half the department utilizing them at least once. The services include critical incident stress debriefing after major calls.

When asked by Commissioner Ghovae to elaborate on the mental health impacts of the job, the Acting City Manager explained how first responders regularly experience traumatic events and human suffering that can accumulate over time and affect individuals differently.

All commissioners expressed strong support for continuing the program, with Commissioner Tagliarini noting pride in the City being a trailblazer in mental health support for firefighters.

9. PUBLIC WORKS

A. Public Works Building Conceptual Rendering Discussion

Public Works Director Megan Wepfer presented three options for the public works building, with her preference being option #3. She provided a flyover video showing the 3D concept.

The proposed building will have four bays - three for regular trucks and one taller bay for fire and garbage trucks. Based on lessons from Hurricane Helene, the design includes a second story for critical areas like offices. The first story will be dry flood-proofed, similar to the Snack Shack, and the structure will be elevated as much as possible.

Mayor Brooks opened to public comment.

John Lipa, 399 150th Avenue, asked where the proposed building will be located. He asked what would go on in the taller bay.

Chuck Dillon, 529 Lillian Drive, said a pit would be very beneficial in one of the bays instead of a lift.

Director Wepfer clarified that the building will be located at the current public works site at 505 150th Avenue, and that the garbage trucks will continue to be stored off of 94th Street, and the fourth bay would be used by the mechanic for repairing the fire trucks and garbage trucks. The building will be constructed of concrete with metal sheathing, not an all-metal structure that would be susceptible to rust.

B. John's Pass Jetty Sidewalk Design Discussion

Director Wepfer presented an action plan for the John's Pass Jetty sidewalk and asked for direction from the Board on whether to replace it in the same footprint with ADA upgrades or completely redesign it.

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

Commissioner McGeehen said he received emails from residents requesting that it be returned to its original design with ADA compliance. Commissioner Tagliarini and Vice Mayor Kerr agreed. The Vice Mayor said he would like to see the grant process begin on what they expect the design and construction to look like, see what was there before, and bring it into ADA compliance. Director Wepfer said they would work on it. The only grants they are aware of are for construction. Once they have a direction, they will proceed.

Director Forbes explained that rebuilding the sidewalk exactly as it was (with ADA compliance) would be the fastest permitting path, while any redesign or extension could take years to permit. The project will require permits from FDEP and Army Corps of Engineers. They do not have the flexibility to go any other way.

Commissioner Ghovae inquired about widening the sidewalk and creating viewing areas, but staff and the Mayor emphasized that such changes would significantly delay the project by years. They could obtain a permit to restore it to its original condition and make it ADA-compliant. Once Megan has the drawings and they approve them, Dylan Hubbard has offered to partner to help with grants and opportunities, sharing what he knows to ensure they do not miss anything. There is strong collaboration among businesses in John's Pass and the City to put back what was removed, without changing anything else.

Mayor Brooks said that, based on the information she has received, once they decide to move forward with drawings and design for the sidewalk, Megan can proceed with permitting for that. Doing the other things is secondary to this. Once the permit is obtained, they can decide what changes they would like to make.

Mayor Brooks said the community has indicated they would like more there, but they must take small bites and do it one thing at a time. Hopefully, that would be included in the list of projects staff would present to them, so they could identify and track the most important items.

Commissioner Ghovae explained why he did not want handrails. The Acting City Manager said that, in their meeting with the Army Corps, the Corps stated it must be restored exactly as it was, except ADA-compliant with handrails. Al Carrier was in the meeting as well, and it was estimated that about 600 feet of handrails would be required. If they tell them differently, they will not permit it. Director Wepfer said the handrails could cost about \$150,000 to \$200,000. Commissioner Ghovae said for public safety reasons, he would like to keep the fishermen on the rocks away from the sidewalk. Director Wepfer said that if they were to move it and change the substructure, they would be talking about a completely different permitting status and design. Director Forbes said that if they could shift it away from the rocks so they would not need to spend money on the railings, it would be an option. But that might be off the table for permitting, as it would have to go back to where it was. They are not giving them any flexibility to achieve it another way. Because it goes back to where it was, it triggers the ADA, so it is not something they could negotiate without risking the permit and starting an entirely new permitting process, which would take years and may not be feasible. That is where they are locked into the location, which drives everything else.

C. Archibald Snack Shack Update

Director Forbes updated the Commission on the Snack Shack. More sand has been removed beneath the building, providing better visibility for inspecting the pilings. It was just done, so she will hop down in there next week. The substructure looks good, but it will require reinforcement. It is in good shape and worth moving forward with.

The next step would be to give Kimley-Horn the green light to do the historical designation verbiage in their LDRs. It would not be specific to the Snack Shack because they are adding to their LDRs. It will be for the community as a whole to give us options for this building, as well as whatever future buildings, if people want to pursue it. Their cost estimate is \$54,000. She asked them for some flexibility for tasks two and four. The contract to be presented to the Board for approval at the next meeting will be structured so that, in task two, they will have four meetings, each estimated at \$2,500, bringing the total to \$10,000. But if they only need task two and things are going well, they can schedule fewer meetings, which will reduce the contract cost. A similar approach was taken in task four: if they do not need all meetings, they would be charged only \$5,000 per meeting. They will proceed with \$54,000; if meetings are not required, they will be removed from the task.

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

Commissioner Ghovae asked if they bid anything out. Director Forbes said Kimley-Horn is one of their engineering continuing contract services. Commissioner Ghovae asked whether they could charge whatever they wanted. Director Forbes said she had their senior planner review it, who is familiar with how it is charged, the effort required, and what goes into it; she did not feel it was out of place. Commissioner Ghovae said they are not putting them through any competition to keep them honest. Director Forbes said that if she felt it was not where they expected it to be,

she would have reached out to other subconsultants. Having worked with them on the master plan, she feels they know the community, how to engage with it, and how to connect with it. There is a sense of trust there. She felt the estimate was reasonable. They could do that, but she did not want to prolong this topic. Director Wepfer said not all their engineering firms have a background in historic designation. Each of their engineering consultants has a different discipline.

Director Forbes said the process of adding historical designation to the LDRs is estimated to take six months, and that it must be completed in the LDRs before they can move forward with the Snack Shack. They will have everything in place so they can get moving as soon as possible. They could look into elevating the building and clarified that raising it one to two feet would not affect its potential for historic designation, as the designation would be based on architectural features.

Mayor Brooks said now that they know what is under the building, do they feel like the repair is going to take them over the 50%, and would it warrant, now that they know where they are at, going back and getting the quote for repair to see where they are going to fall on that. She still wants to pursue the historical designation in the future, but now there are no questions about what they need to do, since they know exactly what is there. Would it benefit them to proceed with another scope of work and put it out to bid to go ahead and repair the Snack Shack instead of waiting a year. Director Wepfer said the previous bid came back at roughly \$223,000 and it did not include any of the hurricane strapping that needs to be done. There are 45 pilings beneath the building. Director Forbes said additional reinforcements will still be required beneath the building. They may get a better sense of those numbers, as their next step is to have the structural person who visited the first time review it again to assess what is needed. They could be close. Director Wepfer said they will also select the era to designate as historical. There are items to replace, so they do need to wait for the process.

D. Tom & Kitty Stuart Park Bathroom and Post Storm Update

Director Wepfer said she could not provide the exact cost for the new restroom due to floodproofing requirements for the building. What has taken so long is the engineering for the building's structural aspects, the elevation they plan to reach for that bathroom, and the floodproofing for that restroom. She just got it back, and for the restroom itself, it will cost approximately \$140,000, not including floodproofing. The total project, including the seawall, parking lot repairs, and other elements, is estimated at approximately \$750,000. She explained the project and all that needs to be done. They had to revise the site plan. The park will look virtually the same, except for an elevated bathroom, which requires an ADA-compliant ramp and a staircase. There were two golf cart parking spaces in one compact, the building is going to change directions to north and south because that was the most feasible way for the ramp to be done. They will lose the parking spaces. She does not believe the people with golf carts paid for parking so they would not be losing revenue from that. The site plan should be completed next week and then be able to get the bid out within a week. The bidding process would take approximately four months, followed by an estimated 90 days for construction. They are estimating approximately \$750,000 for the project. She explained the changes needed. They will likely reopen the park before the restroom is installed. When the new restroom is installed, they will only need to close for approximately two days.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lilliam Drive, asked if they could get four parking spaces next to Caddy's for resident parking while construction is ongoing.

Commissioner Ghovae asked if the plan was consistent with the development agreement. He asked if it expired. The City Attorney said he thought it had expired, so they would not need to be consistent with the development agreement. Commissioner Ghovae clarified that it is not necessarily a park by certain definition. It resembles the County Park, Archibald Park, and John's Pass Park.

Mayor Brooks emphasized that despite social media narratives, the property is indeed a park. She noted that the improvements replaced a problematic pavilion that attracted drug activity with a useful bathroom facility. She asked Director Wepfer to look at the four parking spots to see if they could be open for the public.

E. Purchase of 2026 Ford F550 4x4 Dump Truck

Director Wepfer presented a proposal to purchase a 2026 Ford F550 4x4 dump truck for \$90,780 through the Florida Sheriff's Association bid. This is well under the \$125,000 budgeted amount. The truck is available within two weeks and will replace a 2009 model that is at the end of its useful life.

The old truck will be kept as a spare until it no longer functions, as the department has no backup vehicles. Additional lighting and City logos will be added to the new truck at an estimated cost of about \$1,500.

The consensus of the Board was to support the purchase.

10. RECREATION

A. Madeira Beach Youth Baseball and Softball Contract Renewal

Recreation Director Jay Hatch presented a contract renewal with the youth baseball and softball organization. The only change is updating the organization's name on their LLC/incorporation documents. The contract is an annual agreement with fees of \$2,500 per season plus a fee per participant.

The Recreation Director noted that many cities subsidize little league organizations for only \$1 per year, so Madeira Beach receives substantial revenue compared to most organizations. The group also works with the City to bring in tournaments through the TDC.

The consensus of the Board was to renew the contract.

B. Madeira Beach Market Relocation Request

This item was moved to the Board of Commissioners items for discussion.

C. Award of RFP 25-17 City of Madeira Beach Fireworks

Director Hatch presented the results of the RFP for fireworks displays. Two bids were received: Master Pyro Display LLC (the current provider) and North Florida Pyrotechnics. Staff recommended Master Pyro Display as the most responsive and responsible bidder, offering the largest value for the budget. The initial term was one year with two one-year renewals.

For the Fourth of July, since the company serves multiple cities that day, they would set up on July 3rd, with the City providing overnight security, and then remotely operate the display on July 4th. The company successfully demonstrated this capability during the previous year, when they were able to execute 95% of the show despite heavy rain.

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

The contract would cover three displays annually, with two smaller \$5,000 displays and one larger \$35,000 display for the Fourth of July celebration. The total budget is \$50,000, which includes a \$5,000 buffer for expenses like overnight security.

The consensus of the Board was to move forward with a contract with Master Pyro Display LLC.

11. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments or questions to respond to.

12. ADJOURNMENT

Mayor Brooks adjourned the meeting at 4:57 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk



MINUTES

**BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 4, 2026
6:00 P.M.**

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on February 4, 2026, 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: Clint Belk, Acting City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director Consultant
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

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

ROLL CALL:

Commissioner Ghovae "YES"
Commissioner McGeehen "YES"

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

The motion carried 5-0.

5. PROCLAMATIONS

There were no Proclamations.

6. PRESENTATIONS

A. Madeira Beach Fire Department – Firefighter of the Year

Acting City Manager Belk introduced Acting Chief Mortellite, who presented the 2026 Firefighter of the Year award to Firefighter Paramedic Joseph Calderaro.

B. Madeira Beach Fire Department – Recognition of 5-Years of Service

Acting Chief Mortellite recognized Lieutenant Mike Wasilewski for his five years of service with the Madeira Beach Fire Department.

C. Madeira Beach Fire Department – Recognition of Crew Members

Acting Chief Mortellite presented special recognition to B shift personnel who responded to a cardiac arrest call on December 29th. Their actions exemplified professionalism, teamwork, and the highest standards of emergency medical care. The patient reached out to request a private meeting to thank the responding crews and partnering agencies, with the meeting scheduled for Friday, February 6th, at the fire station. Crew members recognized were Firefighter Paramedic Johana Whitfield, Firefighter Paramedic Joseph Calderaro (receiving his second recognition of the evening), Lieutenant Michael Wasilewski, Driver Engineer Ryan Roberts, and Firefighter Paramedic Kavaris Service.

7. PUBLIC COMMENT

There were no public comments.

8. APPROVAL OF MINUTES

A. 2026-01-14, BOC Regular Meeting Minutes

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

ROLL CALL:

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

The motion carried 5-0.

9. CONSENT AGENDA

- A. Contract Agreement with Tampa Bay Psychology Associates**
- B. Madeira Beach City Hall Elevator Emergency Repair**
- C. 2026 Ford F550 4X4 Dump Truck Purchase**
- D. Public Works Building Conceptual Rendering Approval**
- E. Madeira Beach Youth Baseball and Softball Agreement**
- F. RFP 25-17 City of Madeira Beach Fireworks Displays – 2026 Contract**
- G. Tom & Kitty Stuart Restroom Purchase Approval**
- H. Professional Engineering & Permitting Proposal Approval – John’s Pass Jetty Sidewalk Replacement**
- I. Archibald Park Snack Shack – Kimley Horn Historic Preservation Ordinance Scope of Work**
- J. City Photographer Contract**

Mayor Brooks read the listed Consent Agenda Items. Vice Mayor Kerr asked to pull Item D. Public Works Building Conceptual Rendering Approval. Commissioner Ghovae requested to remove Item B. City Hall Elevator Emergency Repair, Item G. Tom & Kitty Stuart Restroom Purchase, and Item H. John’s Pass Jetty Sidewalk replacement.

Vice Mayor Kerr motioned to approve the Consent Agenda, with Items B, D, G, and H removed. Commissioner Tagliarini 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.

B. Madeira Beach City Hall Elevator Emergency Repair

Commissioner Ghovae questioned the cost of repairs versus the cost of a brand new elevator. The Acting City Manager said they are currently exploring the options. He noted that the most recent repair was an emergency repair to address ADA compliance, covered by insurance, but over the

threshold requiring Board approval. He added that Megan Powers is drafting an RFP to solicit proposals for an appropriate elevator, noting that they currently have an indoor elevator that is outside in the elements and has always had issues since City Hall was constructed.

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

Vice Mayor Kerr motioned to approve the Madeira Beach City Hall Elevator Emergency Repair. 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.

D. Public Works Building Conceptual Rendering Approval

Vice Mayor Kerr said that Treasure Island's October 2025 decision to privatize its sanitation services has been a big financial winner for the city. It has been a financial success for residents and businesses. He would like to add it to the agenda for a future workshop and asked how it would impact the public works building design.

Vice Mayor Kerr questioned the need for four bays in the new building, given the previous facility had three, and noted the structure's estimated cost of \$2.2 million. He was interested in reducing costs, if possible, based on their needs, not their wants.

Public Works Director Megan Wepfer noted she was not prepared to discuss privatization, as it was the first she had heard of it. She explained that, regardless of sanitation services, the fire department would still need space for servicing. When Vice Mayor Kerr asked whether fire trucks were serviced in-house, she confirmed most services were performed internally.

Director Wepfer said they added a bay because of the second story. So in order to keep the cost and not have to do a change order to increase the fees for the engineering, they shrunk down the size of the office area, added a second story, and increased the bays because it was cheaper to do that than to add on a second story with three bays.

Director Wepfer clarified that the original design included three bays and a larger first-floor office. By adding a second story and reducing the first-floor office space, they added a fourth bay while maintaining the same overall footprint. The building would include an elevator for ADA compliance.

Mayor Brooks opened to public comment.

Chuck Dillon, a Madeira Beach resident, said that if they placed the large bay next to the office space, Director Wepfer could have the design she preferred, but if they placed it at the opposite end, they would need to use flat roofs.

Commissioner Ghovae expressed concern about the two-story design, suggesting that cost savings could be achieved with a single-story design. Director Wepfer explained that the rationale for the second story came after Hurricane Helene. They decided to add the crucial items to the second story. The break room and storage for most of the equipment would be upstairs. The only thing downstairs would be the office, which could be sprayed out. If they were to start over, she would need to come back to the Board with a change order. Commissioner Ghovae proposed raising the floor elevation above DFE (Design Flood Elevation) by adding dirt to protect items from storm impacts, rather than by building up.

Director Wepfer said they are in the early stages and that the \$2.5 million construction cost is an estimate.

Community Development Director Marci Forbes explained that the site was roughly at an elevation of 4 or 5 feet, with a base flood elevation of 10 or 11 feet and a 4-foot freeboard requirement. This would require raising the finished floor significantly higher than Commissioner Ghovae was envisioning. If the office were moved to the first floor, it would need to be floodproofed. Commissioner Ghovae said they would need to floodproof if they kept the floor elevation at or above DFE. Director Forbes said it would require more fill than he was thinking. They would not be able to reach the necessary height to get out of the flood zone with just fill, so they would need to dry floodproof. This would involve buoyancy, lateral load, a thickened slab, and flood panels. The cost continues to go up.

Vice Mayor Kerr said he wanted to keep the cost down. He did not understand why they added a fourth bay. Director Wepfer said they reduced the office space and kept the same footprint, adding a second floor to accommodate a fourth bay. She said they have increased the amount of assets they have in the City, and they need the extra space to service or store them. The Acting City Manager said they need to build for the future. They are running out of room.

Commissioner Tagliarini stated he would not favor cutting corners, emphasizing that they were looking forward to the future with more equipment than before.

Commissioner Tagliarini motioned to approve option #3 for the new public works building. 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.

G. Tom & Kitty Stuart Restroom Purchase Approval

Commissioner Ghovae requested clarification on the purchase, confirming it was a prefabricated building. Director Wepfer explained it would be brought in and placed on an elevated concrete slab. She said it would be more cost-effective.

Director Wepfer explained that the floor would be at an elevation of 9.3 feet, with dry floodproofing to reach the required 15 feet, as the location is in Coastal A zone. Commissioner Ghovae asked about anchoring for buoyancy, which Director Wepfer confirmed was part of the design.

Director Wepfer said the project has taken so long to reach this point because they had to redo the site plan for the restroom. They had to include a structural engineer to do the foundation of the building to elevate the structure, and also meet the new FEMA codes that were not in place when the park was built.

Director Wepfer said the cost of the restroom is \$138,651.62 delivered, excluding the flood-proof doors and panels. She explained they were working with another provider for flood-proof doors, which they estimated would cost around \$50,000, similar to panels but easier to maintain.

Commissioner McGeehen expressed strong support, noting that time was of the essence with season approaching and expressing enthusiasm for getting Kitty Stuart Park operational.

Commissioner Tagliarini motioned to approve the purchase of the restroom under the Sourcewell procurement contract, with a recommendation to bring back the cost to meet all FEMA requirements at a later Commission meeting, once the cost is available. 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.

H. Professional Engineering & Permitting Proposal Approval – John’s Pass Jetty Sidewalk Replacement

Commissioner Ghovae asked about the sidewalk construction costs for public disclosure. Director Wepfer explained that construction costs would not be incurred until the design was complete. The

current proposal includes design and permitting at a total cost of \$74,900, with environmental permitting not to exceed \$30,000.

Director Wepfer explained that environmental permitting for coastal projects can take six months or three years. Although they had all the pre-app meetings with FDEP, the Army Corps Regulatory, and 408 Pinellas County, they said they wanted to review the plans, but that could change depending on whom you talk to.

Commissioner Ghovae asked whether she would feel obligated to proceed if the cost exceeded their budget. Director Wepfer said it would be up to the Board.

Mayor Brooks interjected, saying they had discussed the possibility of grants to fund the sidewalk. They have a community committed to walking alongside the City and helping identify opportunities to fund the sidewalk. Director Wepfer emphasized that once the design was complete, they could pursue grant funding, but could not apply for grants without a completed design.

Mayor Brooks opened to public comment.

Chuck Dillon, a Madeira Beach resident, suggested that, in the interim, they could reinstall the Mobi mats. He expressed concern about concrete sidewalks with railings on both sides because people will be unhappy. However, he acknowledged the need to pursue grants and suggested people might prefer the mats once they were in place.

Mayor Brooks confirmed that ADA-compliant handrails would be required by permitting if the sidewalk is rebuilt. Director Wepfer said the current mat is 120 feet long and limited by coastal regulations.

Commissioner McGeehen asked whether ADA compliance requires railings on both sides, and Director Wepfer confirmed that it does for slopes steeper than 12-to-1 or 30 inches in height.

Commissioner McGeehen motioned to approve the Terra Mare Consulting proposal in the amount of \$74,900 to initiate professional engineering, permitting, and construction support services for John’s Pass Jetty Sidewalk. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

10. PUBLIC HEARINGS

A. Ordinance 2026-01, Calling the March 10, 2026 Municipal Election – 2nd Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2026-01 by title only:

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL ELECTION ON MARCH 10, 2026, FOR THE PURPOSE OF ELECTING A COMMISSIONER FOR DISTRICT TWO (2); PROVIDING FOR PUBLICATION; AUTHORIZING ELECTION EXPENDITURES; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE MARCH 10, 2026 MUNICIPAL ELECTION; PROVIDING FOR POLLING PLACE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

City Clerk Clara VanBlargan added that, due to the City Hall elevator being out of service and not ADA-compliant, the polling place would be located at the Gulf Beaches Public Library in the back.

Commissioner Tagliarini motioned to adopt Ordinance 2026-01, Calling the March 10, 2026 Municipal Election, after second reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Ordinance 2026-02, Nonconforming Time Limitations – 1st Reading and Public Hearing

City Attorney Tom Trask read ordinance 2026-02 by title only:

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Planner II Joe Petraglia briefly explained that the current ordinance states that structures with less than 50% damage must be repaired within 18 months. The proposed amendment would grant property owners affected by Helene and Milton an additional two years to obtain a permit, until September 26, 2026. If damage exceeds 50%, the structure must be entirely rebuilt and brought into full compliance. He noted this recommendation was made and approved by the Planning Commission.

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

Commissioner Ghovae motioned to approve Ordinance 2026-02, Nonconforming Time Limitations, after first reading and public hearing. 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.

11. UNFINISHED BUSINESS

A. Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)

City Attorney Trask provided extensive background on this code violation case. The property owner at 703 Sunset Cove was found in violation for failing to obtain a building permit before installing an HVAC system. The Special Magistrate found the violation on April 16th and ordered compliance with \$100 daily fines for noncompliance. The property remained non-compliant for 88 days, resulting in an \$8,800 fine plus interest and recording costs. City Staff recommended reducing the fine to no less than \$2,000 if paid within 30 days; otherwise, the fine would revert to the original amount.

Attorney Clay Gilman from MacFarlane Ferguson, representing property owner Kent Baker, addressed the commission. He distributed a timeline and explained that after Hurricane Helene in October 2024, Mr. Baker hired a contractor to install an HVAC system, but unbeknownst to him, the contractor did not pull a permit. Six months later, in March 2025, Baker received a notice of violation.

Attorney Gilman detailed Mr. Baker's efforts to resolve the issue. After the April hearing and order, Mr. Baker attempted to hire a contractor to obtain retroactive permitting for the HVAC, but had difficulty finding one because contractors were bogged down with larger projects. A buyer fell through due to the accruing fines. Finally, in September, on their advice, Mr. Baker removed the HVAC system entirely, bringing the system into compliance on October 2, 2025. Mr. Baker clearly made efforts to resolve the case.

Mayor Brooks pressed for the identification of the contractor who installed the system without a permit. If a contractor installed it without a permit, the contractor should be reported to the State, as they knew they were required to obtain one. She emphasized that every air conditioning company in the County was notified after the hurricane about permit requirements. Attorney Gilman said they would get the contractor's information.

Commissioner Tagliarini said they should know the contractor's identity before approving anything. Mayor Brooks agreed. After reviewing the timeline, the Mayor said she appreciated Mr. Baker's efforts. She said the Board discussed not setting a precedent of reducing fines, but if they want to agree to the \$2,000, taking into consideration Mr. Baker's efforts, it is important that they identify the contractor.

During questioning, Kent Baker himself came to the podium and stated that he believed the contractor had applied for an after-the-fact permit but was denied because the contractor wanted a full remodel, which Mr. Baker did not want to pursue, as he planned to sell the house as-is. This information was not included in the attorney's timeline, so the Board could not verify it. Attorney Gilman said they are more than happy to bring back a clearer timeline, reach out to the contractor, and even report him.

Commissioner McGeehan agreed they should return with a revised timeline, after which he would not object to lowering the fine to \$2,000. Commissioner Ghovae agreed.

Vice Mayor Kerr noted that it would be important to see whether there was paperwork showing that the after-the-fact permit was denied.

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

The Commission reached a consensus to return to the matter at the next workshop on February 11th, with additional documentation, including any paperwork showing the after-the-fact permit denial and the contractor's identification.

B. Gulf Beaches Public Library Time Capsule

The Acting City Manager reminded the commission that this was discussed at the previous workshop and that they needed approval to include items in the time capsule. He recalled there was a discussion about including some hurricane photographs and landmarks that the City has reached. They have the flyer that the library prepared.

Commissioner Tagliarini prepared a PowerPoint in PDF form about the end Parks renovation, a major renovation for District 1 that was a long time coming. He offered to coordinate with the library on size requirements.

Commissioner Ghovae asked whether the capsule would be buoyant and waterproof if a hurricane lifted it. Mayor Brooks explained that the previous capsule was embedded in the building wall and that they had difficulty extracting it.

Various suggestions were made to include city ornaments sold at City Hall, a Johns Pass-related item as the City's landmark, pictures, or items related to the historic Archibald Park Snack Shack. Commissioner McGeehen asked whether residents could participate. Mayor Brooks responded that, since it was on the agenda and had been discussed previously, residents who wanted input should have attended the meeting.

Mayor Brooks opened to public comment.

Chuck Dillon, a Madeira Beach resident, suggested including a Madeira Beach t-shirt with the "2 miles long and a smile wide" slogan.

Mayor Brooks suggested they compile the items at City Hall by February 25th so that they could go to the library at the same time.

The City Clerk mentioned she already has a thumb drive she thought of using to put the current Commission pictures on. After a discussion of storage space and technology changes, the Commission agreed to place multiple items on thumb drives to save space, including the PowerPoint presentation and photos.

12. CONTRACTS/AGREEMENTS

13. NEW BUSINESS

14. AGENDA SETTING (February 11, 2026, BOC Regular Workshop; 4:00 PM)

- A. Area 9 Design and Permitting Proposal Discussion**
- B. John's Pass Village Parking Garage Discussion**
- C. Hearing Officers Agreement**

Added items:

- Special Magistrate Lien 703 Sunset Cove
- Sanitation

- Key to the City Recipient Discussion
- Sample Forms for Business or Citizen Recognition/Appreciation
- Purple Heart Recipient and Progress with the American Legion

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

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Commissioner Ghovae reported that he met with FDOT regarding the possible replacement of the Tom Stuart Bridge. He will provide a better report later, once he has more information.

Commissioner McGeehen said last evening's Town Hall was fantastic and hopes to see residents at the Saturday Town Hall at 11:00 a.m.

B. Board of Commissioners – 2026 Meeting Schedule

City Attorney Trask asked why the item is on the agenda every meeting. If there is a scheduling conflict, the City Clerk can be notified, and it can be brought back for discussion. The Board agreed not to include it on the agenda unless necessary. The City Clerk explained the calendar's location on the website on the page where the agenda packets are located. She noted that she has been building them out for 2026, which currently covers through March 2026.

Commissioner Ghovae said he would like to discuss scheduling to determine what is truly important to bring before the Board and residents. Mayor Brooks emphasized that the consent agenda was implemented to streamline meetings after thoroughly workshopping the items. She explained that they attend a workshop, where they discuss items and labor for hours. Before the workshop, they have one-on-one meetings with the City Manager. They can ask any questions they want of the City Manager, City Clerk, City Attorney, and Finance Director.

Mayor Brooks continued explaining that when commissioners come prepared for workshops, the discussion benefits the community. It's meant to share information and ideas among themselves. She noted that after thorough workshop discussions, there should be few questions on consent agenda items at regular meetings. The Mayor acknowledged she has pulled consent items herself, but emphasized that being mindful could make meetings shorter.

Commissioner Ghovae said he asks questions even when he knows the answers, explaining he wants the public to hear the information. Mayor Brooks mentioned that the public should have been listening during workshops where items were thoroughly discussed. The Acting City Manager added that the agenda packets are packed with information, and if people review them in advance, some of their questions might be answered.

Commissioner Tagliarini said he appreciates that they discuss items in depth at the workshop so they can reach consensus, then check them off the list at the regular meeting. Mayor Brooks said the consent agenda includes nothing that has not been thoroughly discussed in public.

Commissioner McGeehen remarked that the current meeting lasted only an hour and seventeen minutes, which he didn't consider long. He also explained that he asks questions during regular meetings for residents who may have missed the workshop discussions.

Vice Mayor Kerr expressed his preference for the consent agenda but emphasized that no Board member should feel they cannot pull items. He noted that he sometimes has questions after workshops and believes that asking City staff individually during the week is not efficient for their schedules. He wants to continue using the consent agenda without feeling restricted from raising additional questions. Mayor Brooks said that is not what she said. She reminded everyone that they can email with any questions for clarification.

The Acting City Manager reminded commissioners that one-on-one meetings are part of his role and encouraged them to use this opportunity.

Commissioner McGeehen requested that a discussion on an office for Commission members at City Hall be added to the workshop agenda, noting he is moved from place to place when visiting City Hall.

Mayor Brooks opened to public comment.

Chuck Dillon, a Madeira Beach resident, reminded everyone that Madeira Beach residents vote citywide and suggested that the Planning Commission be used more extensively to address issues and gather additional community input.

C. Board of Commissioners – 2026 BOC Meetings Report (Jan.) - Informational

The item was included on the agenda for informational purposes.

D. City Clerk Report

The City Clerk said the election process was proceeding smoothly.

E. City Attorney

The City Attorney had no report.

F. Acting City Manager

The Acting City Manager announced that the dredging project is scheduled to begin on Monday, February 9th. Public Works removed all debris and loose pavers from Tom & Kitty Stuart Park. The four parking spaces are currently available. Public Works also prepared the 148th beach access for opening.

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no responses to public comments and questions.

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:26 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT



MINUTES

BOARD OF COMMISSIONERS
REGULAR WORKSHOP MEETING
FEBRUARY 11, 2026
4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on February 11, 2026, 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: Clint Belk, Acting City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director Consultant
Thomas Trask, City Attorney

1. CALL TO ORDER

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

2. ROLL CALL

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

Before proceeding with public comment, Mayor Brooks requested that agenda Item 8A be moved ahead of Item 6, with no objection from the commission. The Acting City Manager requested that two items be added to the agenda: a special meeting in the last week of February for the city manager search, as requested by Renee's firm, and a discussion of food trucks at Archibald Park due to conflicting ordinance language and state statutory requirements. These would be added as items F and G.

3. PUBLIC COMMENT

Stephanie Berry from Woody's Water Sports at John's Pass took the podium first, speaking as treasurer of the newly created John's Pass Committee. She explained she wasn't requesting funding but rather a partnership. They are asking the City to consider adding a line item to next year's

budget, structured similarly to the parking garage initiative, not as an expenditure but as a framework that allows them to formally collaborate with the City to design, execute, and scale profitable community events. Their goal is to help create revenue-generating events that attract more visitors, support local businesses, and build long-term economic strength. Events such as Final Friday and Seafood Fest, as well as future concepts they would like to develop together, have the potential to do more than break even. With strategic planning, sponsorship development, marketing alignment, and professional execution, the events can generate surplus revenue. They are not asking the City for money, instead asking the City to allow them to help create new money. Anything above break-even would be intentionally structured with a significant portion, ideally as much as possible, placed into a designated fund earmarked for the specific purpose of John's Pass beautification, strategic advertising and promotion, and infrastructure enhancements that directly support tourism and local businesses. It is about sustainability, creating a recurring model, and transforming events from expenses into economic engines. Maderia Beach is uniquely positioned in John's Pass as an asset that deserves continued reinvestment. Rather than relying on tax revenue, they can build a self-supporting system in which successful events and improvements drive future success. Public-private collaboration is the path forward. She urged the City to allow them to increase attendance, sponsorship participation, increase tourism impact, and increase measurable revenue. It is not a cost proposal but a revenue strategy. They are ready to work alongside the City to structure transparently, responsibly, and in alignment with the City's long-term vision. She thanked the City for its time and continued service to the community.

Kris DiGiovanni of 601 South Bay Shore said she had been a resident for nearly 19 years and expressed concern that Kitty Stuart Park might be appropriated or used for purposes other than its original intent as a public park. She hopes that, once construction on the nearby businesses is complete, the park will return. It could be an opportunity to add a small piece of serenity inserted along a very busy Gulf Boulevard. She suggested planting the park with native plants, potentially maintained by local garden groups, and using it as a living-learning project for the local school to help students recognize local flora and fauna.

4. PROCLAMATIONS -MAYOR

A. Proclamation: National 211 Day; February 11, 2026

Mayor Brooks read a Proclamation proclaiming February 11, 2026, as National 211 Day. Two representatives from First Contact accepted the proclamation.

5. PRESENTATIONS

A. Duke Energy – Theresa with Duke Energy to give a presentation on Undergrounding

Theresa Crane, a 26-year veteran of Florida Power, Progress Energy, and Duke Energy, spoke about undergrounding utilities. She explained the Edison Electrical Institute's purpose and said they conduct extensive testing on all devices, including underground facilities. Their stance on underground is that it is costly and prone to water intrusion. As technology advances, it may improve. The information can be found online, but the Edison Electrical Institute is the go-to resource for all things electrical. Other than the cost, the water intrusion remains a problem. The

issue they faced following the recent storms was FEMA's response. FEMA's top priority is to clear Gulf Blvd. for emergency vehicles. In that clearing, they tore up everything that feeds underground. All the pull boxes, transformers, and the suburbs had to be rebuilt. With the Gulf Blvd. projects, they are still finding sand in lines. Probably the most challenging aspect of undergrounding is easements. Businesses and residents do not want to grant an easement, nor do they want a 4x6 green box or a pull box on a pedestal in their front yard. That is necessary to operate underground. It connects up to the transmission system. It is costly to put streetlighting conduit underground.

Vice Mayor Kerr asked if they did not recommend undergrounding for the barrier islands. He expressed frustration at seeing overhead transformers corrode and would like guidance on what they should be advocating for, as he would like to see everything underground. Ms. Crane responded that while she wasn't negative about underground, she was very hopeful for emerging technology. She suggested patience while technology improves.

Commissioner Ghovae asked about Duke Energy's responsibilities for maintaining and repairing unsightly conditions, such as power lines and tilted power poles, which pose safety hazards. Ms. Crane responded that if these issues are reported, they can investigate. Duke has a program with Osmose, a company that conducts stability tests every seven years. Although some poles may tilt slightly, they stay securely in the ground. The most noticeable issues involve joint users with joint use contracts with Duke. The large black cables with boxes and pulleys are owned by joint users like Frontier, WOW, and Verizon. Convincing telecommunications companies to bury their lines is challenging because of their protected status.

Commissioner Ghovae asked about Redington Shores' underground system and any issues faced. Ms. Crane couldn't provide specific storm impact data, but noted that the project succeeded because someone had secured every easement by walking from business to business before starting construction. Emerging technologies will deliver real benefits soon, especially for cell phones. They are trying to get them to attach to the streetlight poles so they are not unseemly, although they can put them wherever they want. It is a win-win for both if attached to the streetlight poles.

Commissioner McGeehan congratulated Duke on receiving the Edison Electric Institute Award for storm restoration. Ms. Crane thanked him, emphasizing it was a company-wide effort, and noted that Duke replaced 2,000 transmission poles last year, with 271 currently in progress, many of them steel-and-concrete replacements for wooden poles. She expressed her gratitude for emerging technology, mentioning that they now have solar plants online and are building 12 more this year. They have experienced less pole damage because they replaced wooden poles.

8. PUBLIC WORKS

A. Area 9 Roadway and Drainage Improvement Project Discussion

This item was moved up.

Public Works Director Megan Wepfer presented the Area 9 project encompassing Bay Point Causeway, Bay Point Drive, a portion of Pruitt Drive, and Sunset Cove.

She introduced Justin Keller from Advanced Engineering, who prepared the City's watershed management plan. It is their first road-elevation project, based on findings in their watershed management plan. This project is significantly higher than they have seen in the past due to the roadway elevation.

Mr. Keller said they had the opportunity to develop the watershed management plan, which also prompted discussion about using fill to elevate roadways. They have been working with the City on how best to use fill through private developments, in coordination with residents. They have healthy experience in roadway reconstruction and design. Regarding the actual scope of construction, Bay Point currently has very low roadway. The elevations range from about 2-1/2 inches to around 4 inches. To the south or to the east, it is lower. To the west, it is higher. Multiple homes were impacted by the storms and are in varying stages of rebuilding, elevation, or rehabilitation. They want to tackle the roadway challenges. Six inches is the goal, and to stay within the identified budget.

Mr. Keller said the first task is to prepare a preliminary engineering report. It probably has not been warranted for future projects. He outlined the unique aspects, including seawall replacement on Bay Point Drive and the need for extended survey work beyond typical right-of-way boundaries. He usually handles curb and road work and does not concern himself with the garage until he begins using fill. He stressed the importance of resident coordination and public meetings, noting they would need permission to work on private property to achieve the elevation goals. To determine the sweet spot, whether it be 6, 8, or 9 inches, and what can be accomplished, and the corresponding costs. That can be a pivot point for the City to determine how far they can go.

Mr. Keller explained that they need to replace the seawall on Baypoint Drive, which is incorporated into the same scope of work. The seawall will be done in conjunction with the roadway project. If they are doing it, they want to see what opportunities there are to elevate the seawall to elevate that stretch of Bayshore. To adhere to the budget, it is possible that some areas of Pruitt and Sunset Cove might not be able to realize the full abilities they can do. Their job is to give the City everything they can from a fill standpoint within the budget. They provide sufficient data for the City to use if it decides in 10, 20, or 30 years later and subsequently elevates, whether due to cost or differing home elevations in the area. The date would give the City a foundation to build upon. From a construction scope standpoint, regarding Baypoint Drive, both the causeway section and the residential section, and on Pruitt and Sunset Cove, recognizing they may not be able to hit all those areas with that full fill goal they established early on.

Mr. Keller explained that construction is slightly different for elevated roadways and that additional design steps are required. Conventionally, if he were doing a roadway reconstruction project, he would stop his survey, essentially the documentation of elevations on the right-of-way. They are not going to garages. They are just staying within their sandbox. When starting to elevate especially in lowline areas, there may be a need to extend outside those boundaries. Normally, if he is doing curb and road work, he would not care what the garage is. But would care when he starts using fill. The survey scope includes homes and garages because they must maintain a positive fall toward the road. Because they are going outside their sandbox, that is private property.

Resident coordination will be needed. If it is determined that they can complete the filling they want and it is approved by the City, the residents will also need to allow them to maximize that ability. They will have public meetings within their scope and renderings. Having all the information to discuss with residents, as needed, will help them accomplish the City's goals.

Mr. Kelly said that the watershed management plan identified some stormwater deficiencies in those areas. Historically, the scope of stormwater repair has been limited based on what is there now, and what can fit based on available easements and project budget. They have a watershed model that has already been paid for and are beginning to use that investment to fine-tune those areas and determine how to meet their level of service.

Mr. Kelley said envision installing a dedicated outfall on the causeway. That would require additional permitting, but the project would net greater stormwater benefits. Unfortunately, when going into the waters of the state, the Army Corp and SWFWMD will be involved, not only from a stormwater standpoint, but from an environmental standpoint. That triggers the need for habitat assessments, seagrass surveys, and related activities. It is important to have that information when approaching permitting entities to demonstrate that the project has not resulted in adverse impacts, not only from a flooding standpoint but also from an environmental standpoint.

Mr. Kelley said the preliminary engineering report will be presented to staff and discussed with the Commission. That could be beneficial. He said he had summarized the key differences, and since it is one of the first projects the City is looking to strategically use fill, he wanted to explain how he saw it happening.

Mayor Brooks opened to public comment.

Chuck Dillon from 529 Lillian asked about oversight capabilities, comparing it to the Crystal Island project.

Jim Capraro of 904 Bay Point Drive voiced concern about the road conditions. The road in front of his house is currently undrivable and disgraceful. The ruts are filled in multiple times each year. There are potholes, and people ride bikes and walk on those streets. Someone could easily break a leg. The concern extends beyond stormwater to liability issues. The issues need to be addressed for the entire City. He encouraged those who haven't driven down Bay Point Drive to do so. The Causeway Bridge has fallen apart. It is something they need to do.

Mayor Brooks asked Director Wepfer to speak to the milling and resurfacing work they will be doing. Director Wepfer said engineering services typically take three to five years before a shovel is in the ground to start construction. They are looking to piggyback off of a county contract, a local contract, or their next area project to mill and resurface Baypoint Causeway, and Baypoint Drive. In the interim, to get them through until they can rebuild that roadway. She plans about eight months to pave the road.

Commissioner Tagliarini asked what they needed to present to the residents to obtain approval. Director Wepfer explained that they would need to work on private property, sometimes reaching up to garages, to regrade driveways for proper drainage to the newly elevated roadway. Mr. Keller

said they are not looking to alter the relationship so that the road drains into the garage. However, they may need to reduce the slope by elevating it higher if the garage is significantly higher than the road. They will still have a downward gradient, but it is not as steep. As you go up the driveway, you get more elevation. The higher you tie in, the greater the opportunity to maximize the elevation within the road. The road will be lower than the garages.

Mr. Kelly said there is a resilient Florida program with FDEP that provides 50% of the cost for resilient construction projects. The project will increase the City's resilience. They intend to assess whether there is an opportunity to leverage existing budgeted funds or reduce the amount. They will apply for matching funds through the grant program in September of this year.

Vice Mayor Kerr expressed concern about 5% of homes restricting the elevation. Mr. Kelly said the road will be lower than the garage, which means that the lowest home on the block will be the limiting factor to what they can do. From an elevation standpoint, the ongoing reconstruction projects present the City with an opportunity to either maximize the elevation or work with residents who want a higher elevation. They are working with property owners through the permitting process to support their elevation goals, knowing the owners will directly benefit from the project. Commissioner Kerr said he would like to see the roadways elevated as much as possible, with elevation restricted by only a few homes, including the new homes. The roads elevation will always be restricted by that one home that is on the roadway.

Vice Mayor Kerr asked why the roads had to be the sole conduit for 100% of the drainage for those isolated in cases, and why can't they deliver a solution to achieve the 9-inch elevation increase? Mr. Kelly said they need to ensure they maximize the needle while meeting the elevation goal and staying within the construction budget. If they can secure grant funding to leverage budget funds, they can go bigger.

Mr. Keller said that when they discussed using fill, it was a long-term choice. His goal is to elevate other roads as well. The first one will always be heavily scrutinized.

It was troubling that such a small portion of the community could restrict the roadway elevation. He inquired about alternative drainage solutions. Mr. Keller acknowledged this limiting factor but suggested exploring options during the design process while remaining within budget.

Commissioner McGeehan supported the elevation efforts and inquired about town hall meetings, which Director Wepfer confirmed would include two public meetings.

Commissioner Ghovae recommended maintaining minimum elevation standards and thoroughly inspecting existing infrastructure, specifically requesting a camera inspection of sewer lines to identify potential VCP pipe replacement.

Mayor Brooks thanked the team, noting that Area 9 residents would appreciate the update despite the timeline, and emphasizing the importance of the interim paving work.

6. BOARD OF COMMISSIONERS

A. Key to the City (Nomination request by Commissioner Ghovae)

This item was moved up.

Commissioner Ghovae explained his reason for his nomination for the Key to the City, mentioning that he has lived in Madeira Beach for over 22 years. Many wonderful people dedicate their time, talent, and resources to make this town better. He specifically nominated the Trash Pirates team, highlighting their efforts in removing trash and cigarette butts from beaches and roads. He urged the Board to approve his recommendation to award the first Key to the City to the Trash Pirates team.

Commissioner McGeehan enthusiastically supported the idea, highlighting his personal involvement with the group and their success in cutting cigarette butt litter by 90% after the beach smoking ban. Vice Mayor Kerr agreed and remarked that if anyone deserves recognition in this City, it would be the Trash Pirates.

Commissioner Tagliarini supported the recognitions and suggested wording it as "Kandi Maiden and the Trash Pirates." A discussion followed on whether to give one key or multiple keys to the founders, Kandi and Audrey. Attorney Trask recommended placing it on the consent agenda for approval, either at that meeting and inviting everyone to attend and hold the ceremony, or approving it and holding the ceremony at another meeting.

Vice Mayor Kerr asked whether to present more than one key, given others involved. Commissioner Ghovae said it would depend on whether they were presenting the Key to the City to an individual or an organization. He would not object to presenting more than one key. He will find out who the main operators are. He does not think there is an office for Trash Pirates.

Commissioner Tagliarini asked if it could be displayed somewhere at City Hall. Commissioner Ghovae said he would not object to having more than one key. It is just extending their appreciation to the residents who are going above and beyond.

Commissioner Tagliarini suggested adding a plaque at City Hall with multiple keys, with the most recent recipient engraved along with the year given. He will research to get something to display. Mayor Brooks noted this wouldn't be the first key the City has given. They framed keys purchased years ago. Keeping a record of who has received the keys is a fantastic idea.

Commissioner Ghovae said they would need to determine when to present to Kandi or the team and let them know when that would be. Mayor Brooks said they could put it on the March 4th consent agenda. The Key could be presented at that meeting ceremonially or at a later date. She asked the Acting City Manager to work with Commissioner Ghovae on that and determine how to present it, and whether it would be on the voting date or on a different day. The Acting City Manager said he would work with him on that. He said that the City's store also includes the Trash Pirates retail store. If they only want to present one, they could house it there with both their names on the plaque. Commissioner Ghovae said that would be extra, and also the verbiage that goes along with the keys. The key would have to be engraved. Vice Mayor Ker suggested presenting one key to the Trash Pirates and letting them jointly receive it.

Mayor Brooks asked whether they had a clear direction on that, so they were not leaving it open-ended. The Acting City Manager said he would work with Commissioner Ghovae on it.

The Board's consensus was to put it on the March 4th consent agenda.

B. Office for the Board of Commissioners at City Hall

Commissioner McGeehan, who brought this item forward, said it was a minor issue and that, after speaking with the acting city manager, he determined it was not necessary at this time. They can float around like everyone else. They can work on that in the future.

Commissioner Tagliarini asked if Commissioners could use the chamber with their assigned computers when available. The Acting City Manager confirmed that Commissioners can contact him or Megan Powers to confirm the availability of the conference room or chambers for work.

Commissioner McGeehan shared his plan to further engage the community through one-on-one meetings and office hours, encouraging residents to come forward, speak, and chat.

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

C. Sanitation Services Discussion

Vice Mayor Kerr noted that he added the item after recent discussions on public works, what it is used for, and Treasure Island's shift to outsourced sanitation. He had tried to reach out but felt that City staff needed to do so instead. Treasure Island achieved significant savings, and residents and businesses did as well. Mr. Laflin had done a back-of-the-napkin study, and he thought there would be some savings. No formal bids were put out at the time. It could achieve a lot of different goals. He acknowledged that the city's sanitation staff provided exceptional service, recalling a time when he was away for a weekend and forgot to take out the trash, and someone went into the backyard, retrieved the can, and emptied it. That has all transitioned. They are using different types of trucks, and there are fewer people on the road. That advantage has disappeared. Regarding personnel currently working in sanitation, he understands that many from Treasure Island transitioned to the company that took over the contract. It does not matter who is driving the trucks or who is writing the paycheck. The company purchased the equipment it had invested in. It is not as if someone will necessarily be out of a job. He wanted to get the conversation started and ask if staff could research it and bring it back to a later workshop with more clear understanding of what our neighbors are doing up and down the barrier island and see how they feel about it, best practices basically.

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

Mayor Brooks strongly opposed the idea, calling it "a solution that we are searching for a problem." She detailed her extensive research, including discussions with finance staff and other communities. The sanitation department is profitable, self-funded, and it is an enterprise fund. The general fund does not fund public works. They did a study in 2023. Looking over those numbers, if they were to redo them, the profit from outsourcing would be much lower. There are two ways

to outsource: either the company you hire takes over trash collection and bills residents directly, or you outsource, so the company bills the City, which then bills residents. There are not many savings, as they still have to carry the load. Based on her conversations, it comes down to service quality. There are many tasks sanitation performs that will not be done if outsourced in any of those ways. If they were to outsource sanitation and hire a trash company to handle all trash services, the company would perform services as needed and bill the customer directly. The City still needs sanitation services because they will not be cleaning the parks, sweeping the beaches, removing the trash cans from ROC Park, dumping them, and putting them back. They are not going to clean the trash receptacles down in John's Pass. That is just a short list of side work tasks. She looked at the cost to the City after eliminating the sanitation fund; they would still have to retain two employees to handle that side work. There are many other services that will no longer be available, on which residents depend. That is the customer service side that the City provides because it controls the service. Thirty percent of the public works director's pay and 30 percent of her assistant's pay are paid out of the sanitation fund. It is about \$200,000 between the two 30% salaries and the two salaries required to keep two staff members doing all the side work needed to keep their City as it is a custom. The \$200,000 does not include maintenance for vehicles and other equipment and supplies required for that purpose, bringing the total to \$220,000. They will no longer have an enterprise fund to pay any of that \$220,000. It must come out of the general fund, which is the ad valorem tax, which is on the chopping block in Tallahassee. Any change to sanitation will directly affect the general fund's bottom line, as funds would have to be drawn from it to pay for those services.

Mayor Brooks said she understands the desire to look at the numbers and discuss them. But what she does not understand is that, with no operational deficiencies and a profitable operation, why would they want to change the level of service in their City, which will end up costing residents money in the long run?

Vice Mayor Kerr said he was not referring to the side work, so "sanitation" is probably not the correct term. It is residential and commercial trash pickup. He does not mind if the public works department keeps the claw truck to pick up items and keeps staff to clean the trash containers in John's Pass Village. He is discussing the handling of dumpsters and the side pickup sanitation trucks that may be in the public works department daily. They are trying to develop 10 acres of property at the marina, which is creating an issue. If it is profitable, it comes from residents and the commercial sector. What would those numbers look like?

Mayor Brooks said it is profitable because it sustains itself, and an enterprise fund is a self-sustaining fund. When she spoke with other municipalities, the cost savings for residents would be between \$6 and \$9 per month on sanitation services. They are also paying for the parks to be cleaned and the beach to be swept.

Vice Mayor Kerr said he would like to see the figures. Mayor Brooks said that it would be a waste of staff time, based on available hard facts.

Vice Mayor Kerr said the other barrier islands have the same challenges. How do they address it? Best practices. None of those, with the exception of maybe Indian Shores, collects its own trash. Mayor Brooks said it was discussed a couple of years ago, and the Commission at the time did not

favor outsourcing sanitation. The greatest thing in saying they want to outsource sanitation is telling the seven people in sanitation that they want to get rid of them. It is not an emotional conversation, but a service-related conversation. It is a service the City provides and controls by doing the sanitation service in-house, which is above and beyond \$9 a month cost savings to a resident that would cost the City more money and, in the long term, will cost the resident more money. They lose all control of the quality of service.

Commissioner Tagliarini said he valued local control and would miss being able to call Public Works directly to discuss an issue. Commissioner McGeehan agreed and noted he appreciated the small-town feel of having their own team, while also raising concerns about vetting unfamiliar workers.

Commissioner Ghovaeae thanked Vice Mayor Kerr for bringing ideas to the table that may not necessarily be popular, but it's important to discuss options. He appreciates the way he thinks. However, he is staying with the rest of the team. They have a bit more knowledge about how their operation works.

Mayor Brooks said there might be an opportunity to save money somewhere in the budget, but not in sanitation.

D. Purple Heart Recipient – Progress Update with American Legion

Commissioner McGeehan provided an update on his effort to recognize Purple Heart recipients. He had spoken with American Legion Commander Anthony Torregrossa and planned to contact the VFW as well. As a veteran, he felt it was important to honor the community that has served our country. He explained that the Purple Heart is the nation's oldest military decoration, dating back to 1782, and is awarded to service members wounded or killed in action. He envisioned a plaque at City Hall. One Purple Heart honoree a year would be fine and perhaps include free parking for the entire year. It is a way to give back to those who served.

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

Mayor Brooks inquired about the identified recipients, and McGeehan noted that the American Legion was conducting elections, after which they would proceed with selecting honorees. Commissioner Ghovaeae suggested contacting Father Bob in Dunedin for advice, as they had started a Purple Heart recognition program. Commissioner Tagliarini expressed his support, and Vice Mayor Kerr thanked Commissioner McGeehan for taking the initiative.

E. Meeting Schedule Setting to Streamline Items on Agenda

Mayor Brooks noted that this was added following discussion at the last meeting. Commissioner Tagliarini confirmed they were not discussing the schedule at this time.

The City Clerk explained that in April, the Commission would discuss the meeting scheduling as part of the BOC Policy Handbook review. They can make changes or do whatever they want. It is

very important to read the BOC Policy Handbook. She reminded the Board that they must adopt their policy by resolution within 90 days of the election.

Commissioner Tagliarini clarified that, even with annual or biannual reviews, items could still be raised as needed. The Clerk confirmed that changes could be made at any time by resolution. Any changes previously made by motion would be formalized in the resolution.

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

F. Special Meeting for City Manager Search

The Acting City Manager stated that Renee Narloch's firm requested a special meeting for the last week of February to present candidates for the city manager position. The firm was unaware that the meeting had been moved earlier and needed time to vet about 40 applicants.

Commissioner Tagliarini requested clarification on the purpose of the meeting. The City Manager confirmed that Ms. Narloch would present her top-qualified candidates for board approval before moving on to interviews. Tagliarini preferred to email his availability, noting that Wednesdays at 6 PM did not work for him.

Mayor Brooks suggested holding the meeting earlier in the day for flexibility. Commissioner Ghovae requested all candidate names, not just Narloch's selections. He wanted to see who applied, recognizing that although they hired her to avoid reviewing 40 applications, he still wanted to be aware of borderline candidates.

The Acting City Manager agreed to ask Ms. Narloch to provide the full list, noting that the purpose of hiring her was to prevent individual application reviews.

The City Clerk added that they are working to obtain all the applications, redact confidential and exempt information, and send them out to the Commission now.

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

G. Food Truck Discussion at Archibald Park

The Acting City Manager explained that the issue arose from conflicts between the City's ordinance stating, "no mobile vending," and the state statute requiring food truck allowances. He deferred to Community Development Director Marci Forbes for details.

Director Forbes clarified there had been misconceptions about food truck prohibitions. They are permitted in the code, but certain requirements apply, such as parking, location, NFPA fire inspections, BTR requirements, and being road ready. She noted that meeting these requirements had proven difficult over the years.

Mayor Brooks recalled that the original discussion arose from the extended closure of the Snack Shack with spring break approaching. She envisioned rotating food trucks providing beach food

service without overwhelming the area. "The idea wasn't to have a lot of food trucks, it was to have a food truck," she clarified.

Vice Mayor Kerr expressed concern about the loss of parking revenue during peak season. If one truck is allowed in, 10 others might want in. They should investigate compensation for occupied spaces.

Commissioner McGeehan supported the idea with regulation and suggested charging \$100 daily, along with dedicating funds to a special project. Commissioner Ghovae proposed a bid process for temporary easements over 6-8 months during construction.

Attorney Trask warned against using formal leases due to restrictions imposed by the National Park Service on the property. He recommended resolving it through a resolution or giving city manager direction instead of permanent agreements.

Commissioner Tagliarini supported charging only for occupied parking spaces, considering trucks as providing expected tourist services. Director Forbes pointed out that state restrictions on licensing fees would require careful planning.

Mayor Brooks opened to public comment.

Chuck Dillon proposed a profit-sharing setup similar to the John's Pass partnership idea, where trucks pay \$100 daily plus a percentage of anything over that to the Archibald fund.

The Commission agreed to instruct staff to proceed with food trucks and to charge for occupied parking spaces, with logistics left to staff discretion. Mayor Brooks highlighted that staff would manage vendor selection and rotation.

7. CITY ATTORNEY

A. Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)

Attorney Trask noted that he had not received additional information promised by Mr. Baker and his attorney since the last workshop. He confirmed receiving an email regarding agenda placement, suggesting they might not have known they were scheduled. He explained that the outstanding special magistrate lien is valued at slightly over \$8,800, with staff recommending a reduction to no less than \$2,000 if paid within 30 days, reverting to the original amount if not paid on time.

Mayor Brooks said she received correspondence from Attorney Gilman with a contract showing the HVAC contractor agreed to obtain all necessary permits as part of the equipment sale. The contractor should be reported to the state. She supported the \$2,000 reduction because the resident acted in good faith, while the contractor did not. He installed the air conditioner and only tried to pull the permit after he was caught.

Commissioner Tagliarini supported the reduction, citing that the resident was misinformed. Vice Mayor Kerr agreed but noted that it was a clerical violation, unlike previous cases involving physical misconduct. The property owner did nothing wrong. If he had pulled the permit, it would never have been an issue,

Director Forbes provided context about post-storm permitting challenges. She explained that trade permits issued without corresponding interior remodel permits raised red flags, prompting the requirement of both. In that particular case, it was a lack of communication. If they had known the plan, needed a permit, and that they were selling the property, a courtesy inspection would have been scheduled.

The Commission unanimously consented to lowering the fine to \$2,000, requiring payment within 30 days, and Attorney Trask confirmed it will be on the next regular Commission meeting agenda for approval.

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

9. RESPOND TO PUBLIC COMMENTS/QUESTIONS

1. Stephanie Berry, on behalf of John's Pass Committee – request for the City to consider adding a line item to next year's budget, similar in structure to the parking garage initiative. It would not be an expenditure; rather, it would be a framework that enables them to formally collaborate with the City to design, implement, and expand profitable community events. Their aim is to help generate revenue through events that attract more visitors, support local businesses, and build long-term economic strength.

The Commission discussed the comment. The City Attorney said there is no public purpose involved in providing a benefit to those commercial businesses. If the City were to set aside funds for power-washing sidewalks, painting, or parking lot replacement or repairs, that would be fully acceptable. He would avoid raising money and giving it to John's Pass businesses. There is no public purpose in that.

Director Wepfer said there must have been confusion because she spoke to Stephanie Berry today and explained that the City already has a line item in the general fund for John's Pass, and that within that is maintenance, grounds, and parks, which cover John's Pass Village and all the right-of-way. Within that same budget, there is another line item for the maintenance of John's Pass Park. That covers all the grounds and pavers. She has the pavers pressure-washed every quarter, although not all of them are owned by the City. They are all pressure-washed.

2. Chris DiGiovanni regarding his concern that Kitty Stuart Park might be used for purposes other than its original purposes. He shared his vision for the park.

Mayor Brooks explained that Kitty Stuart Park would remain a park. As discussed many times before, the City is actively working to restore Kitty Stuart Park. Director Wepfer provided an update on the project and the expected completion timeline.

3. ADJOURNMENT

Mayor Brooks adjourned the meeting at 6:17 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT

de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP
Orlando | Tampa | Tallahassee | Melbourne

609 West Horatio Street
Tampa, Florida 33606
(813) 251-5825

February 10, 2026

**VIA U.S. MAIL DELIVERY and
ELECTRONIC MAIL DELIVERY**

Clint Belk
City Manager
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
cbelk@madeirabeachfl.gov

*Re: Engagement Letter to Serve as Special Magistrate
for the City of Madeira Beach*

Dear Clint:

As requested, I submit to you the following as my proposed updated letter of engagement to set forth the terms of my engagement with the City of Madeira Beach to serve as Special Magistrate.

I. SCOPE OF SERVICES.

I will serve, on an as needed basis, as Special Magistrate to hear code enforcement matters, variance matters, and such other and further matters as may be appropriate as set forth in the Code of Ordinances for the City of Madeira Beach. In that capacity, I will preside over all hearings, in which my law firm or I do not have a conflict, render a decision where applicable and prepare the appropriate orders as necessary.

II. PAYMENT.

The City shall pay to my law firm, de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP, the sum of \$225 per hour plus costs for each actual attorney hour

worked and \$65 per hour for each paralegal hour worked with regard to this engagement. For hearings scheduled by the City and confirmed by the undersigned, there will be a minimum of one hour charged for attendance at the hearing.

In all matters hereunder, my Firm will submit each month to you, or your designee, a Billing Statement of hours expended for services rendered and costs incurred. All invoices shall be processed and paid in the same manner as for all other City invoices and statements. All invoices shall be due and payable within thirty (30) days of the date of the invoice.

III. TERMINATION.

The term of this engagement may be renewed annually. However, the agreement may be terminated by either party immediately with cause or upon thirty (30) days written notice without cause, or in accordance with the City's charter and code. If such termination occurs, the Firm will be paid for all services rendered and costs incurred, if applicable, to the date of notice of termination.

IV. MISCELLANEOUS.

A. Assignment. The services to be rendered under this engagement letter are personal to Bart R. Valdes and may not be assigned other than as provided herein, either directly or indirectly, to any other person or firm. Other attorneys in the firm may assist Mr. Valdes with his duties.

B. Amendments. This engagement letter may be amended only by written instrument signed by the Firm and the City of Madeira Beach.

C. Independent Contractor Status. In the performance of legal services hereunder, Bart R. Valdes, and de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP, are independent contractors and shall not hold themselves out as an employee, agent or servant of the City of Madeira Beach.

Clint Belk
City of Madeira Beach
February 10, 2026
Page 3 of 3

This letter of engagement shall not be binding and is of no effect until it has been executed by the authorized representative of the City and by Bart R. Valdes, individually, and on behalf of the Firm.

Bart R. Valdes
Bart R. Valdes

de BEAUBIEN, SIMMONS, KNIGHT,
MANTZARIS & NEAL, LLP,

By: Bart R. Valdes
Bart R. Valdes
Its: Partner
Date: 2/10/26

CITY OF MADEIRA BEACH, FLORIDA,

By: _____
Print Name: _____
Date: _____



Memorandum

Meeting Details: March 4, 2026

Prepared For: Mayor & Board of Commissioners

From: Megan Wepfer, Public Works Director

Subject: Area 9 Roadway and Drainage Improvement project Engineering Scope Approval

Background

The Area 9 Roadway and Drainage Improvement Project includes Bay Point Drive, Bay Point Causeway, and a portion of Pruitt Drive connecting to Sunset Cove. This project is a priority flood mitigation and resiliency initiative identified through the City's Watershed Management Plan.

This project will differ from previous roadway projects in that it will be the first City roadway project to include planned roadway elevation as part of the design.

As identified in the Watershed Management Plan, the consultant determined that the Area 9 roadway corridor can be elevated a minimum of six (6) inches without negatively impacting adjacent private properties. Upon completion of detailed surveying and engineering analysis, there is potential that additional elevation beyond six inches may be feasible.

Advanced Engineering, the proposed consultant for this project, is the same firm that completed the City's Watershed Management Plan. As a result, they have direct familiarity with the tidal influences, drainage limitations, and flood pathways affecting Area 9 and are well-positioned to advance the design efficiently while maintaining consistency with the adopted plan

PROJECT PURPOSE

- Reduce roadway flooding caused by tidal influence and storm events
- Improve stormwater level of service through upgraded infrastructure
- Increase roadway resilience through strategic elevation
- Protect adjacent private properties and environmental resources

PROJECT SCOPE OVERVIEW

The proposed scope includes full design, permitting, bidding, and construction administration services. Key elements include:

- Detailed Surveying with expanded limits beyond the right-of-way
- Refinement of the Watershed Model and stormwater level of service analysis

- Preliminary Engineering Report (PER) evaluating roadway elevation, stormwater piping options, and rehabilitation alternatives
- Stormwater system redesign, including new piping and evaluation of existing and proposed outfalls
- Seawall structural design along the Bay Point Causeway segment, including cap and tieback systems
- Environmental assessment to evaluate potential impacts to habitat and seagrasses
- Permitting coordination and applications with SWFWMD, the U.S. Army Corps of Engineers, and Pinellas County
- Community outreach, including public meetings and visual renderings
- Bidding and construction administration services through project completion

KEY PROJECT CONSIDERATIONS

The following items highlight why this project requires additional coordination and analysis compared to previous roadway projects:

1. Expanded Survey Limits due to changing roadway elevation may require construction activities outside of the existing right-of-way. Survey limits have therefore been expanded to capture grades along the front of adjacent homes, whereas typical surveys stop at the right-of-way.
2. Resident Coordination and Permissions because the project may extend beyond typical limits, adequate time is included to coordinate with residents and obtain any necessary temporary construction easements.
3. Neighborhood Meetings to discuss the project- Staff anticipate two (2) neighborhood meetings to review the proposed improvements, address concerns, and discuss construction impacts.
4. Project Renderings- Visual renderings are proposed to demonstrate existing and proposed roadway conditions. These renderings will be critical in addressing concerns that roadway elevation could create a “damming” effect on adjacent properties.
5. Stormwater Improvements- Stormwater level of service will be achieved through new piping infrastructure. This requires additional modeling and evaluation of alternative pipe sizes and alignments.
6. New Outfalls and Permitting-New or modified outfalls will likely be required, triggering additional permitting through the U.S. Army Corps of Engineers and Pinellas County.
7. Environmental Assessment-An environmental assessment will accompany the permitting process to ensure no adverse impacts to habitat or seagrasses.
8. Seawall Design-Seawall design along the Bay Point Causeway is proposed as part of the project to support roadway elevation and long-term resilience.
9. Preliminary Engineering Report (PER)-A PER will be provided outlining alternative stormwater piping configurations and rehabilitation options. This document will also address potential CCNA construction thresholds and inform future funding and procurement decisions.

This project advances the City’s strategic goals related to:

- Flood mitigation and climate resilience
- Protection of critical infrastructure
- Implementation of the Watershed Management Plan

The Area 9 Roadway and Drainage Improvement Project represents a significant advancement in the City’s approach to managing tidal flooding and roadway resilience. Utilizing Advanced Engineering, who completed the City’s Watershed Management Plan—provides continuity, technical expertise, and a deep understanding of Area 9’s tidal and drainage challenges, positioning the City for a successful and well-coordinated project delivery.

Fiscal Impact

The total proposed design, permitting, bidding, and construction administration cost is approximately \$439,494,.44 inclusive of survey, geotechnical, environmental, SUE, rendering subconsultants, and permitting fees. Construction cost estimates will be provided at subsequent design milestones.

Recommendation(s)

Staff recommend the Board of Commissioners Approve staff's recommendation to proceed with surveying, preliminary engineering, public outreach, environmental evaluation, and permitting for the Area 9 Roadway and Drainage Improvement Project utilizing Advanced Engineering as the design consultant for \$439,494.44.

Attachments

- Advanced Engineering Area 9 Proposal
- Project Area Map

**City of Madeira Beach
Area 9 Roadway & Stormwater Improvements
Design Services**

Proposed Labor Breakdown

Task No.	Description	Sr. Project Manager	Sr. Project Engineer	Project Engineer	Sr. CAD Operator	Admin.	Hours	Total
		\$ 221.26	\$ 183.98	\$ 161.49	\$ 121.64	\$ 72.31		
1	Data Collection / Preliminary Plan Preparation							
1.01	Review Available Data / Perform Field Visit to Assess Existing Conditions	0	1	4	0	0	5	\$ 829.94
1.02	Survey Scoping / Review of Survey & Incorporation of Findings	1	2	4	4	1	12	\$ 1,794.05
1.03	Watershed Model Refinement / Stormwater Level of Service Analysis / Pipe Sizing	4	16	60	8	0	88	\$ 14,491.24
1.04	Basesheet Preparation / Typical Section Development / Preliminary Private Utility Coordination	2	8	16	40	2	68	\$ 9,508.42
1.05	Preparation of Roadway Plan & Profile Plan Sheets	8	24	64	80	0	176	\$ 26,252.16
1.06	Preparation of Sidewalk Layout / Connection to Existing Sidewalk System	2	12	24	32	0	70	\$ 10,418.52
1.07	Identification of Stormwater System Corridors & Preliminary Alignments	2	12	24	48	0	86	\$ 12,364.76
1.08	Prepare Preliminary Opinion of Probable Cost	1	8	16	0	2	27	\$ 4,421.56
1.09	Preliminary Engineering Report Preparation / Attend Design Review Meeting / Respond to City Commentary / Revise Preliminary Engineering Report (As Needed)	4	12	40	16	4	76	\$ 11,787.88
							Task 1 Subtotal	\$ 91,868.53
2	60% Plan Preparation							
2.01	Prepare Formal Responses to City Commentary / Design Plan Advancement (60%)	2	8	24	40	2	76	\$ 10,800.34
2.02	Attend Pre-Application Meetings (SWFWMD / USACOE)	0	2	2	0	0	4	\$ 690.94
2.03	Coordination with Geotechnical Subconsultant / Incorporation of Findings	0	4	24	8	1	37	\$ 5,657.11
2.04	Coordination with SUE Subconsultant / Incorporation of Findings	0	8	24	16	1	49	\$ 7,366.15
2.05	Coordination with Environmental Subconsultant / Assessment of Surface Water Impacts / Incorporation of Findings	0	2	24	2	1	29	\$ 4,559.31
2.06	Coordination with Rendering Subconsultant for Existing & Proposed Roadway Rendering Imagery	1	2	8	16	1	28	\$ 3,899.69
2.07	Preparation of Control Plan	1	2	4	4	0	11	\$ 1,721.74
2.08	Preparation of Demolition, Erosion & Sediment Control Plan	1	2	8	16	0	27	\$ 3,827.38
2.09	Preparation of Roadway Cross Sections	4	24	80	60	0	168	\$ 25,518.16
2.10	Preparation of Driveway Profiles / Limits of Driveway Reconstruction	2	16	40	24	0	82	\$ 12,765.16
2.11	Stormwater Modeling Advancement (60%)	1	8	24	0	0	33	\$ 5,568.86
2.12	Seawall Structural Design Incl. Seawall Cap & Tieback System	2	8	24	16	0	50	\$ 7,736.36
2.13	Supplemental Plan Sheet Preparation / General & Special Detailing (60%)	1	8	24	24	0	57	\$ 8,488.22
2.14	Quantity Itemization / Develop Pay Items / Opinion of Probable Cost (60%)	1	8	24	0	2	35	\$ 5,713.48
2.15	Preparation of "Front Ends" & Technical Specifications Incl. Measurement & Payment (60%)	1	12	40	0	1	54	\$ 8,960.93
2.16	Preparation of Technical Memorandum Discussing Design Assumptions (60%)	1	8	16	0	2	27	\$ 4,421.56
2.17	Community Outreach with Public Meeting to Outline Proposed Improvements with Plans and Maps	2	8	16	4	2	32	\$ 5,129.38
2.18	Attend Review Meeting with City Personnel	2	2	0	0	0	4	\$ 810.48
							Task 2 Subtotal	\$ 123,635.25
3	90% Plan Preparation							
3.01	Finalize Stormwater Evaluation / Prepare Stormwater Narrative	1	8	24	0	2	35	\$ 5,713.48
3.02	Finalize Seawall Structural Design	1	4	16	12	0	33	\$ 5,000.70
3.03	Prepare Formal Responses to City Commentary / Design Plan Revisions (As Needed)	1	4	16	16	2	39	\$ 5,631.88
3.04	Prepare & Submit SWFWMD Permit Application	0	4	16	0	4	24	\$ 3,609.00
3.05	Prepare & Submit USACOE Permit Application	0	4	24	0	4	32	\$ 4,900.92
3.06	Prepare & Submit Pinellas County Water and Navigation Permit	0	4	16	0	4	24	\$ 3,609.00
3.07	Prepare Formal Responses to SWFWMD Permit Commentary / Design Plan Revisions (As Needed)	1	4	32	16	2	55	\$ 8,215.72
3.08	Prepare Formal Responses to USACOE Commentary / Design Plan Revisions (As Needed)	1	2	16	8	2	29	\$ 4,290.80
3.09	Prepare Formal Responses to Pinellas County Commentary / Design Plan Revisions (As Needed)	1	1	8	4	1	15	\$ 2,256.03
3.10	Design Plan Advancement (90%) Incl. Plan, Profile & Sections	2	4	16	32	0	54	\$ 7,654.76
3.11	Supplemental Plan Sheet Preparation / General & Special Detailing (90%)	2	4	12	24	0	42	\$ 6,035.68
3.12	Coordination with City on Temporary Construction Easement Acquisition / Preparation of Figures for Easement Limits	2	8	24	60	4	98	\$ 13,377.76
3.13	Community Outreach with Public Meeting to Outline Proposed Improvements with Plans and Maps (90%)	2	2	4	4	2	14	\$ 2,087.62
3.14	Quantity Itemization / Develop Pay Items / Opinion of Probable Cost (90%)	1	2	16	0	1	20	\$ 3,245.37
3.15	Preparation of "Front Ends" & Technical Specifications Incl. Measurement & Payment (90%)	1	2	16	0	1	20	\$ 3,245.37
3.16	Preparation of Technical Memorandum Discussing Design Assumptions (90%)	1	2	8	0	1	12	\$ 1,953.45
3.17	Attend Review Meeting with City Personnel	2	2	0	0	0	4	\$ 810.48
							Task 3 Subtotal	\$ 81,638.02
4	Final Plan Preparation							
4.01	Incorporation of City Commentary / Prepare Formal Responses	1	2	4	8	1	16	\$ 2,280.61
4.02	Finalize Private Utility Coordination	0	1	4	0	1	6	\$ 902.25
4.03	Finalize Roadway Plan & Profile / Cross Sections	1	4	8	24	0	37	\$ 5,168.46
4.04	Finalize Supplemental Plan Sheets	1	2	8	8	0	19	\$ 2,854.26
4.05	Finalize Quantity Itemizations / Develop Pay Items / Opinion of Probable Cost	1	4	8	0	1	14	\$ 2,321.41
4.06	Finalize "Front Ends" & Technical Specifications Incl. Measurement & Payment (Final)	1	4	8	0	1	14	\$ 2,321.41
4.07	Preparation of Technical Memorandum Identifying Design Assumptions (Final)	1	2	8	0	1	12	\$ 1,953.45
							Task 4 Subtotal	\$ 17,801.85
5	Bidding Services							
5.01	Attend Pre-Bid Meeting	1	1	0	0	0	2	\$ 405.24
5.02	Respond to Bidder-Placed RFIs / Perform Plan Revisions as Needed / Issue Addenda	2	8	16	8	1	35	\$ 5,543.63
5.03	Review Submitted Bids & Prepare Recommendations of Award / Conformed Package Preparation	1	2	8	4	1	16	\$ 2,440.01
							Task 5 Subtotal	\$ 8,388.88
6	Construction Administration (CA) Services							
6.01	Attend Pre-Construction Meeting	0	4	0	0	1	5	\$ 808.23
6.02	Review Shop Drawings	4	12	40	8	4	68	\$ 10,814.76
6.03	Progress Meeting Attendance / Construction Site Visits (12 Total)	4	8	24	0	0	36	\$ 6,232.64
6.04	Respond to Contractor-Placed Requests for Information / Contractor Coordination / Assistance in Dispute Resolution	8	24	40	24	4	100	\$ 15,853.80
6.05	Review Contractor-Submitted Pay Applications	4	10	36	0	4	54	\$ 8,827.72
6.06	Attend Final Walk Through / Punchlist Preparation & Resolution	0	2	8	0	2	12	\$ 1,804.50
6.07	Review Contractor-Submitted Record Drawings / Permit Closeout	1	4	16	8	2	31	\$ 4,658.76
							Task 6 Subtotal	\$ 49,000.41
							Subtotal (Tasks 1-6)	\$ 372,332.94
							Survey Subconsultant	\$ 34,575.00
							Geotechnical Subconsultant	\$ 6,240.00
							Environmental Subconsultant	\$ 5,200.00
							SUE Subconsultant	\$ 12,500.00
							Rendering Subconsultant	\$ 5,400.00
							SWFWMD Permit Fee	\$ 2,491.50
							Pinellas County Permit Fee	\$ 755.00
							Total	\$ 439,494.44

PROPOSAL ASSUMPTIONS

- 1 Seawall elevations will not be obtained at locations where existing stormwater piping is not present.
- 2 It is assumed that the City's goal is to eliminate the existing outfalls between homes by utilizing larger outfalls at City-owned property / right-of-way as recommended in the Watershed Management Plan. Preliminary Engineering Report will evaluate whether smaller piping could be used for the primary system by utilizing the existing outfalls as secondary outfalls for larger storm events.
- 3 Public utility design (potable water, reclaimed, sanitary sewer) is not proposed.
- 4 Temporary construction easement coordination includes providing locations and figures depicting temporary easement limits required for construction. City to perform individual resident outreach for temporary construction easement acquisition.
- 5 Per available plat information, it is assumed that the new seawall for the land bridge on Bay Point Drive would be installed within the City's right-of-way.
- 6 Construction duration is assumed to be 9 months (270 Days) with site visits to be performed once per month plus three (3) additional visits reserved for critical phases of construction, i.e., roadway grading, seawall construction, driveway restoration, etc.

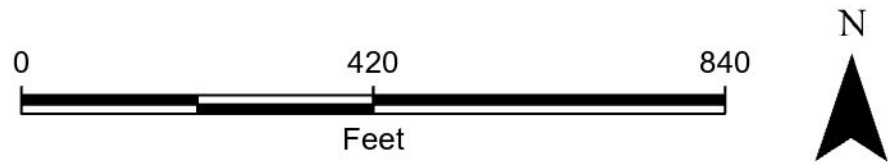




PROJECT LIMITS

Legend
 Project Limits

Area 9 Roadway & Stormwater Improvements





Memorandum

Meeting Details: March 4, 2026

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Andrew Laflin, Finance Director

Subject: Approval of FEMA Category A Closeout Form

Background

The City of Madeira Beach engaged with the Federal Emergency Management Agency (FEMA) in the aftermath of Hurricane Helene and Hurricane Milton to assess infrastructure and property damage that occurred resulting from the hurricanes and provide reimbursement for eligible repair and restoration costs incurred by the City. The reimbursement process includes numerous administrative processes and online submission of various forms, pictures, and other supporting documents.

FEMA requires that the Final Inspection Report containing cost details of Category A expenses, consisting of debris removal and related monitoring services, be formally executed by a FEMA representative and City representative, identified as the Mayor. The City requests that the Mayor sign the Final Inspection Report as part of this Category A closeout requirement.

Fiscal Impact

Upon approval, there is no immediate direct financial impact. The City must meet FEMA's administrative requirements in order to receive reimbursement for eligible costs incurred.

Recommendation(s)

Staff recommends that Commission authorize execution of the Final Inspection Report via signature from the Mayor.

Attachments

- Category A Closeout Form - Final Inspection Report

Final Inspection Report V1.0				FEMA-FL-DR-4828			
Subrecipient Name			PA ID/FIPS #	Grants Portal Project #			
Madeira Beach, City of			103-42400-00	767294			
Category of Work							
A- Debris Removal							
Approved Period of Performance Deadline			Actual Work Completion Date				
1/22/2025			1/22/2025				
Closeout Cost Section							
Item	Cost Type	Obligated	Subrecipient Claimed	State Recommended	Variance		
1	Contract- Debris Monitoring	\$1,088,301.72	\$377,951.00	\$377,927.00	-\$710,374.72		
2	Contract- Debris Removal	\$5,441,508.57	\$3,750,715.36	\$3,750,715.36	-\$1,690,793.21		
3	0	\$0.00	\$0.00	\$0.00	\$0.00		
4	0	\$0.00	\$0.00	\$0.00	\$0.00		
5	0	\$0.00	\$0.00	\$0.00	\$0.00		
Gross Cost:		\$6,529,810.29	\$4,128,666.36	\$4,128,642.36	Total Variance:		
Insurance Reduction:		\$0.00	\$0.00	\$0.00			
Net Cost:		\$6,529,810.29	\$4,128,666.36	\$4,128,642.36		-\$2,401,167.93	
Notable Conditions							
Capped Project:	No	O&M:	No	EHP Special Conditions:	Yes	Hazard Mitigation:	No
Comments/Summary:							
<p>The State reviewed the project with the following findings:</p> <p>The Applicant has a current obligated amount of \$6,529,810.29. After final closeout review, the final amount should be amended to \$4,128,642.36. A breakdown by cost-code is as follows:</p> <ol style="list-style-type: none"> 1) An adjustment is necessary to the Contract- Debris Monitoring cost line to reduce the cost line amount from \$1,088,301.72 to \$377,927.00 2) An adjustment is necessary to the Contract- Debris Removal cost line to reduce the cost line amount from \$5,441,508.57 to \$3,750,715.36 <p>For further information about the cost breakdown by Facility and Damage Inventory number, refer to the Variance Explanation section on the DI Reconciliation.</p> <p>There are no pending time extension requests or other pending actions. The State recommends that this project be closed at the State Recommended Net Cost as found above with any adjustments to the scope of work as identified within this closeout (if applicable).</p>							
Chloe Breed		<i>Chloe Breed</i>			1/9/2026		
Preparer of Final Inspection Report (State)		Signature			Date		
Anne-Marie Brooks							
Subrecipient Authorized Agent		Signature			Date		

Comments & Summary Continuation

A breakdown of the Obtain & Maintain Requirements are as follows:

1) No Obtain and Maintain Coverage is required at closeout.

No Obtain and Maintain Coverage is required at closeout.

A breakdown of the EHP Special Considerations required at closeout are as follows:

1) SHM SW CONDITION Debris Staging: Letter Attached;

Licensed Contractor (Removal/Haul/Disposal):

- Contractor Name: DRC Emergency Services LLC

- License/Registration #: FEI/EIN 63-1283729

- Contract/PO #: PO #710

FDEP-Authorized DDMS Used for Staging (attach authorizations): N/A

Final Disposal Facility(ies) (Permitted/FDEP-Authorized):

WACS ID: 108540

Pinellas Park Davis Field Park DDMS

6050 76th Ave N, Pinellas Park

Lat 27:50:25.96 / Long 82:43:5.83

No staging areas were used.

Disaster:	FEMA-FL-DR-4828
Subrecipient Name:	Madeira Beach, City of
Grants Portal Project:	767294
Category:	A- Debris Removal
Damaged Facility:	Citywide
Location:	Citywide
Insurance Reduction:	No Reduction Taken

DI Reconciliation														
Damage #/Facility Name	Cost Category	Type of Units	Current Eligible Obligated			Subrecipient Claimed at Closeout			State Recommended at Closeout			Overrun/Underrun Total	Variance Explanation	
			Quantity	Unit Cost	Cost	Quantity	Unit Cost	Cost	Quantity	Unit Cost	Cost		Explanation Start	Explanation End
Debris Removal 1-90 Days - September 25, 2024 through December 23, 2024	Contract- Debris Monitoring	Lump Sum	1	\$1,088,301.72	\$1,088,301.72	1	\$377,951.00	\$377,951.00	1	\$377,927.00	\$377,927.00	-\$710,374.72	An adjustment is necessary to the 1416076 Expedited Debris Removal 1-90 Days - September 25, 2024 through December 23, 2024	Applicant submitted and substantiated claims below the PW obligated amount. Expedited project; PW obligated amount based on estimates.
Debris Removal 1-90 Days - September 25, 2024 through December 23, 2024	Contract- Debris Removal	Lump Sum	1	\$5,441,508.57	\$5,441,508.57	1	\$3,750,715.36	\$3,750,715.36	1	\$3,750,715.36	\$3,750,715.36	-\$1,690,793.21	An adjustment is necessary to the 1416076 Expedited Debris Removal 1-90 Days - September 25, 2024 through December 23, 2024	Applicant submitted and substantiated claims below the PW obligated amount. Expedited project; PW obligated amount based on estimates.
					\$0.00			\$0.00			\$0.00	\$0.00		
					\$0.00			\$0.00			\$0.00	\$0.00		
					\$0.00			\$0.00			\$0.00	\$0.00		
					\$0.00			\$0.00			\$0.00	\$0.00		
					\$0.00			\$0.00			\$0.00	\$0.00		
					\$0.00			\$0.00			\$0.00	\$0.00		
					Gross:	\$6,529,810.29						Gross:	\$4,128,666.36	Total Variance:
					Insurance Reduction:	\$0.00						Insurance Reduction:	\$0.00	
					Net:	\$6,529,810.29						Net:	\$4,128,666.36	



Memorandum

Meeting Details: March 4, 2026 – BOC Regular Meeting
Prepared For: Honorable Mayor Brooks, the Board of Commissioners
Staff Contact: Community Development Department – Joseph Petraglia, Planner II
Subject: Ordinance 2026-02, Nonconforming Time Restrictions – 2nd Reading and Public Hearing

Background/ Discussion:

Under section 110-93(3) c. of the city’s land development regulations, any structure damaged by Hurricane Helene and Hurricane Milton would need to be repaired by March 26, 2026, or made fully compliant with current codes. So far, staff have identified over 400 properties that have not yet taken any action to repair, rebuild, or demolish the existing storm-damaged structure. Many of these properties that have not applied for permits have done unpermitted work or are sitting abandoned. As discussed at previous meetings, city staff is recommending approval of this ordinance to extend the deadline an additional 6 months for hurricanes Helene and Milton and raise awareness of this time restriction. Additionally, the text change amendment would allow property owners additional time to complete repairs once the permit is obtained. Once passed, city staff plans to push property owners who have done unpermitted work or have not yet taken any action to maintain the existing structure to obtain the required permits before the September 25th deadline by mailing letters to identified property owners, notifying buyers through lien searches, pushing website updates, and notifying applicants through email.

Additionally, as previously discussed, the ordinance proposes language to clarify a conflict between two sections of the code regarding legally nonconforming uses. City staff plans to add language to clarify that sec. 110-93(2), which has a one-year time limitation, applies only to voluntary termination of nonconforming uses, and nonconforming uses can be retained indefinitely when the provisions of sec. 110-95, or sec. 110-96 are met.

City staff plan to propose a more comprehensive amendment and evaluation of the entire nonconforming article in the coming months, but would like to expedite these time-sensitive text-change amendments before discussion of the rest of the article begins.

Fiscal Impact:

Minor direct cost (mailings, documentation) and moderate staff time. Could require more field presence from code enforcement to document conditions and progress.

Recommendation(s):

Planning Commission and City Staff recommend the adoption of Ordinance 2026-02 following second reading and public hearing.

Item 10A.

Attachments/Corresponding Documents:

- ORD 2026-02

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City staff has reviewed the time limitations of Article III of Chapter 110 of the Code of Ordinances of the City of Madeira Beach and has recommended the addition of language thereof to clarify that there is no time limitation for the involuntary loss of nonconforming uses; and

WHEREAS, the time limitation to repair structures damaged from hurricanes Helene and Milton are less than three months away and city staff has recommended the addition of language thereof to extend such deadline; and

WHEREAS, the time limitation for involuntary loss of use in Section 110-95 and catastrophic loss of buildings in Section 110-96 does not call for a period of time and the city wanted to provide certainty to applicants by clarifying that there is no time limit applicable in these two situations: and

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

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

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

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

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

Section 1. That Article III (Nonconformances) of Chapter 110 (Zoning) of the Code of Ordinances of the City of Madeira Beach shall be amended to read as follows:

ARTICLE III. NONCONFORMANCES

Sec. 110-91. Purpose and intent.

- (a) It is the intent of this article to provide for the continuance of lawful nonconformities, without unduly restricting the owners ability to maintain or improve their property, but to restrict further investment which would make the nonconformity more permanent. This article is intended to permit lawful nonconforming uses and structures created by the adoption of this Code to continue, until removed by economic or other forces. This article is intended to discourage the continuation of nonconformities as they are incompatible with the provisions of the city comprehensive plan and this Code.
- (b) All rights and obligations associated with a nonconforming status run with the property, are not personal to the present ownership or tenant, and are not effected by a change of ownership or tenancy, unless abandoned.

Sec. 110-92. Classification.

- (a) Nonconformities are classified as follows:
 - (1) Lots.
 - (2) Uses of land and structures.

- (3) Structures.
- (4) Characteristics of use.
- (b) A nonconformity may also be created where lawful public taking or actions pursuant to a court order create violations of the land development regulations.

Sec. 110-93. Intent concerning nonconforming property, structures and uses.

It is the intent of the land development regulations that these nonconformities shall be considered to be incompatible with the permitted uses within the city districts. Such nonconformities shall not be enlarged or extended in any respect.

(1) *Nonconforming lots.*

- a. *Use of single, nonconforming lots for residential districts.*
Notwithstanding the maximum density requirements of the comprehensive plan, in residential districts, the single-family and customary accessory structures may be erected, reconstructed, occupied and used on separate nonconforming lots of record which are not in continuous frontage with other lots in the same ownership in accord with other requirements applying in the separate districts.
- b. *Use of single, nonconforming lots for nonresidential uses.* In other than residential districts, a nonconforming lot of record which is not in continuous frontage with other lots in the same ownership, may accommodate uses permitted within that district in accordance with other requirements applying in that district.
- c. *Rules concerning combination of contiguous nonconforming lots in same ownership and with continuous frontage.*
 - 1. *Where nonconforming status was created at enactment or amendment of this Code or of the comprehensive plan.* Where more than one nonconforming lot of record in single ownership and with continuous frontage exists, they shall be combined and considered a single zoning lot. The zoning administrator shall authorize their use only when the lot area and lot width requirements for the district in which the lots are located are satisfied. Full setback requirements shall apply to all of the newly created lots.
 - 2. *Combination not required where nonconformity created by public taking or court order.* Where the nonconforming lots were created by public taking action or as a result of a court order, a combining of the individual lots shall not be required.

- (2) *Nonconforming uses.* Nonconforming uses of land shall be brought into conformance as soon as reasonably possible, but may continue provided

they meet the criteria listed below or if the loss is involuntary as provided for in Sec. 110-95.

- a. There shall be no replacement, enlargement, increase in activity or alterations to any nonconforming use, permanent structure or both.
- b. No such nonconforming use shall be relocated or moved to any portion of the lot other than that occupied at the time that the nonconforming status was created.
- c. When a nonconforming use is changed, modified or diversified to meet requirements of a conforming use, the building or structure in which the use is located shall conform to the development standards and regulations as set forth in this Code.
- d. If any nonconforming use, or any portion thereof, ceases for any reason for more than one year (365 days), the ~~grandfather~~ status of the nonconforming use shall terminate and all subsequent uses shall conform to the regulations of the district in which such use is located. In cases of involuntary loss as described in Sec. 110-95 there is no time limitation.

(3) *Nonconforming structures.* Where a lawful structure exists at the time of the passage or amendment of the land development regulations which could no longer be built under the terms of the land development regulations by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate. Structural changes which decrease the degree of nonconformity shall be permitted. Structures that are nonconforming due solely to their flood elevation may be altered in accordance with the provisions of chapter 94.
- b. A nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50 percent of its current fair market value as of the day immediately preceding such damage, may only be reconstructed in accordance with the provisions of article V of this chapter regarding district regulations for the district in which it is located and the floodplain management regulations established in chapter 94 of this Code or as otherwise provided in ~~section 110-95~~ this article.
- c. Should the damage be less than 50 percent of its current fair market value, the structure may remain and ~~then~~-repairs may be made under

the ~~"grandfathered"~~ zoning district regulations in effect at the time of original construction, provided that ~~they shall be made~~ a permit is issued and notice of commencement recorded in the Official Records of Pinellas County, Florida within 18 months after such damage. All repairs must be made to comply with current building codes and not be in violation of the provisions of the floodplain management regulations and other applicable codes of the city. In the event that the ~~repairs have not been completed~~ permit has not been issued within 18 months, and work not completed and the permit closed within 36 months from the date the damage occurred, the structure shall not be further repaired or rebuilt, except in conformity with the entire requirements of this Code. For structures damaged due to the 2024 hurricanes, this 18-month deadline shall be extended until September 25, 2026.

- d. Routine repairs and maintenance of nonconforming structures, fixtures, wiring and plumbing, or the repair or replacement of non-load bearing walls shall be permitted.
- e. Owners of nonconforming residential structures in an R-1, R-2 or R-3 zoning district that wish to elevate their existing structure with the lowest habitable floor at or above base flood elevation shall be exempt from the setback provisions of article V of this chapter regarding district regulations, so long as the structure remains within the existing footprint.
- f. In recognition of the narrow lot dimensions and the preexisting development patterns in some older neighborhoods, the following exceptions can be considered by the planning commission for approval for lots of 50 feet in width or less:
 - 1. Legal nonconforming residential structures in an R-2 or R-3 zoning district with side yard encroachments may extend along the line of the existing encroachment without increasing the depth of the encroachment into the setback as long as a minimum of three feet of setback from the structural wall is retained on one side of the house and a minimum of five feet of clearance remains on the other side of the house (no permanent improvement of any kind, including mechanical equipment or storage units may exist or be placed or installed in the five feet clearance along the entire side of the structure nor can the area be obstructed by landscaping that prevents access across/through the clear area, although the area may be fenced as long as it is accessible by way of a gate). Additionally, the property that is the subject of reduced setbacks must be improved with drainage systems including but not limited to roof gutter systems adequate to carry all runoff and direct it away from the neighboring property in a manner that ensures no impact

upon the neighboring property. The required clearance area is not a reduction of setback but a minimum clear path of access between the front and rear yard. Furthermore, extensions along an existing encroachment line can be approved only if the neighbor on the extending encroached side indicates support for the extension by notarized statement. Nothing in this provision can be used to approve the creation of a new nonconformity.

2. Legal nonconforming uses and structures in an R-1, R-2 or R-3 zoning districts with a front or rear yard setback encroachment may extend the encroachment to an average of that encroachment on lots adjoining and facing it.
 3. Additions of a second floor to legal nonconforming structures in the R-1, R-2 and R-3 districts is permitted as long as the extension/addition does not create any new encroachment, does not violate the height restrictions, provides a minimum of 18" clearance between any building element and the property line, and does not increase the depth into any existing encroachment. Approval of such additions require the neighbor on the side or facing property where the encroachment is proposed to be heightened to indicate by notarized statement their support for the addition.
 4. Approval of such additions require pre-hearing notice to adjoining property owners who may indicate their support for the addition by notarized statement or submittal of written or oral objections prior to or during the planning commission hearing.
 5. Appeals of planning commission approvals may be brought to the city commission by filing a notice of appeal within 30 days of the signed planning commission decision.
- (4) *Nonconforming characteristics of use.* Nonconforming characteristics of use which may include, but not limited to inadequate parking and loading facilities, inappropriate landscaping, lighting, emissions, etc., may continue to operate but shall not be expanded, altered, changed or relocated in such a manner as to increase the degree of nonconformity.

Sec. 110-94. Nonconforming structures unsafe for reasons other than lack of maintenance.

Nonconforming structures or portions thereof which are declared unsafe by the building and zoning official or other competent authority, but not because of lack of maintenance, may be repaired and restored except as provided in subsection 110-94(3).

Sec. 110-95. Reestablishment of uses after an involuntary loss.

- (a) In the event that any residential or hotel/motel structure is damaged greater than 50 percent or destroyed by a hurricane, tornado, fire, flood, wind, storm, natural disaster, or other unintended, involuntary action; it can be repaired or reconstructed in a manner which guarantees that each dwelling unit, tourist unit and all permitted accessory uses can be restored to the same square footage which existed the day immediately preceding such damage.
- (b) Nothing contained herein shall be construed to permit more dwelling units or an increase in square footage of the structure than existed prior to the day immediately preceding such damage. The burden of proof as to what existed prior to the disaster shall rest with the property owner. Each property owner shall provide the city with a site plan, as-built surveys, or architecturally-sealed floor plans. The plans or surveys shall provide enough information to determine the existing legally permitted development on the site prior to the day immediately preceding such damage.
- (c) Local business tax receipt required. Failure to have a current required local business tax receipt, where applicable, in force at the time of declared disaster will prevent this section from applying to that property.

(d) There is no time limitation to apply for a permit for reestablishment of uses after an involuntary loss as long as the above criteria of this section are met.

Sec. 110-96. Rebuilding after a catastrophic loss.

- (a) *Declaration of disaster area.* A disaster area is any area of major multiple property loss in which the board of commissioners, county board of county commissioners, the governor of the state or the federal government declares the loss a disaster area.
- (b) *Rebuilding regulations.* Rebuilding regulations shall be as follows:
 - (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.
 - (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.
 - (3) *Multifamily in R-1 and R-2 on a nonconforming lot.* Multifamily in R-1 and R-2 on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-damage certificate of occupancy.

- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time of disaster, but would have to meet minimum FEMA regulations for elevated structures and/or floodproofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) *Occupational license required.* Failure to have a current required occupational license in force at the time of declared disaster will prevent this section from applying to that property.

(7) There is no time limitation to apply for a permit for rebuilding after a catastrophic loss as defined in the section.

Sec. 110-97. Redevelopment planning process.

- (a) *Purpose and intent.* It is the intent of this section to provide for the reconstruction of nonconforming residential and transient properties, except for those in an R-1 zoning district, for the purposes of redevelopment provided that the following steps shall be taken prior to the demolition of any units or buildings:
 - (1) *Existing dwelling unit verification.* The verification of the number of existing legal dwelling units and their type shall be through the city manager or designee.
 - (2) *Preliminary site plan review of redevelopment plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the city manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of chapter 110, article II, Site plans, of this Code. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
 - (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in article III, Community development, section D, Site plan, numbers 2 and 3, as adopted in the most recent edition of the city's fees and collection procedure manual.

- (4) *Plan review.* The review of the redevelopment Plan shall be through the quasi-judicial public hearing process outlined in chapter 2, Administration, article I, In general, division 2, Quasi-judicial proceedings before the board of commissioners. The notification procedure shall follow subsection 2-503(c), Notification, found in chapter 2, article VIII, Special magistrate, of this Code.
 - (5) *Changes in the redevelopment plan.* The redevelopment plan may be amended by mutual consent of the city and applicant, provided the notification and public hearing process of this article are followed.
- (b) *Rebuilding regulations for the redevelopment of existing dwelling units.* The rebuilding regulations for the redevelopment of existing dwelling units except for those in an R-1 zoning district, through the redevelopment planning process shall be as follows:
- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.
 - (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes (and triplexes) on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.
 - (3) *Multifamily on a nonconforming lot.* Multifamily, except for those in an R-1 zoning district, on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy.
 - (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
 - (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
 - (6) *Business tax receipt required.* Failure to be current with respect to full payment of the required annual business tax at the time a redevelopment plan is sought will prevent this section from applying to that property.
- (c) *Planning commission and board of commissioners review.* The planning commission shall conduct one public hearing to consider any application to review or change a redevelopment plan. The board of commissioners shall

conduct a second public hearing to consider any application to review or change a redevelopment plan. Upon conclusion of the second public hearing, the board of commissioners shall review the proposed redevelopment plan, the recommendations of the city manager or his/her designee, the recommendations of the planning commission and the testimony at the public hearings. The board of commissioners shall thereafter approve, approve with conditions, or deny the application approve or change a redevelopment plan.

Secs. 110-98—110-120. Reserved.

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

Section 3. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 4. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 5. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 6. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 7. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

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

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

The purpose of the ordinance is to clarify the application of the nonconforming sections of the existing code and to extend the time limit for rebuilding in the wake of the 2024 hurricanes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:

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

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

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

Potentially any business in the city could be affected as the ordinance allows additional time for renovations and allows nonconforming uses and structures to be retained.

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

N/A



January 15, 2026

Kathryn A. Younkin, AICP, LEED AP BD+C
Senior Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Review of ordinances from the City of Madeira Beach (ORDINANCE 2026-02)

Dear Kathryn,

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

- The amendments clarify nonconforming use, rebuilding, and redevelopment rules without changing allowed density, intensity, or uses, consistent with the Countywide Rules.

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

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

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

76255

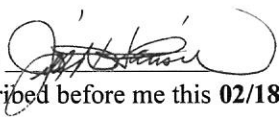
Tampa Bay Times

Published Daily

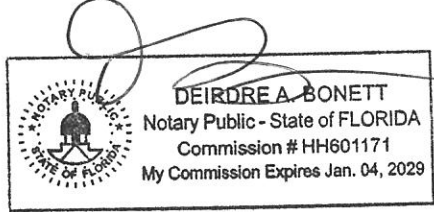
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE NO 2026-02 was published in said newspaper by print in the issues of 02/18/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant 
Sworn to and subscribed before me this **02/18/2026**

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



NOTICE OF PUBLIC HEARINGS

CITY OF MADEIRA

Item 10A.

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

NOTICE IS HEREBY GIVEN, that the Board of Commissioners of the City of Madeira Beach will conduct a **Second Reading and Public Hearing for the adoption of proposed Ordinance 2026-02 on Wednesday, March 4, 2026, at 6:00 p.m.** The meeting will be held in the Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708. The titles of said Ordinances are as follows:

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

If you would like more information regarding the proposed Ordinance 2026-02, please contact Community Development Director Marci Forbes at 727-313-0126 or email mforbes@madeirabeachfl.gov.

The meeting will be aired on Public Access TV Spectrum Channel 640 and on the City's website: <https://madeirabeach-fl.municodemeetings.com/>

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

In accordance with Section 286.26, Florida Statute, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 2378 or email a written request to cvanblargan@madeirabeachfl.gov.



**T R A S K
D A I G N E A U L T
LLP
A T T O R N E Y S**

THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT, B.C.S.*
ERICA F. AUGELLO, B.C.S.*
RANDY D. MORA, B.C.S.*
ROBERT M. ESCHENFELDER, B.C.S.*
NANCY S. MEYER, B.C.S.*
ZOE S. RAWLS
TAMMI E. BACH, B.C.S.*

** Board Certified by the Florida Bar in
City, County and Local Government Law*


M E M O R A N D U M

.....

DATE: December 9, 2025

TO: Mayor Anne-Marie Brooks
Vice Mayor Ray Kerr
Commissioner David Tagliarini
Commissioner Eddie McGeehen
Commissioner Housh Ghovae

CC: Clint Belk, Acting City Manager

FROM: Thomas J. Trask, City Attorney 

RE: Special Magistrate Lien at 703 Sunset Cove, Madeira Beach
Case No. 24-233 (Baker-Cianciulli)

.....

The purpose of this memorandum is to provide you with some background and a recommendation regarding a request the City received from Attorney Clay Gilmon on behalf of his client, Kent Baker.

BACKGROUND

On April 16, 2025, the Special Magistrate found the subject property in violation of Section 86-52 of Division 2 (Building Permits) of the city code for the installation of an HVAC system without a building permit. An Order Imposing Fine was executed by the Special Magistrate which imposed a fine in the amount of \$100.00 per day (plus interest) for this lien against the owners. The property was not brought into compliance for 88 days. The violation resulted in fines of \$8,800.00 plus interest and recording costs for a total amount due the City, as of October 28, 2025, in the amount of \$8,854.22.

Recently Attorney Clay Gilman contacted Holden Pinkard to advise of Mr. Baker's interest in resolving this outstanding lien. After an exchange of communication with the City, Mr. Gilman sent the City the attached letter requesting that the entire fine be waived.

December 9, 2025
Page 2

RECOMMENDATION

Although City staff is supportive of a partial fine reduction, staff believes that the City should be reimbursed for staff time incurred in the prosecution of this case. The Acting City Manager and City staff are recommending that the fine be reduced to \$2,000.00 if the fine is paid within thirty (30) days. If not paid within thirty (30) days, the fine should revert back to the original amount due.

Respectfully submitted.

TJT/kt

Attachments: Special Magistrate Lien
Payoff
Settlement Offer

cc: Clara VanBlargan, City Clerk
Holden Pinkard, Building Compliance Supervisor
Clint Belk, Acting City Manager

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-233

Petitioner,

vs.

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN,
703 Sunset Cove
Madeira Beach, FL 33708,

Respondents.

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on March 31, 2025, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Grace Mills provided testimony on behalf of the City.
2. Kent Baker appeared on behalf of the Respondents and admitted to the violation.
3. No one provided public comment.
4. The property in question is located at 703 Sunset Cove, Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

BAY POINT ESTATES BLK 2, LOT 3

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52.- When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish,

or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before April 30, 2025.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52 of the Code of Ordinances of the City of Madeira Beach.

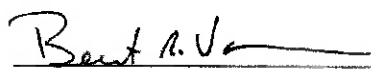
10. The Respondents shall correct the above stated violation on or before April 30, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain an "after-the-fact" building permit for the HVAC unit(s) that were replaced.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

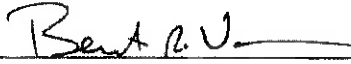
12. If the Respondents fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after April 30, 2025, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 16th day of April, 2025.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Kent Baker and Deborah Cianciulli, 703 Sunset Cove, Madeira Beach, Florida 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 16th day of April, 2025.


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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MADEIRA BEACH

Kent Richard Baker and Deborah Ann Cianciulli

703 Sunset Cove

Case No. 24-233

as of: October 28, 2025

IN COMPLIANCE

Fine Start	7/7/2025	
Fine Stop	10/2/2025	88 days
Rate	\$100.00 /day	
Principal	\$8,800.00	
Recording	\$0.00	
SUB TOTAL	\$8,800.00	

Interest Rate	0.000236986 (8.65% per annum)	
Interest on Principal	\$2.09 /day	
Interest Start	10/3/2025	
Today's Date	10/28/2025	26 days
Interest	\$54.22	
TOTAL	\$8,854.22	



Macfarlane Ferguson
& McMullen

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201 N. Franklin Street
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Tampa, FL 33602
813.273.4200

WWW.MFMLEGAL.COM
EMAIL: INFO@MFMLEGAL.COM

625 Court Street, Suite 200
P.O. Box 1669 (33757)
Clearwater, FL 33756
727.441.8966

November 12, 2025

Mayor Anne-Marie Brooks
& Madeira Beach Board of Commissioners
300 Municipal Drive
Madeira Beach, FL 33708

Re: Kent Baker – 703 Sunset Cove, Madeira Beach, FL 33708
Release of Code Enforcement Lien in the Amount Of \$8,854.22

Dear Mayor Brooks and Madeira Beach Board of Commissioners,

Our firm has the pleasure of representing a long-time Madeira Beach resident, Kent Baker, the owner of several properties in Madeira Beach including the subject property located at 703 Sunset Cove, Madeira Beach, Florida 33708 (the “*Property*”). Unfortunately, like so many other properties in Madeira Beach and throughout the beach communities, the Property sustained damage during the 2024 hurricane season including the failure of the Property’s air conditioning unit. In the aftermath of this devastation, Mr. Baker was desperate to restore the Property and make it a livable space free from mold. Mr. Baker purchased an HVAC unit and installed it without a building permit in order to keep the Property from beginning to gather mold due to the moisture and humidity.

Unbeknownst to Mr. Baker, the installation of the HVAC unit done without a permit was a violation of Section 86-52 of the City of Madeira Beach Code of Ordinances. The City cited Mr. Baker due to the Property’s noncompliance with the Code and a Special Magistrate Order was issued enforcing a \$100.00 fine for every day that the violation was not remedied. Upon learning of the violation, Mr. Baker retained our services and we attempted to resolve the issue without removal of the HVAC unit. However, we advised Mr. Baker that the most expedient remedy to come into compliance was to remove the

HVAC unit which he did as soon as possible upon receiving our advice. The fines began accruing on July 7, 2025, and ended on October 2, 2025, when an inspection deemed the Property to be in compliance after the removal of the HVAC unit. The total fines which accumulated on the Property amount to \$8,854.22, which sum includes interest owed.

It is Mr. Baker's request that you waive and release the \$8,854.22 lien owed to the City of Madeira Beach due to the extenuating circumstances related to the hurricanes. Mr. Baker was unaware when he purchased the HVAC unit, in a time of crisis, that it would result in a Code violation and subsequent lien on the Property for thousands of dollars. Mr. Baker is still attempting to restore the Property after the devastation inflicted by the hurricanes to the community. Your approval of this waiver and release of the lien will circumvent further financial loss for Mr. Baker, who has already endured significant hardship.

Yours Truly,



Brian J. Aungst, Jr., Esq.



Memorandum

Meeting Details: March 4, 2026 – BOC Regular Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Special Application For Mobile Food Vending at Archibald Park

Background & Discussion:

As requested, city staff has reviewed the process by which mobile food vending trucks can operate out of Archibald Park while the snack shack is being repaired. For this request city staff reviewed and applied section 58-3 which allows outside vending, but as an exception which allows for “*The board of commissioners may, upon special application, permit outdoor sales or displays during other appropriate times.*” Therefore approval of this “Special Application For Mobile Food Vending at Archibald Park” memorandum will allow for the recreation department and applicable supporting departments to facilitate a method by which vendors can apply to provide mobile food services on a, reserved, weekly basis until such time that the Snack Shack has reopened and is serving food.

Vendors will be required to provide food that is equivalent to the type and style which has been historically provided by the Snack Shack. City staff anticipates one food truck during a “reserved” period, unless discussed otherwise during the BOC meeting.

Upon application, food vendors will be provided a map defining the location where they can operate and the orientation of the vending apparatus such that traffic is not impeded. The vendor must be self-contained and leave no trace. The vendors will be required to adhere to all state and local requirements including the NFPA Fire Safety guidelines attached. The food vending special event application will provide clear guidelines and expectations to include but not be limited to: insurance requirements, state licensing, fuel source, operating hours, etc.

Fiscal Impact:

Anticipated vendor costs for occupying public parking spaces will be assessed at \$25.00 for occupying up to 2 spaces per day, \$50 for 3 to 5 spaces per day and the required annual fire inspection fee of \$100.00. All fees will be due upon application and/or inspection.

Recommendation(s):

City staff recommends discussion and approval of this application including any requested changes or clarifications.

Attachments/Corresponding Documents:

- NFPA Food Truck Safety Inspection
- City of Madeira Beach LDR 58-3,
https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH58S_TSIOTPUPL_ARTIINGE_S58-3OUSADI
- Florida Statute 509.102, Mobile Food Dispensing

Sec. 58-3. Outdoor sales and displays.

- (a) *Prohibited.* It shall be unlawful for any person to display, sell, barter, exchange, or offer to sell, barter or exchange any goods, wares or merchandise of any kind or nature whatsoever located outside any building structure, property or business. This section shall apply to all existing or future businesses, residences, structures, property or premises located within the city limits. For the purposes of this section, premises shall mean the place of business of an enterprise.
- (b) *Exceptions to prohibition.*
 - (1) Outdoor sales or displays during the specified dates listed below:

Event	Dates
City-wide garage sale	Entire weekend (March)*
Juan Levique	Entire weekend (June)*
Grouper Festival	Entire weekend (October)*
Veterans Boat Parade	Entire weekend (November)*
Christmas Tree Display	Thanksgiving Day to Christmas Day
Christmas season	December 15th through January 1st
Football Super Bowl, when it takes place in Tampa	One week (seven calendar days) before and one week (seven calendar days) after Super Bowl Sunday
World Series, when it is held in St. Petersburg	The dates games 1 through 7 are scheduled.

The asterisk (*) is used to identify that the dates are subject to change from year to year.

- (2) The board of commissioners may, upon special application, permit outdoor sales or displays during other appropriate times.
- (c) *Exemptions.* This section shall not apply to:
 - (1) Curb service or sales that are permitted within the city limits once a local business tax receipt is obtained, includes but is not limited to, vending machines, newsracks, gasoline stations, carwashes, equipment rentals (i.e., scooters, watercraft: jetski, waverunner, etc.), commercial establishments which provide a drive through or pedestrian window or counter, such as banks, restaurants and ice cream parlors.
 - (2) Garage sales on residential private property.
 - (3) Outdoor cafes on public sidewalks when the following requirements have been met:
 - a. At least five feet of unobstructed sidewalk for pedestrian use must be available after installation of the sidewalk cafe.
 - b. A revocable permit to install the sidewalk cafe must be obtained from the city by the licensed restaurant owner and recorded in the public records of the county. Such use may only be considered for installation adjacent to a restaurant use.
 - c. All elements or components utilized to construct the sidewalk cafe must be moveable and no element or component may be bolted or otherwise affixed to the public sidewalk. Prior to the installation of any element or component, a building permit shall be obtained.

- d. The applicant must pay the local business tax for the activity.
 - e. The applicant provides the city with a copy of an insurance policy, which policy shall name the city as a named insured, covering both property damages, injuries which might occur by reason of such use of the public sidewalk. Such policy shall have limits of at least \$100,000.00 for property damages and at least \$500,000.00 for personal injury liability and must be approved by the city prior to issuance of a revocable permit.
- (4) Outdoor seating on private property for business establishments. Business establishments with outdoor seating prior to July 14, 2009 shall be grandfathered. Any businesses desiring outdoor seating shall submit a site plan depicting the area to be used for outdoor seating and be subject to the following requirements and require approval of the city manager or his designee:
- a. Any business establishment desiring outdoor seating must be located in a R-3, C-1, C-2, C-3, C-4, or PD zoning district.
 - b. The outdoor seating area shall not be located within a designated landscape or parking area.
 - c. Outdoor seating areas shall not be permitted on the side of a business facing an R-1 or R-2 zoning district.
 - d. All outdoor seating shall be established on a paved or stabilized, dust free surface.
 - e. All outdoor seating shall be set back five feet from the any property line.
 - f. The outdoor seating area shall not obstruct the visibility triangle, as described in section 110-423, "Intersection visibility."
 - g. Any increase in the total number of seats at the business establishment as a result of outdoor seating; must comply with chapter 110, "Zoning," article VII, "Off-street parking and loading."
 - h. When the seating area will be adjacent to a vehicular use area, protective barriers shall be installed between the seating area and the vehicle use area;
 - i. All lighting for the outdoor seating area shall be directed inward and shall not spill on to adjacent property;
- (5) Porches. A porch shall be defined as an existing porch, at the time this ordinance is enacted, which is covered and attached to a freestanding single commercial structure not located on a right-of-way or used as public sidewalk.
- (6) Display of plants and produce; subject to the following limitations:
- a. The business must be located in a R-3, C-1, C-2, C-3, C-4, or PD zoning district.
 - b. The business display must be accessory to an approved primary use on the same parcel.
 - c. All plant and produce merchandise must be stored inside the building after permitted hours of operation.
 - d. Display areas are not permitted in required landscape, parking, or pedestrian areas.
 - e. All areas for display or sale shall be provided with a paved or stabilized, dust free surface.
 - f. Outdoor display of produce shall be placed on freestanding, moveable tables, shelves, display fixtures, and/or racks that are moved indoors during any hours the business is not open and that do not exceed five feet in height.
 - g. Outdoor display of produce is prohibited between the hours of 8:00 p.m. and 8:00 a.m.

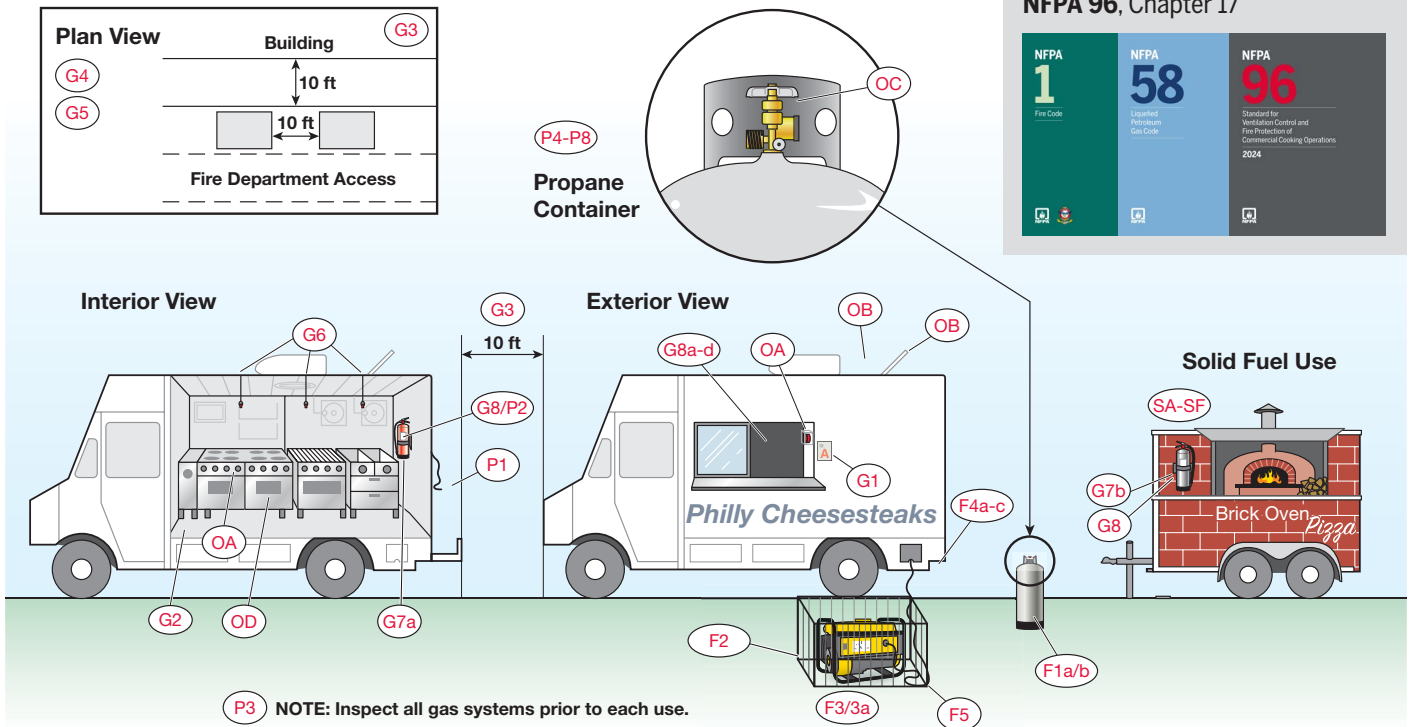
- h. Outdoor displays of produce and plants shall be on private property and set back five feet from the any property line.
- i. No outdoor display of produce and plants shall obstruct the visibility triangle as described in section 110-423, "Intersection visibility."

The board of commissioners may upon special application, permit outdoor sales or displays of merchandise during other limited appropriate times. The time limits for such permits shall be established as part of the permit as decided on an individual basis by the board of commissioners.

(Code 1983, § 17-102; Ord. No. 926, §§ 1, 2, 6-20-00; Ord. No. 978, § 1, 1-28-03; Ord. No. 1134, § 1, 9-10-08; Ord. No. 1156, § 1, 7-14-09)

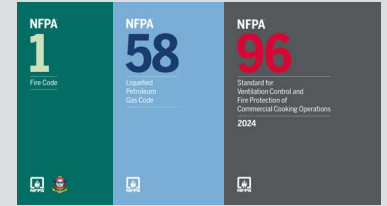
FOOD TRUCK SAFETY

The safety requirements in NFPA® codes that apply to food trucks are shown in the diagram below. NFPA code references are in brackets at the end of each checklist item and the red keys correspond to the keys in the diagram.



Key Codes

NFPA 1
NFPA 58, Chapter 16
NFPA 96, Chapter 17



General Safety Checklist

- Obtain license or permits from the local authorities. [1:1.13.8] **G1**
- Ensure there is no public seating within the mobile food truck. [1:50.8.3.2] **G2**
- Check that there is a clearance of at least 10 ft away from buildings, structures, vehicles, and any combustible materials or as prescribed by the AHJ. [96:17.2] **G3**
- Verify fire department vehicular access is provided for fire lanes and access roads. [1:18.2.4] **G4**
- Ensure clearance is provided for the fire department to access fire hydrants and access fire department connections. [1:13.1.4; 1:13.1.5] **G5**
- Check that appliances that produce grease-laden vapors and that might be a source of grease in the hood, grease removal device, or duct are protected by fire-extinguishing equipment. [96:10.1.2] **G6**
- Verify portable fire extinguishers have been selected and installed in kitchen cooking areas in accordance with NFPA 10. [96:10.9] **G7a**
- Where cooking appliances that use solid fuel, such as charcoal or wood, produce grease-laden vapors, make sure the appliances are protected by listed fire-extinguishing equipment. [96:15.7.1] **G7b**

- Ensure that workers are trained in the following: [96:17.11] **G8**
 - Proper use of portable fire extinguishers and extinguishing systems [96:17.11.1(1)] **G8a**
 - Proper method of shutting off fuel sources [96:17.11.1(2)] **G8b**
 - Proper procedure for notifying the local fire department [96:17.11.1(3)] **G8c**
 - Proper procedure for how to perform simple leak test on LP-Gas connections [96:17.11.1(5)] **G8d**

Fuel & Power Sources Checklist

- Verify that fuel tanks are filled to the capacity needed for uninterrupted operation during normal operating hours. [1:10.14.11.1 for carnivals only] **F1a**
- Ensure that refueling is conducted only during non-operating hours. [96:17.9.3] [1:10.14.11.2 for carnivals only] **F1b**
- Check that any engine-driven source of power is separated from the public by barriers, such as physical guards, fencing, or enclosures. [96:17.6.2.2] **F2**
- Ensure that any engine-driven source of power is shut down prior to refueling from a portable container. [1:10.15.4] **F3**



FOOD TRUCK SAFETY *Continued*

- ❑ Check that surfaces of engine-driven source of power are cool to the touch prior to refueling from a portable container. **F3a**
- ❑ Make sure that exhaust from engine-driven source of power complies with the following: **F4**
 - ❑ At least 12 ft in all directions from openings, air intakes, and means of egress [96:176.2.3(1)] **F4a**
 - ❑ Directed away from all buildings [96:176.2.3(2)] **F4b**
 - ❑ Directed away from any mobile or temporary cooking operations [96:176.2.3(3)] **F4c**
- ❑ Ensure that all electrical appliances, fixtures, equipment, and wiring complies with the NFPA 70® [96:17.9.1] **F5**

Propane System Integrity Checklist

- ❑ The main shutoff valves on a container for liquid and vapor are either accessible without the use of tools, or other equipment is provided to shut off the container valve. [58:16.3.4] **P1**
- ❑ Ensure that during cooking operations at least one person is trained in emergency response procedures and knows how to shut off fuel sources, change out LP-Gas containers, and the properties of LP-Gas. [58:16.8.1] **P2**
- ❑ Visually inspect LP-Gas systems daily for damage and proper operation prior to each use. [96:17.8.2.3] **P3**
- ❑ Perform pressure testing on all new or modified piping systems. [58:16.6.10] **P4**
- ❑ Perform leak testing on cylinder connections with a noncorrosive leak-detecting fluid or other approved leak detection method each time a cylinder(s) is replaced. [58:16.11.5] **P5**
- ❑ Document leak testing and keep documentation in the mobile food facility. [58:16.11.3, 16.11.3.1] **P6**
- ❑ Ensure that on gas system piping, a flexible connector is installed between the regulator outlet and the fixed piping system. [58:16.6.8.1] **P7**
- ❑ Where a gas detection system is installed, ensure that it is tested monthly. [96:17.8.2.2] **P8**

Operational Safety Checklist

- ❑ Do not leave cooking equipment unattended while it is still hot. (This is the leading cause of home structure fires and home fire injuries.) **OA**
- ❑ Operate cooking equipment only when exhaust systems are on. [96:12.1.1] **OB**
- ❑ Close LP-Gas container valves when system is not in use. [58:16.9.1] **OC**
- ❑ Keep cooking equipment, including the cooking ventilation system, clean by regularly removing grease. [96:12.4] **OD**

Solid Fuel Safety Checklist (Where Wood, Charcoal, Or Other Solid Fuel Is Used)

- ❑ Fuel is not stored above any heat-producing appliance or vent. [96:15.9.2.2] **SA**
- ❑ Fuel is not stored closer than 3 ft to any cooking appliance. [96:15.9.2.2] **SB**
- ❑ Fuel is not stored near any combustible flammable liquids, ignition sources, chemicals, and food supplies and packaged goods. [96:15.9.2.7] **SC**
- ❑ Fuel is not stored in the path of the ash removal or near removed ashes. [96:15.9.2.4] **SD**
- ❑ Ash, cinders, and other fire debris should be removed from the firebox at regular intervals and at least once a day. [96:15.9.3.6.1, 15.9.3.6.2] **SE**
- ❑ Removed ashes, cinders, and other removed fire debris should be placed in a closed, metal container. [96:15.9.3.8.1] **SF**



NFPA Resources

Review these and other NFPA resources at: [nfpa.org](https://www.nfpa.org):

- NFPA 1, *Fire Code*, 2024 Edition
- NFPA 1, *Fire Code Handbook*, 2021 Edition
- NFPA 10, *Standard for Portable Fire Extinguishers*, 2022 Edition
- NFPA 58, *Liquefied Petroleum Gas Code*, 2024 Edition
- *LP-Gas Code Handbook*, 2024 Edition
- NFPA 70®, *National Electrical Code*®, 2023 Edition
- *National Electrical Code*® *Handbook*, 2023 Edition
- NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*, 2024 Edition
- NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations Handbook*, 2017 Edition

Learn More

- ▶ Get free digital access to NFPA codes and standards at: [nfpa.org/docinfo](https://www.nfpa.org/docinfo).
- ▶ Read the latest news and updates at: [nfpa.org/foodtrucksafety](https://www.nfpa.org/foodtrucksafety).



Florida Statutes

The 2025 Florida Statutes

Title XXXIII REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	Chapter 509 LODGING AND FOOD SERVICE ESTABLISHMENTS; MEMBERSHIP CAMPGROUNDS	View Entire Chapter
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509.102 Mobile food dispensing vehicles; temporary commercial kitchens; preemption.—

(1)(a) As used in this section, the term “mobile food dispensing vehicle” means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

(b) As used in this section, the term “temporary commercial kitchen” means any kitchen that is a public food service establishment used for the preparation of takeout or delivery-only meals housed in portable structures that are movable from place to place by a tow or are self-propelled or otherwise axle-mounted, that include self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal. Such kitchens are subject to all provisions of this chapter except as may be provided herein. The term does not include a tent.

(2)(a) Regulation of mobile food dispensing vehicles, and temporary commercial kitchens, involving licenses, registrations, permits, and fees is preempted to the state. A municipality, county, or other local governmental entity may not require a separate license, registration, or permit other than the license required under s. [509.241](#), or require the payment of any license, registration, or permit fee other than the fee required under s. [509.251](#), as a condition for the operation of a mobile food dispensing vehicle or temporary commercial kitchen within the entity’s jurisdiction. A municipality, county, or other local governmental entity may not prohibit mobile food dispensing vehicles or temporary commercial kitchens from operating within the entirety of the entity’s jurisdiction.

(b) Any mobile food dispensing vehicle or temporary commercial kitchen that is operated on the same premises as and by a separately licensed public food service establishment may operate during the same hours of operation as the separately licensed public food service establishment that operates such mobile food dispensing vehicle or temporary commercial kitchen.

(3)(a) A temporary commercial kitchen may be used in conjunction with a permanent food service establishment licensed under this chapter for the purpose of supplementing the kitchen operations of the licensed permanent food service establishment. A temporary commercial kitchen may operate in this capacity as follows:

1. On the premises of the licensed permanent food service establishment for 60 consecutive days. Upon request of the operator of a temporary commercial kitchen, the division may grant one extension of up to 60 additional consecutive days.

2. During a period of renovation, repair, or rebuilding, on the premises of the licensed permanent food service establishment or off the premises within the line of sight of, and not to exceed 1,320 feet from, the licensed permanent food service establishment for 120 consecutive days. The division may exercise discretion to grant an additional extension of time upon a reasonable and reliable demonstration by the licensed permanent food service establishment that additional time is needed to complete the renovation, repair, or rebuilding.

(b) If a permanent food service establishment licensed under this chapter, or the land upon which that establishment is sited, is rendered uninhabitable due to a natural disaster that is the subject of a declared state of emergency, a temporary commercial kitchen may operate on the premises of, or as near as reasonably practicable to, the location of the licensed permanent food service establishment. A temporary commercial kitchen may operate in this capacity only during the period of repair and rebuilding of the permanent establishment with which it is associated. The operators of a temporary commercial kitchen operating in this capacity must notify the division of the kitchen's location and renew the notification every 90 days for the duration of its operation.

(c) Except as authorized under paragraphs (a) and (b), a temporary commercial kitchen may not operate in one location for longer than 30 consecutive days. The operators of a temporary commercial kitchen must notify the division within 48 hours after commencing operation in a location.

(4) This section may not be construed to affect a municipality, county, or other local governmental entity's authority to regulate the operation of mobile food dispensing vehicles or temporary commercial kitchens other than the regulations described in subsection (2).

(5) This section does not apply to any port authority, aviation authority, airport, or seaport.

Public Works Building / Zoning

“We have one opportunity to get this right.”

This was the repeated theme throughout four public workshops to discuss the newly acquired property. It is also the reason that this is on this agenda package.

The city has been looking for an alternate location for an office and for storing and maintaining Public Works vehicles and equipment for years. The city has considered purchasing multiple properties to meet the request over the years but has consistently come up short. Most recently, the BOC was very close to authorizing the purchase of the church property which is zoned Retail Commercial (C-3). Later the discussion was the property behind the Kava Shack which is also zoned Retail Commercial (C-3).

City staff tell us that rezoning approval could take up to a year, but what makes the marina property different as it is zoned Marina Commercial (C-4) which does not allow for Public Works use. The answer is the Madeira Beach Town Center Special Area Plan that was published and adopted over a decade ago in 2014. It is important to note that the Public Works building that was located at the marina had been demolished in 2013 when this Special Area Plan was being drafted.

The Special Area Plan is 89 pages long. Public Works is mentioned in four paragraphs. Here are the excerpts:

Page 56:



MADEIRA BEACH TOWN CENTER
SPECIAL AREA PLAN

Improvements to Public Works Site

Public works should be provided a new or renovated building to improve the appearance of this area. The site plan should be reconsidered to take into account both frontages along 150th Avenue as well as visual impacts to the adjacent marina. Landscaping on the site can be used to improve the visual screening and aesthetics of the site.

Page 62:

Next, in the area southeast of 150th Avenue extending along the Causeway, there are commercial, multi-family residential, public, and some marine land uses. The commercial uses in this area include motorcycle and automotive shops, marine-related retail, and a vacant restaurant. The far eastern edge of the study area includes the Municipal Marina and land occupied by the Department of Public Works. Plans are underway to redevelop the marina property by rebuilding wet slips, offering more transient slips, as well as a high and dry boat storage facility, a new public works complex, and a new ship store.

Page 67:

Overall, the City's existing zoning districts closely follow the current land use pattern. One exception is that Archibald Park is currently zoned R-3. Also the current Public Works building is in the C-4 Marine Commercial zone.

Page 76:

The public works / municipal marina complex is approximately 5.74 acres. The structures on the City's property total 9452 square feet. As established in the City of Madeira Beach Charter a referendum vote of the electors is required prior to the sale of any real property possessed by the City. Plans are underway to redevelop the property for use of the municipal marina. There will be no opportunity for the development of temporary lodging or permanent dwelling units on this site.

Why was the Public Works building at the marina demolished? We are told that the roof leaked and instead of fixing the roof, the BOC voted to tear it down. Does this indicate that the existing building was not meeting the needs of the Public Works Department, or that the BOC was considering relocating the Public Works Department to the mainland?

Late 2012 – Early 2013: The Public Works building at the marina was demolished

July 9, 2013: BOC spoke of 12,000 sq. ft. leased space in Bay Pines with bathroom and office. The intent was to use the space where the old Public Works building used to be at the marina to dock boats in the space at the marina to make money for the city.

August 13, 2013: BOC voted unanimously "to approve the LEASE AGREEMENT FOR BUILDING WITH STORAGE FOR GARBAGE TRUCKS AND VARIOUS PUBLIC WORKS EQUIPMENT". The agreement was for a 3-year lease with (2) 1-year options to renew.

Fast forward to 2021:

2021 Workshops: In 2020, newly elected Mayor John Hendricks stated that the Marina property was a "gem" and needed to be developed as a revenue generator for the city. Mayor Hendricks proposed a combination of high & dry with Public Works space. The proposal never went to a vote.

2025 Summary:

February 12, 2025: The commission approved starting the design process for a new Public Works building at a site in front of the Madeira Beach Municipal Marina. This was a **split vote** (4-1 in favor), with Commissioner Kerr casting the dissenting vote due to objections over the location's impact.

April 2, 2025: The commission approved a change order for design services. This was a **split vote** (3-2 in favor), with Vice Mayor Kerr and Commissioner Ghovae casting dissenting votes due to objections over the engineering costs and the location's impact.

October 1, 2025: The commission **unanimously voted 5-0** to approve the purchase of a 4.6-acre waterfront parcel (at 555 150th Ave.) for \$18 million. This property was explicitly intended (in part) to provide a new home/site for the Public Works facility/department, alongside marina relief and potential recreational/commercial development. (Note: This is a land acquisition vote enabling the building project, not a final construction authorization.)

To be clear, Ray Kerr's vote to approve in October 2025 was to reject the idea of the PW building to be built on the newly purchased property. It was not an endorsement to build it on the marina property.

2026 Public Opinion:

Based on a 48-hour post on Nextdoor the public overwhelmingly does not want the Public Works Department to be located at the marina. The post was directed only to Madeira Beach community, and all respondents were from Madeira Beach. The post did not allow anyone to respond after 48 hours to prevent other board members from responding and violating the Sunshine Laws. A copy is included in this agenda.

Conversations with residents throughout Madeira Beach confirm the results of this inquiry.

Holton Property & Marina Development Plans:

Both properties are zoned Marina Commercial (C-4) and are largely undeveloped. The only exception is the marina's ship store at the water's edge. The results of the four public meetings strongly support a long-needed parking garage as without it, the marina prohibits charter boat captains from using the marina property to pick up their guests. This impacts the revenue generated by the marina in the sale of bait, food, drinks, ice, fuel and retail merchandise.

The combined 10-acre waterfront development plan should be designed by professionals such as Kimley-Horn who developed the city's Master Plan. It should be noted that the Public Works building is not included in either the Duany Plan (2002) or the recently adopted Master Plan (2025).

One Possible Solution:

The public need for a parking garage and the Public Works need for equipment storage (excluding garbage trucks) may not be mutually exclusive. A portion of the Ground Floor parking level could be dedicated to Public Works vehicles and equipment that needs to stay on the island. The garbage trucks should not be stored, staged, or repaired on the island.

The parking garage for Johns Pass Village could also be designed to accommodate the storage of equipment used to service Johns Pass Village and the beach.

Public Works office(s) and meeting space could share the Kava Shack building if the city acts fast as it is currently for sale. Note that the Kava Shack building is at an elevated ground level but did not flood during the 2024 hurricanes. A previous owner had engineering study done that confirmed a second level could be added but unfortunately, they have passed and the engineering study is no longer available.

The lease of the Big Blue building and yard would continue to be used for garbage truck storage, staging and vehicle service and maintenance. The option to purchase Keller's garage may also remain an option.

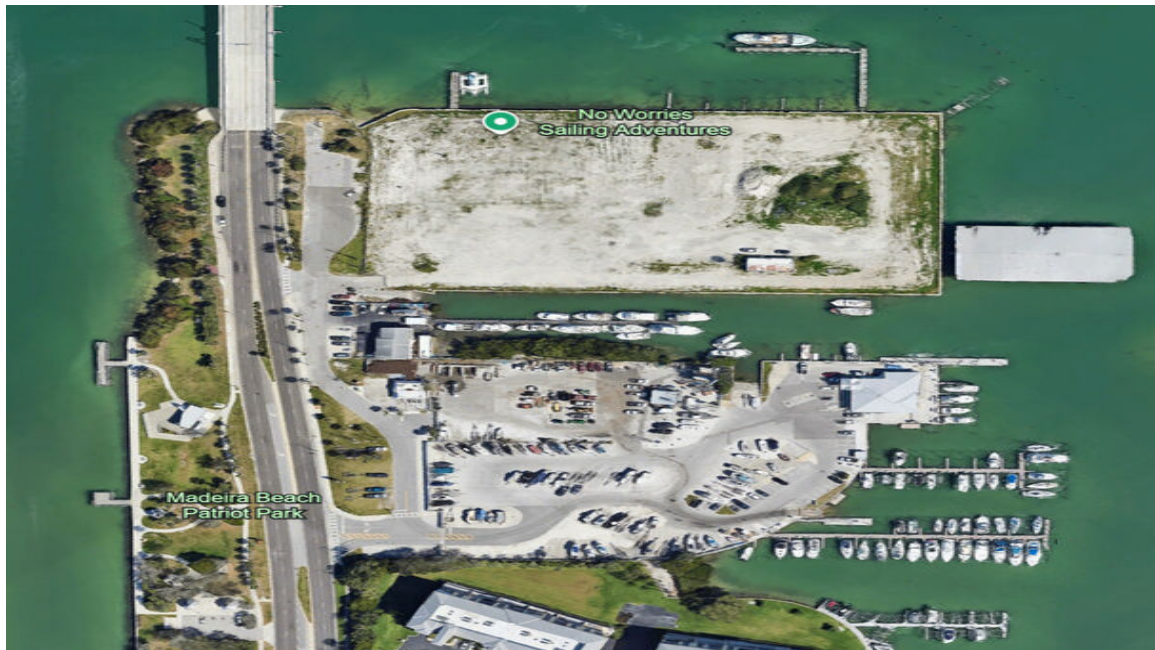
[Ray Kerr](#)

[Madeira Beach](#)

2 days ago

Madeira Beach Marina / Public Works: I'm asking for input from Madeira Beach residents. Should the city build a Public Works building next to the canal on marina property next to the newly acquired waterfront property? Trash trucks will be maintained, serviced and staged here. They are to be stored overnight on the mainland when possible. If they break down with trash in them, the trash will stay in them until they are repaired. The building is proposed to be two stories tall and have (4) vehicle bays. Is this something that you endorse, or not. The Public Works area is roughly 1 acre. This is the gateway to our city. We only get one chance to do this the right way. Thank you in advance for your input.

... see more



22 Post insights

[Jim Demont](#)

2d · [Madeira Beach](#)

1. Contract out all trash removal services. That itself would save a lot of money.
2. No trucks, no smell.
3. Leave Public Works where it is.
4. Have you seen how unkept and unorganized their yard is.
5. #4 above to due to incompetent management.
6. Fire the Public Works Director.
7. How much equipment was lost to the two storms that wasn't removed from the island due to her incompetence. Refer to #6 above.

[Terri K.](#)

23h · [Madeira Beach](#)

[Jim](#) - There is not one service that we've outsourced over the years that does not cost residents more today, than had we kept it in house. And not one service that is better.



[eric rowe](#)

2d · [Madeira Beach](#)

Noooo

[Betty C.](#)

2d · [Madeira Beach](#)

no? weve all denounced this already. and you guys know that.

[Elsa Nolan](#)

2d · [Madeira Beach](#)

No. How about the vacant science center just beyond Madeira Beach school?

[JP Farnan](#)

2d · [Madeira Beach](#)

Not this. Please contract out trash service. We used to have stellar service. Not now. That department overspends. Please nix this.

[Jim Nolan](#)

2d · [Madeira Beach](#)

JP - I totally agree. 3 or 4 years ago trash guys were awesome. Now we pay way more for less service and still have to pay even when we can't live in our house.

[Jean Chivington](#)

1d·[Madeira Beach](#)

[Jim](#) - we have crap for trash department

[Terri K.](#)

1d·[Madeira Beach](#)

[Jim](#) - same goes for ever services Pinellas County bills us for. Water, sewage, trash, etc. It's a mgt problem. Fix the mgt and stop turning stuff over to Pinellas.

[Ruth Henry](#)

1d·[Madeira Beach](#)

Heck no



[Scooter Hoffman](#)

1d·[Madeira Beach](#)

I think that they should buy a piece of property on the mainland where they store and service trucks. They could do that across the bridge and it doesn't have to be in actual Madeira Beach city limits. I think the nice piece of property should be made into a combination of an enclosed marina with dry storage and a Riverwalk with restaurants and shops that connects to downtown via a sidewalk under the bridge.

[Gary Hughes](#)

1d·[Madeira Beach](#)

No ! Lower our property taxes.

[Jean Chivington](#)

1d·[Madeira Beach](#)

no

[Judy Cusack](#)

1d·[Madeira Beach](#)

Can you look at the old Keller's garage on Seminole Blvd for this if you don't contract it out?

[David MacMillan](#)

1d·[Madeira Beach](#)

I do not think this a good idea.

[Terri K.](#)

1d·[Madeira Beach](#)

[David](#) - neither was buying a waterfront lot without ANY idea as to how it will be used.

[Dan Casey](#)

17m · [Madeira Beach](#)

[Terri](#) - could end up being really good. single family home for sale in Madeira for 8 million, last large parcel of land on water should be coveted. Value should double in 10 years. I thought it was a smart move. Revenue would like to be 50,000 a month and that could be done with a restaurant, boat slips , water taxi stop, etc... skys the limit



[Elizabeth Parsley](#)

1d·[Madeira Beach](#)

No

[Terri K.](#)

1d · [Madeira Beach](#)

No. Think about what you said above. This is the GATEWAY to the city...and you want to put Garbage Trucks there. Seriously?

[Michele C.](#)

23h·[Madeira Beach](#)

Use the property near the marina. If extra space is needed, allocate some from the marina—it will likely be more cost-effective, even if it reduces some boat storage revenue. Keep all the mess consolidated. Additionally, outsource truck maintenance, which typically offers better costs.

[Ruth Henry](#)

53m·[Madeira Beach](#)

[Michele](#) - prefer we eliminate rather than consolidate the mess.

[Sally Raynor](#)

22h·[Madeira Beach](#)

No



[Larry Roelofs](#)

18h·[Madeira Beach](#)

Nowhere along the gateway to our beautiful city. Keep it on the mainland if possible or outsource it if financially feasible.

[Dan Casey](#)

58m · [Madeira Beach](#)

Not an easy answer, currently a public works building there, a run down mess of an area. Behind a sewer lift station next to a commercial fishing pier that's kind of a mess with several sunken boats. That area might best be used for the expansion of the marina ? Also the cell tower above it creates a huge mess on ground around it.

[Cindy Acta](#)

1h·[Madeira Beach](#)

NO Please don't



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS WORKSHOP MINUTES

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

5:00 P.M.

TUESDAY, APRIL 30, 2013

AUDITORIUM

ROLL CALL:

MEMBERS PRESENT:

Travis Palladeno, Mayor
Terry Lister, Vice-Mayor
Nancy Hodges, Commissioner District 2
Elaine Poe, Commissioner District 3
Pat Shontz, Commissioner District 4

STAFF PRESENT:

Shane Crawford, City Manager (CM)
Thomas Trask, City Attorney (CA)
Vince Tenaglia, Finance Director (FD)
Dave Marsicano, Central Services Director (CSD)
Aimee Servedio, City Clerk Pro Tem (CCPT)

T. DISCUSSION ON THE STORAGE OF GARBAGE TRUCKS

CITY MANAGER

CM Crawford stated that since the Public works building is gone the garbage trucks no longer have covered storage. He and CSD Dave Marsicano have been looking at offsite storage that could be done on a month to month basis, and they found a space in the Bay Pines area that would store them for \$300 a month. He feels that this is important for the development of the Leverocks property, because no one wants to see smelly garbage trucks next to their business. Commissioner Lister asked if it was possible to split the cost with whoever takes over the Leverocks property. CM Crawford is asking for the Boards approval to have CA Trask draw up a lease agreement so that the trucks can be stored off site.

Consensus: Yes

Google Earth photos on next page:

- Photo: Google Earth 6/25/2012
- Photo: Google Earth 3/15/2013

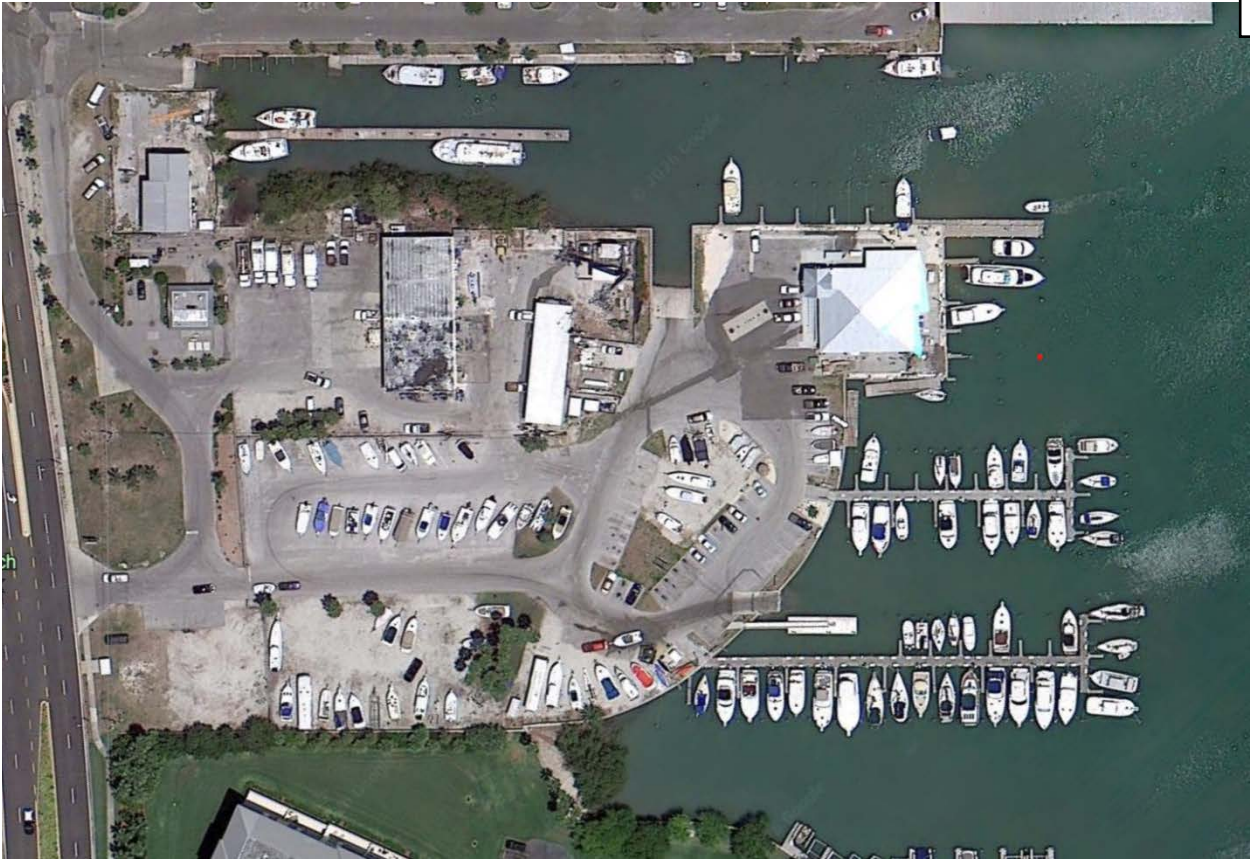


Photo: Google Earth 6/25/2012

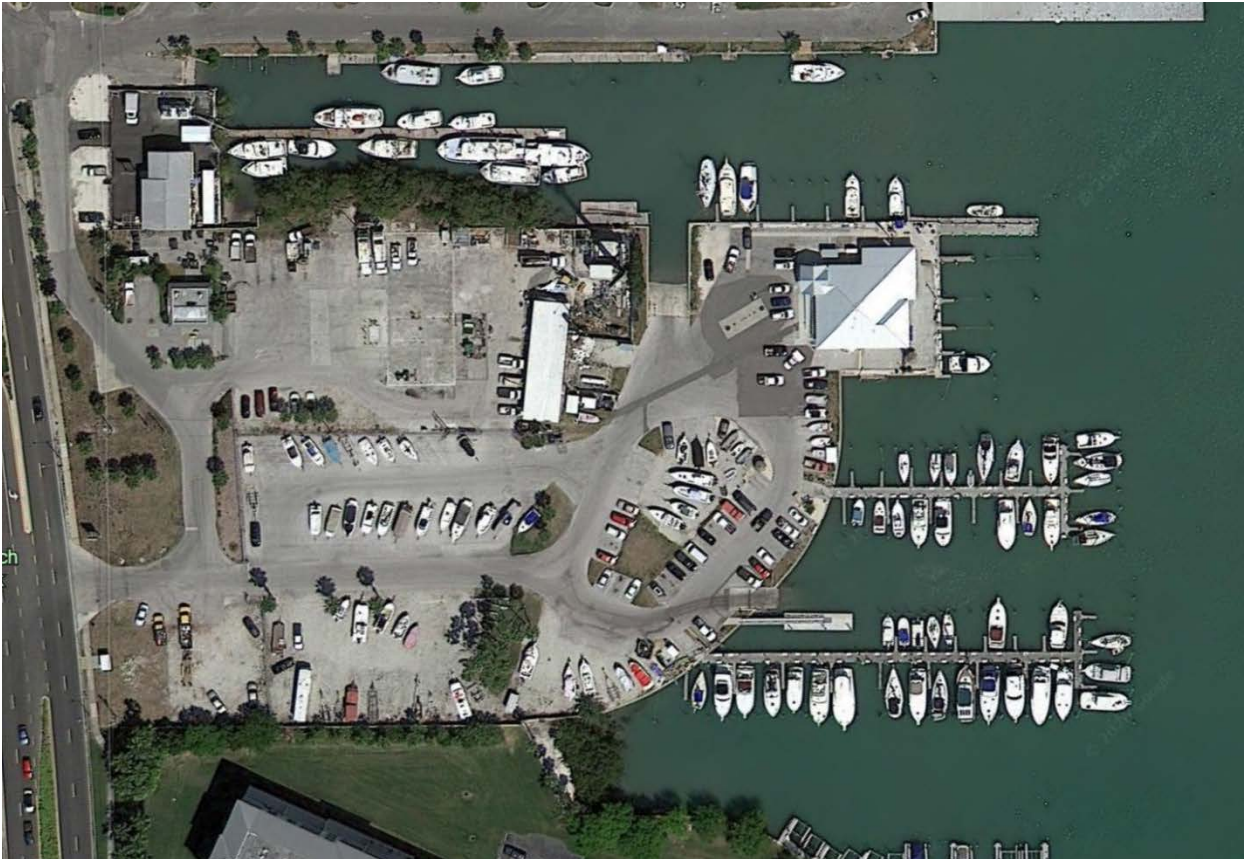


Photo: Google Earth 3/15/2013



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS MEETING

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

6:00 P.M.

Tuesday, July 9, 2013

AUDITORIUM

- A. **CALL TO ORDER** was called to order at 6 p.m.
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Commissioner Hodges
- C. **ROLL CALL**

MEMBERS PRESENT: Travis Palladeno, Mayor
Terry Lister, Vice-Mayor
Nancy Hodges, Commissioner District 2
Elaine Poe, Commissioner District 3
Pat Shontz, Commissioner District 4

STAFF PRESENT: Shane Crawford, City Manager (CM)
Thomas Trask, City Attorney (CA)
Vince Tenaglia, Finance Director (FD)
Dave Marsicano, Central Services Director (CSD)
Aimee Servedio, City Clerk (CC)

H. UNFINISHED BUSINESS**1. CHANGE IN LEASE PROPOSAL FOR STORAGE OF GARBAGE TRUCKS**

CM: Has found a person in Bay Pines area that has a 12,000 sq foot facility that would meet the City's needs for its Public Works for the time being. This will get the trucks off the island and this facility allows the trucks to be housed and serviced. This leaser wants \$2,200 a month (the city was already going to spend \$300 on an outside space so it comes out to \$1,900). In addition, the City spends another \$300 a month on a place to house some Public works which brings that total down to \$1,600. That can be found in the budget. There is an office and bathroom in this new facility and will be beneficial to the city. Furthermore, where the old Public Works used to be (Marina) it can now be open for boats to dock there and can make more money for the City. Slips are rented for \$125 a month and CSD Marsicano informed CM Crawford that there could be 30 boats there very quickly (30 x \$125 = \$3,750) and will make money for the City. Also this is the type of structure that CM recommends building for Public Works. CM is asking the

Commission for the ability to negotiate a 1 year lease with the possibility of renewals for after that. The next time this will be seen will be at the next BOC meeting. The City would like to get this started as early as August.

Consensus is to move forward with this project.

Steve Kochick – he asked if funding was coming out of sanitation fund. FD Tenaglia said that the plan is to split it up in between the General, Sanitation, and Storm water. He doesn't want a backdoor way of getting out of hand with privatization of public service.

CM is not trying a back-door method of privatizing sanitation.



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE-AMENDED AGENDA
BOARD OF COMMISSIONERS MEETING

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

6:00 P.M.

Tuesday, August 13, 2013

AUDITORIUM

- A. **CALL TO ORDER:** The Meeting was called to order at 6:00 p.m.
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Vice Mayor Terry Lister
- C. **ROLL CALL**

MEMBERS PRESENT: Travis Palladeno, Mayor
 Terry Lister, Vice-Mayor
 Nancy Hodges, Commissioner District 2
 Elaine Poe, Commissioner District 3
 Pat Shontz, Commissioner District 4

STAFF PRESENT: Shane Crawford, City Manager (CM)
 Thomas Trask, City Attorney (CA)
 Vince Tenaglia, Finance Director (FD)
 Dave Marsicano, Central Services Director (CSD)
 Aimee Servedio, City Clerk (CC)

H. **UNFINISHED BUSINESS**

- 1. **APPROVAL OF LEASE AGREEMENT FOR BUILDING WITH STORAGE FOR GARBAGE TRUCKS AND VARIOUS PUBLIC WORKS EQUIPMENT.**

Motion has been made by Commissioner Poe to approve the LEASE AGREEMENT FOR BUILDING WITH STORAGE FOR GARBAGE TRUCKS AND VARIOUS PUBLIC WORKS EQUIPMENT and was seconded by Vice-Mayor Lister.

Peter Kochiek 15301 2nd Street E: How long is the agreement for? CM says 3 years and with the right to agree for two 1 year options.

CM: City isn't looking to contract out Public Works. There was a decrepit Public Works Building, which is now torn down. The City has a lot of projects going on and this is temporary until the City figures out another solution. However, this is exactly the type of facility the City would like to build if they had the space or funds.

ROLL CALL:

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

11. **RESOLUTION 2013-42**

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FY 2013 BY APPROPRIATING EXPENDITURES, IN THE AMOUNT OF \$5,000, TO PROVIDE SUFFICIENT FUNDING FOR DEMOLITION OF THE PUBLIC WORKS STORAGE SHED.

Motion has been made by Vice-Mayor Lister to adopt Resolution 2013-42 and was seconded by Commissioner Poe.

Commissioner Shontz: She inquired if it was the little building near the old Public Works Building. CM stated that it was a shed that had some poles in it. They will take whatever is in it and move the contents to the new facility.

ROLL CALL:

Commissioner Hodges.....YES
Commissioner Poe..... YES
Commissioner Shontz.....YES

Vice-Mayor Lister.....YES
Mayor Palladeno.....YES



Critical Infrastructure Flood Vulnerability Assessment

February 25, 2026

**Barrier Islands Government
Council Meeting**

& Town of Belleair



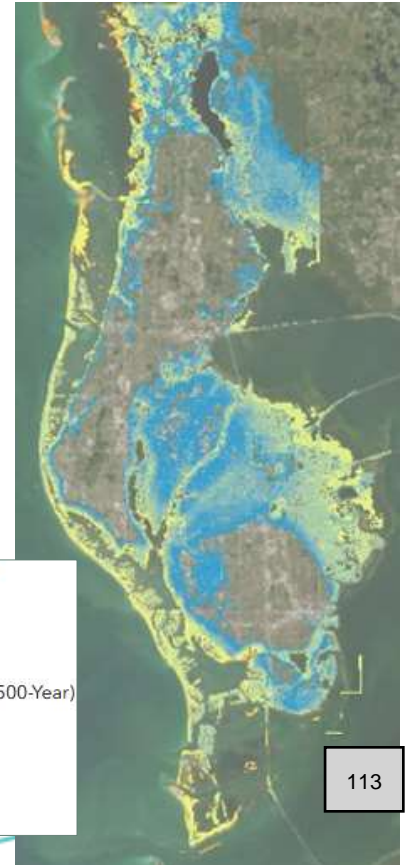
Purpose

- Present the Flood Vulnerability Assessment (VA) approach and results
State-mandated for compliance with Resilient FL Statute 380.093

VA Objectives

- Inform communities about the flood vulnerability of their public assets
- Prioritize the flooding related risks to public infrastructure
- Recommend adaptation planning strategies
- Ensure communities are eligible to apply for resilience related grant funding (specifically the Resilient Florida program)

- What is the flood Vulnerability Assessment (VA)?
- What methods and approaches were used in the assessment?
- How was community engagement incorporated into the process?
- What are some of the results?
- What are next steps in the process?



What is the Vulnerability Assessment (VA)?

Item 15A.

- A study that evaluates potential flood impacts to critical public infrastructure now and in the future
 - Enhances understanding of flood risks in the community
 - Identifies areas of improvement for flood mitigation
 - Focuses on impacts to public and regionally significant infrastructure, not residential homes or private businesses
 - Includes public assets owned/maintained by the City and select potential collaborators (medical facilities, hospital, PSTA)



***11 communities included in this Resilient Florida Planning Grant – other communities also doing VAs under other grant work**

Collaborative Communities Vulnerability Assessment:
Coastal Communities

Data included in VA

Item 15A.

- Infrastructure data was organized into 4 categories, as defined by the State:

Critical Community & Emergency Facilities

- Community centers
- Fire stations
- Local government facilities

Critical Infrastructure

- Water & wastewater facilities
- Electric & natural gas supply facilities
- Communications

Natural, Cultural, & Historical Resources

- Parks & conservation lands
- Surface waters and wetlands
- Historical & cultural assets

Transportation & Evacuation Routes

- Major roadways
- Bridges
- Ports & airports
- Bus terminals & transit

How is this work funded?

Item 15A.

- 2021 Gaming Compact Between the Seminole Tribe of Florida and the State of Florida
 - Funding for wildlife corridor, uplands, endangered species, water quality, and flooding
 - **\$100M deployed annually statewide** to guard communities against the impacts of flooding (RF Program)
- Example projects that have been awarded this grant:
 - Utilities Reliability Improvements (\$3.4M)
 - MHP Wastewater Collection System Improvements (\$25M)
 - Phillippe Park Shoreline Protection (\$129,200)
 - Joe's Creek Restoration (\$27.9M)
 - Cross Bayou Canal Improvements (\$12.9M)



Resilient Florida (RF) Program developed in accordance with Section 380.093, Florida Statutes

What is the Community Benefit?

Item 15A.



*Photo Credit: Tampa Bay Beaches Chamber of Commerce
Belleair Shore*

- ✓ Achieves compliance with RF Program Statute*
 - ✓ Ensures eligibility for RF Program funding
- ✓ Maps out critical public infrastructure with associated flood risk scenarios
- ✓ Helps communities prioritize and plan for infrastructure investments
- ✓ Emphasizes resilient infrastructure design and operation

* Resilient Florida (RF) Program Statute: 380.093

Public Engagement 2023 - 2026

Item 15A.

- Countywide VA Workshop
 - > 50 participants from local agencies
- Online and in-person surveys
 - > 500 responses
- Multiple events across the county
 - Attended 10 community events
 - Spoke directly with over 600 people
- Virtual public meeting
 - Presented draft results; answered questions
 - 62 registrants



Community Survey - Summer 2024

Item 15A.

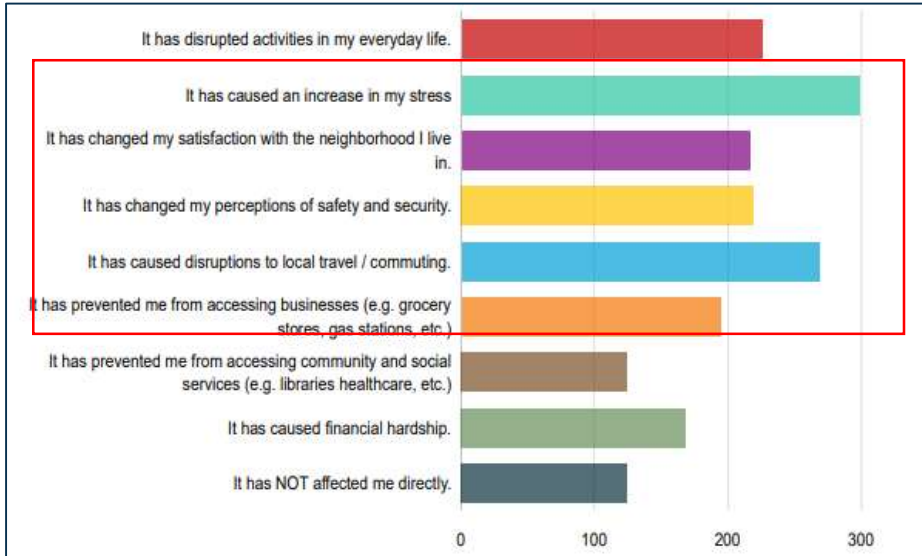
- Flooding has been very disruptive
- 50% consider flooding when deciding:
 - where to live; how to travel
- Highest level of concern for:
 - Roads, electricity, communications, buildings

Factors Making Recovery Difficult

Recurring flooding;
low-lying facilities;
risk of pollution

Vulnerable
populations;
wildlife;
habitat

- 1/3 Respondents
- 1/2 Respondents



Steering Committee

Item 15A.

Name	Collaborative Community
Ryan Womack, Public Works Superintendent	Town of Belleair
Ashley Bernal, Assistant Town Manager	Town of Belleair
Kyle Riefler, City Manager	City of Belleair Beach
Mary Palmer, Town Clerk	Town Belleair Shore
Dean Scharmen, Public Works Director	City of Indian Rocks Beach
Christina (Tina) R. Porter, Town Administrator	Town of Indian Shores
Megan Wepfer, Public Works Director	City of Madeira Beach
Mari Campbell, Town Clerk	Town of North Redington Beach
Adriana Nieves, Town Clerk	Town of Redington Beach
Margaret Carey, Town Administrator	Town of Redington Shores
Josie Benwell, PMO Section Manager Public Works	Pinellas County

Technical Stakeholder Reviews

Item 15A.

- Technical Stakeholder Reviews
 - Multiple City departments and City staff
 - St. Pete-Clearwater International Airport
 - Tampa Bay Estuary Program
 - Climate Science Advisory Panel
 - Florida Housing Coalition
 - Forward Pinellas
 - Tampa Bay Regional Planning Council
 - Florida Department of Health
 - Consultant and non-profit reviewers
 - +more!



VA Steps

Item 15A.

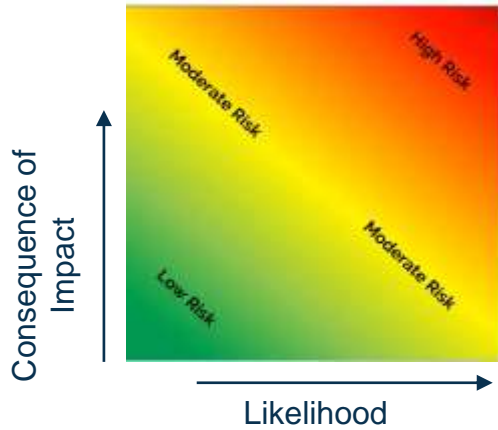
- Data Collection
 - GIS provided, desktop and field checks
- Exposure
 - Means an asset is impacted by floodwaters.
 - ✓ 21 flood scenarios in Ph II VA
 - 2018 base year, 2040, 2070
- Sensitivity
 - Considers flood severity for all, most also consider characteristics and criticality of an asset



Field check – Redington Beach Town Hall is elevated mitigating some impacts shown at ground elevation.

Exposure and Sensitivity Approach

Item 15A.



Belleair Beach Tidal Flooding Overlay

- Flood depth extreme for park – consequences lower than facility or bridge
- Possible lower cost recovery for park



Public Safety

- Most critical
- Current resilience and adaptability varies

Countywide Takeaways

Item 15A.

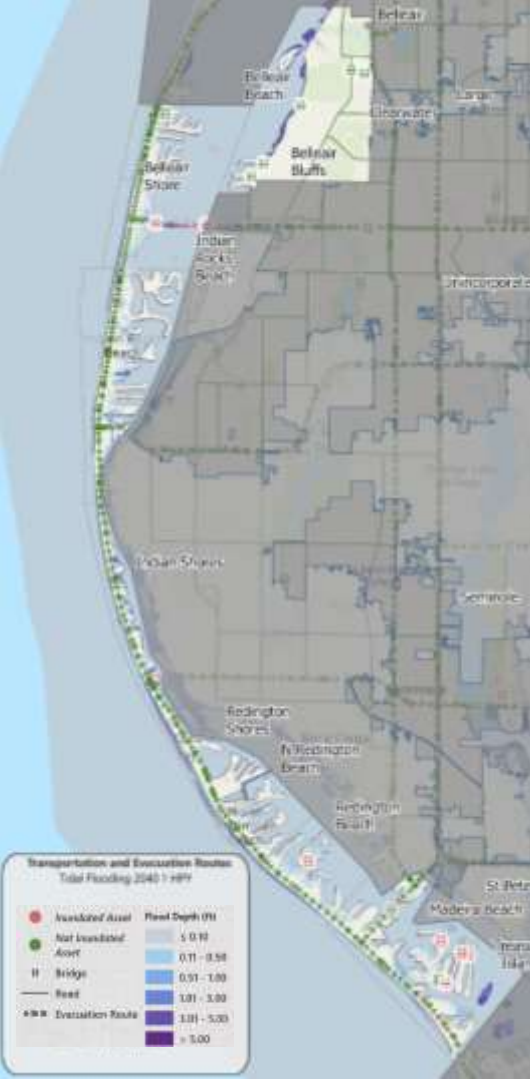
- Storm Surge tends to have higher flood severity and impact more assets.
 - This is based on available flood models; keep in mind there are many scenario combinations as well as mitigating factors not shown - like elevated structures and stormwater infrastructure.
- Regionally significant assets like the St. Pete-Clearwater International Airport, County Solid Waste Disposal Complex, and evacuation routes have flood impacts across most flood scenarios.
- Significant numbers of assets across all classes are impacted, although **emergency shelters** were one asset type that did not show impacts



Photo Credit: Visit St. Pete Clearwater Florida

2040 Tidal Flooding Intermediate High 1 HPY

- 44% Total Bridges Impacted
 - 55% Belleair Beach Bridges
 - 57% Madeira Beach Bridges
 - 100% Indian Shore Bridges
 - 0% Belleair Bridges
- Minor Gulf Boulevard Impacts
- Significant local roads impacts



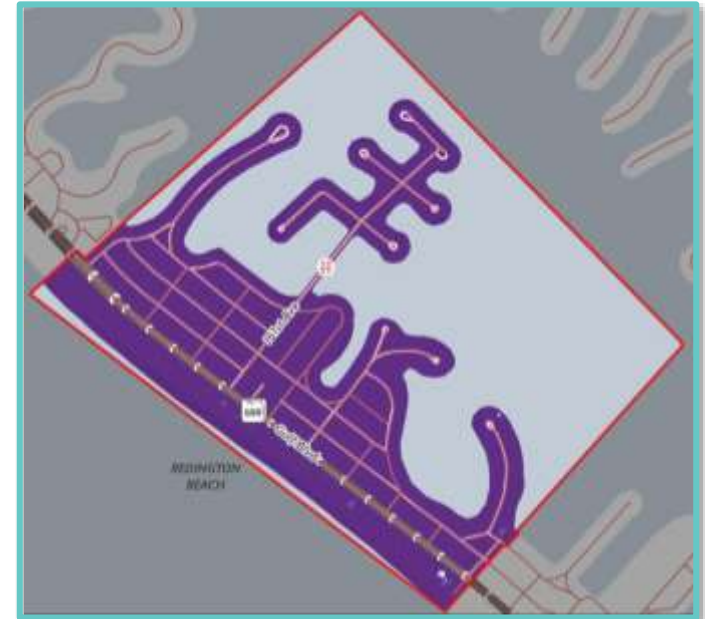
Item 15A.

127

Base Year 2018 Storm Surge 100 Year Intermediate Low

Item 15A.

- 100% Gulf Blvd
- 100 % bridge impacts (not including Belleair)



Storm Surge 2040 100 Yr

Item 15A.

Community	Local Government Facilities (buildings mainly)	Parks
Belleair	0%	9%
Belleair Beach	50%	100%
Belleair Shore	N/A	100%
Indian Rocks Beach	100%	100%
Indian Shores	100%	100%
Madeira Beach	50%	100%
North Redington Beach	100%	100%
Redington Beach	100%	100%
Redington Shores	100%	100%



Tidal Flooding 2040

Item 15A.

Community	Local Government Facilities	Parks
Belleair	0%	0%
Belleair Beach	50%	83%
Belleair Shore	0%	0%
Indian Rocks Beach	0%	0%
Indian Shores	0%	6%
Madeira Beach	0%	0%
North Redington Beach	0%	0%
Redington Beach	0%	10%
Redington Shores	0%	0%

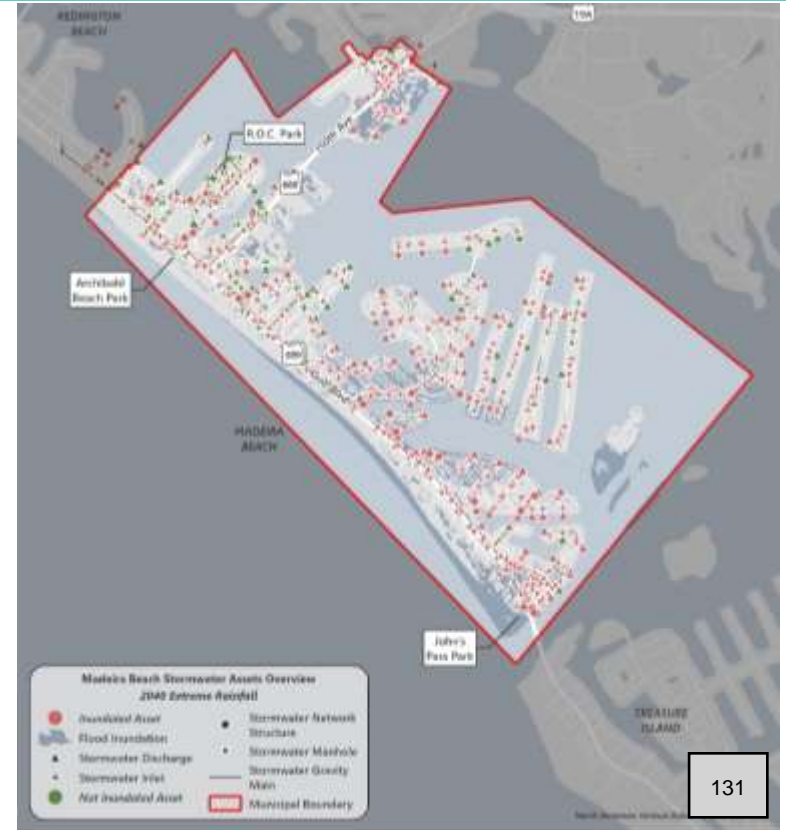


Likely Scenarios Subset

Item 15A.

Madeira Beach Subset

Asset Type	Total #	Storm Surge IL 2040 %Assets Exposed	Extreme Rainfall 2040 % of Assets Exposed
Community center	2	100%	0%
Local government facilities	2	50%	0%
Stormwater Conveyance System	1,117	99%	73%
Parks	22	100%	



Next Steps: Focus Area and Adaptation Planning

Item 15A.

- Draft VA reviews through March 10
- Focus area and adaptation planning April – August 2026



Next Steps: County BOCC & Submittals

Item 15A.

- County BOCC Meeting March 19
- Submit final VA to FDEP March 2026
- Submit adaptation plan to FDEP September 2026
- Ongoing funding strategies and grant applications



Thank You

Item 15A.

Josie Benwell, MS, CPM, ENV-SP

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Public Works

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The views, statements, findings, conclusions, and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the State of Florida or any of its subagencies.

**Board of Commissioners
Meetings Report
(January 1, 2026 – February 28, 2026)**



Prepared By:
City Clerk
February 14, 2026

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

TERM OF OFFICE

Anne-Marie Brooks, Mayor (Mayor as of 6/14/2024)	3-Year Term (03/2023 – 03/2025)
Ray Kerr, Commissioner District 2	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Vice Mayor/Commissioner District 1	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2025)
Housh Ghovae, Commissioner District 4 (appointed 7/10/2024)	2-Year Term (07/2024 – 03/2025)

BOARD OF COMMISSIONERS – 03/12/2025 – 12/31/2025

TERM OF OFFICE

Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Ray Kerr, Vice Mayor/Commissioner District 2	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2027)
Housh Ghovae, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

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

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

BOARD OF COMMISSIONERS MEMBERSHIP - OTHER GOVERNMENTAL BOARDS

- **Mayor Anne-Marie Brooks**
 - [Barrier Islands Governmental Council \(BIG C\)](#) – The BIG C, incorporated in 1990, is a governmental council including eleven municipalities residing on the west coast of Florida, from St. Pete Beach to Clearwater: Belleair Beach, Belleair Shore, Clearwater, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, Treasure Island.
 - [Emergency Medical Services Advisory Council \(EMS\)](#) - The EMS Advisory Council is responsible for evaluating Pinellas County’s Emergency Medical Services system and making recommendations necessary to the EMS Authority on needs, problems, and opportunities relating to Emergency Medical Services.
 - [Forward Pinellas](#) – Mayor Brooks serves as Big C representative on the Forward Pinellas Board. Forward Pinellas is a land use and transportation planning agency that guides integrated transportation and land use solutions, sustaining economic value by connecting the communities of Pinellas County and the Tampa Bay region. The agency is charged with addressing countywide land use and transportation concerns, as both the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization. Forward Pinellas not only provides a forum for countywide decision-making on transportation and land-use issues, but also offers technical support, regional coordination, and policy advice and guidance to Pinellas County's 24 cities and unincorporated areas.
 - [Mayors’ Council of Pinellas County](#) – The primary objective of the Mayors’ Council is to promote improvement and efficiency in municipal government, promote cooperation between officials of the municipalities of Pinellas County, and secure legislation that would be beneficial to its municipalities. The Mayor’s Council was formally established on May 3, 1977. Its membership consists of the mayors of the chartered municipalities of Pinellas County and other individuals who wish to be involved in council meetings.
 - [Tampa Bay Beaches Chamber](#) (Member of the Board of Directors) – The Tampa Bay Beaches Chamber is a diverse group of businesses spread along the Gulf Beaches of Pinellas County, from Tierra Verde to Clearwater Beach. They take great pride in where they live, work, and

play, and are there to help everyone discover new places to visit, shop, and live like a local along the beautiful Gulf Beaches.

- [Tampa Bay Regional Planning Council \(TBRPC\)](#) – The TBRPC serves the citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing regional issues and needs.
 - [2025-2029 Initiatives Plan – A Five-Year Strategic Roadmap](#)
 - [Florida League of Mayors](#) - The Florida League of Mayors is an organization for Mayors, founded and developed by Mayors. The organization provides the Mayors of Florida with the ability to explore, in great depth, areas of mutual concern and opportunity. Our membership statement is vision, leadership, and public service. The Florida League of Mayors is governed by a Board of Directors. The membership is held by the municipality, and the Mayor is the primary participating member. Vice Mayors, Deputy Mayors, etc. are invited and encouraged to attend FLM events.
 - [Suncoast League of Cities \(SLC\)](#) – The SLC is a regional organization advocating for 25-27 member municipalities across three West Central Florida counties, from St. Leo to Gulfport. It supports local governments by promoting regional collaboration, providing education on municipal issues, and working with the Florida League of Cities (FLC) to influence state legislation.
- **Commissioner David Tagliarini**
 - [Gulf Beaches Public Library Board](#) (Alternate trustee member) – The primary purpose of the Gulf Beaches Public Library Board is to govern and oversee the operations of the Gulf Beaches Public Library, ensuring it effectively serves the community’s educational, recreational, and cultural needs. The Board is responsible for establishing library policies, managing finances, and advocating for the library’s role within the community. The Board, composed of members appointed by the five municipalities it serves (Treasure Island, Madeira Beach, Redington Beach, North Redington Beach, and Redington Shores), provides the overall direction for the library.
 - Pinellas Public Library Cooperative <https://pplc.us/>

CITY ORGANIZATION MEMBERSHIPS

- **City Memberships**
 - [Florida League of Cities \(FLC\)](#) - Founded in 1922, the Florida League of Cities is the united voice for Florida’s cities, towns, and villages. A nonpartisan organization, the League advocates on behalf of Florida’s cities and supports local leaders through specialized events, training, and resources. Guided by the principle of local voices making local choices, the organization highlights the vital role citizens and city leaders play in shaping Florida’s cities. As the government closest to the people, Florida’s cities are best positioned to address the unique needs of their communities.

CONVERSATIONS WITH THE MAYOR

- January 27, 2026, Mad Beach Cantina, 13205 Gulf Lane, Madeira Beach, FL 33708 (*lunch paid for by Bill Karns*)
- February 11, 2026, Courtyard Marriott, Madeira Beach, FL 33708

BOARD OF COMMISSIONERS TRAINING (City Hall)

BOARD OF COMMISSIONERS MEETING ATTENDANCE

- January 14, 2026, BOC Regular Meeting – *All present*
- January 28, 2026, BOC Regular Workshop – *All present*
- February 4, 2026, BOC Regular Meeting – *All present*
- February 11, 2026, BOC Regular Workshop Meeting – *All present*

November 12, 2025, BOC Regular Meeting – The Board of Commissioners voted to change the BOC Regular Workshop Meetings from 6:00 p.m. to 4:00 p.m. BOC Budget Workshops at 2:00 p.m. – Dates and Times subject to change.

MEETING AGENDA ITEMS

PROCLAMATIONS

January 14, 2026, BOC Regular Meeting

- Certified Registered Nurse Anesthetist Week; January 18-24, 2026

February 11, 2026, BOC Regular Workshop Meeting

- National 211 Day; February 11, 2026

PRESENTATIONS

February 4, 2026, BOC Regular Meeting

- Madeira Beach Fire Department – Firefighter of the Year
- Madeira Beach Fire Department – Recognition of 5-Years of Service
- Madeira Beach Fire Department - Recognition of Crew Members

February 11, 2026, BOC Regular Workshop Meeting

- Duke Energy – Theresa Crane with Duke Energy gave a presentation on Undergrounding

APPROVAL OF MINUTES

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

- 12-10-2025, BOC Regular Workshop Meeting Minutes
- 12-10-2025, BOC Regular Meeting Minutes

February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- 01-14-2026, BOC Regular Meeting Minutes

PUBLIC HEARINGS – ORDINANCES

Ordinance 2025-01, New Personnel Policy (Adopted 04/02/2025) – UNFINISHED BUSINESS – FOR FUTURE AMENDMENT TO THE NEW PERSONNEL POLICY (ORDINANCE 2025-01),

- April 16, 2025, BOC Regular Workshop – Tuition Reimbursement. The City Attorney says that the personnel policy states that approval of any specific reimbursement request is at the sole

discretion of the human resources staff, who must weigh all relevant facts and policies in granting or denying any request. The human resources staff decides how long someone should stay after completing the course. The Mayor said that was a problem. It would not be fair to let a single individual determine how long a person should stay (with the city) after receiving tuition reimbursement, as favoritism could come into play. That is why she asked that the policy be returned to them. She would rather “a year” be placed there. The Board consented to a one-year commitment for an associate's degree, a two-year commitment for a bachelor's degree, and a two-year commitment for a master's degree. The City Attorney will bring an amendment to the Board.

Ordinance 2025-20, Certified Recovery Residences – Adopted 01/14/2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE VI (SUPPLEMENTAL DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) THE LAND DEVELOPMENT REGULATIONS BY CREATING DIVISION 16, “CERTIFIED RECOVERY RESIDENCES”; PROVIDING FOR DEFINITIONS; PROVIDING FOR PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REQUESTS FOR REASONABLE ACCOMMODATIONS; PROVIDING FOR REVOCATION OF REASONABLE ACCOMMODATIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop
- December 10, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- January 14, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-01, Calling the March 10, 2026 Municipal Election – Adopted 02/04/2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL ELECTION ON MARCH 10, 2026, FOR THE PURPOSE OF ELECTING A COMMISSIONER FOR DISTRICT TWO (2); PROVIDING FOR PUBLICATION; AUTHORIZING ELECTION EXPENDITURES; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE MARCH 10, 2026 MUNICIPAL ELECTION; PROVIDING FOR POLLING PLACE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 14, 2026 BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- February 4, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-02, Nonconforming Time Limitations

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 28, 2026, BOC Regular Workshop
- February 4, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- **March 4, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing -**

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

RESOLUTIONS

Resolution 2026-01, Emergency Bridge Loan, \$3,148,500

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING THE EXECUTION AND DELIVERY OF THE FORM OF ATTACHED LOAN DOCUMENTS BETWEEN THE CITY AND THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE FOR A PRINCIPAL AMOUNT OF \$3,148,500.00 TO FUND GOVERNMENTAL OPERATIONS; MAKING CERTAIN FINDINGS OF PARAMOUNT PUBLIC PURPOSE; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY THE INDEBTEDNESS; PROVIDING FOR THE RIGHTS, SECURITIES AND REMEDIES FOR THE OWNER OF THE PROMISSORY NOTE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; DESIGNATING AN OFFICIAL WITH AUTHORITY TO EXECUTE DOCUMENTS WITH RESPECT TO THE LOAN; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

- January 14, 2026 BOC Regular Meeting – *Approved 5-0*

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- Placer.AI Software Agreement – Year 1 \$12,000; Year 2 \$13,500; Year 3 \$15,000
 - October 22, 2026 Boc Regular Workshop
 - January 14, 2026 BOC Regular Meeting – *Approved 5-0*
- Tampa Bay Psychology Associates Contract Renewal - Individual counseling sessions: \$165 per hour (most commonly utilized service), Crisis and emergency response services, including onsite response during critical incidents or debriefings: \$250 per hour, and Training, peer support, or general education services: \$300 per hour
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Madeira Beach City Hall Elevator Emergency Purchase – Emergency Repair \$32,247.88
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- 2026 Ford F550 4X4 Dump Truck Purchase - \$90,780
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Public Works Building Conceptual Rendering Approval – Estimated 2.5 million construction cost
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Madeira Beach Youth Baseball and Softball Agreement - Madeira Beach Youth Baseball and Softball would pay \$2,500 per season, spring and fall, for the of the facilities. Additionally, the League would pay \$10 a player per season, up to 250 registered players, for the utilization of the fields
 - January 28, 2026, BOC Regular Workshop

- February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- RFP 25-17 – City of Madeira Beach Fireworks Displays – 2026 Contract – May 1st Display \$5,000; July 4th Display \$35,000; December 11th Display \$5,000
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Tom & Kitty Stuart Restroom Purchase Approval - \$138,651.62
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Professional Engineering & Permitting Proposal Approval – John’s Pass Jetty Sidewalk Replacement - \$74,900
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Archibald Park Snack Shack – Kimley-Horn Historic Preservation Ordinance Scope of Work - \$54,000
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- City Photographer Contract (terminates 12/ 31/2026) - \$36,500/Year for events listed in contract; \$200/HR for any additional items. Includes production, editing, and posting
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

LIEN REDUCTION/FEE WAIVER REQUESTS

- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach, Case No. 24-233 (Baker-Cianciulli)
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting
 - February 11, 2026, BOC Regular Workshop Meeting
 - **March 4, 2026, BOC Regular Meeting**

BOARD APPOINTMENTS

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP LIST

January 14, 2026, BOC Regular Meeting (January 22, 2026, BOC Regular Workshop)

- Contractual Agreement with Tampa Bay Psychology Associates
- Area 9 Design/Engineering Scope Discussion
- CXT Bathroom Purchase Discussion
- Public Works Building Rendering Discussion
- Photography Contract Quotes
- GrantWorks Piggyback Contract with Texas Standard
- Fireworks RFP

- Board of Commissioners Expenditure Report for FY 2025 & FY 2026 (City Clerk)Added:

Added:

- Parking Signage Update
- Parking Garage Update
- John’s Pass Jetty Sidewalk Update
- Kitty Stuart Park Update
- Vacant Property behind Kava Coffee Shack, mentioned by Vice Mayor Kerr, - staff to provide current zoning regulation and land use regulation for the vacant property
- Discuss how to recognize Residents who go above and beyond for the City

February 4, 2026, BOC Regular Meeting (February 11, 2026, BOC Regular Workshop)

- Area 9 Design and Permitting Proposal Discussion
- John’s Pass Village Parking Garage Discussion
- Hearing Officer Agreements

Added:

- Special Magistrate Lien 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- Sanitation
- Key to the City Recipient Discussion
- Sample Forms for Business or Citizen Recognition/Appreciation (tentative)
- Purple Heart Recipient and Progress with the American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Office for the Board of Commissioners at City Hall

BOC WORKSHOP MEETING DISCUSSIONS

January 14, 2026, BOC Regular Meeting

- Snack Shack Update

January 28, 2026, BOC Regular Workshop

- Discuss how to Recognize Residents who go above and beyond for the City
- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
- Board of Commissioners Expenditure Report – FY 2024, 2025 & 2026 (Moved to future budget workshop)
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- City Manager Search Update
- City Photographer Contract Quotes
- Ordinance 2026-02, Nonconforming Time Limitations
- John’s Pass Village Parking Garage Discussion
- Discussion and Approval of Contractual Agreement with Tampa Bay Psychology Associates, LLC
- Public Works Building Conceptual Rendering Discussion
- John’s Pass Jetty Sidewalk Design Discussion
- Archibald Snack Shack Update
- Tom & Kitty Stuart Park Bathroom and Post Storm Update

- Madeira Beach Youth Baseball and Softball Contract Renewal
- Madeira Beach Market Relocation Request
- Award of RFP 25-17 City of Madeira Beach Fireworks
- Gulf Beaches Public Library Time Capsule

February 11, 2026, BOC Regular Workshop Meeting

- Key to the City (Nomination request by Commissioner Ghovae)
- Office for the Board of Commissioners at City Hall
- Sanitation Services Discussion
- Purple Heart Recipient – Progress Update with American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- Area 9 Roadway and Drainage Improvement Project Discussion
- Schedule a Special Meeting for the last week of February regarding City Manager Search
- Food Trucks at Archibald Park due to conflicting ordinance language and statutory requirements

BOC SPECIAL MEETINGS – SHADE MEETINGS

BOC SPECIAL WORKSHOPS

BOC SPECIAL MEETINGS – FY 2027 MILLAGE RATE & FY 2027 BUDGET HEARINGS

September 9, 2026, BOC Special Meeting; 5:45 p.m.

- Ordinance 2026-XX, FY 2027 Tentative Millage Rate Ordinance – 1st Reading & Public Hearing
- Ordinance 2026-XX, FY 2027 Tentative Budget – 1st Reading & Public Hearing

September 23, 2026, BOC Special Meeting; 5:45 p.m.

- Ordinance 2026-XX, FY 2027 Final Millage Rate Ordinance – 2nd Reading & Public Hearing
- Ordinance 2026-XX, FY 2027 Final Budget – 2nd Reading & Public Hearing

BOC BUDGET WORKSHOPS – 2:00 P.M.

- Wednesday, April 29, 2026 BOC Budget Workshop #1
- Wednesday, May 27, 2026 BOC Budget Workshop #2
- Wednesday, June 24, 2026 BOC Budget Workshop #3
- Wednesday, July 22, 2026 BOC Budget Workshop #4
- Wednesday, August 26, 2026 BOC Budget Workshop #5

TOWN HALL MEETINGS/COMMUNITY MEETINGS – COMMISSION CHAMBERS

- November 15, 2025, Town Hall Meeting #1 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- November 19, 2025, Town Hall Meeting #2 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty

- February 3, 2026, Town Hall Meeting #3 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- City of Madeira Beach Candidate Forum – Commissioner District 2 (Hosted by League of Women Voters of St. Petersburg Area)
- February 7, 2026, Town Hall Meeting #4 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach

LETTER OF SUPPORT ITEMS

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

January 14, 2026 BOC Regular Meeting

- **Board of Commissioners – Reports/Correspondence**

Commissioner Tagliarini presented a PowerPoint on the pocket park project, funded by ARPA (American Rescue Plan Act) funds. He showed before-and-after photos of street-end pocket parks that had been improved with pavers, seating, landscaping, and irrigation. He praised Director Wepfer for completing the project within budget and highlighted how the improvements had enhanced the neighborhoods and public access.

Acting City Manager Belk said he received a Public Comment Card from John Lipa, 399 150th Ave. Unit 117C. He asked why the City is considering the Kava Shack location for utility vehicle storage. Vice Mayor Kerr said he would be happy to put something together on his thoughts on it. Mayor Brooks said it is on the workshop agenda for discussion.

- **Board of Commissioners – 2026 Meeting Schedule**

The Commission reviewed the 2026 meeting schedule with no changes or comments.

- **Board of Commissioners – 2025 BOC Annual Meetings Report (Informational)**

The City Clerk presented the 2025 BOC Annual Meetings Report and noted that she had already begun the 2026 report. The Commission expressed appreciation for her work.

- **City Clerk Report**

The City Clerk referred to her earlier report on the election ordinance and noted that she had no additional comments. She asked the Acting City Manager to give an update on the elevator.

Acting City Manager Belk said they are not in compliance with the ADA regarding the elevator. They have a little leeway because they are making a good-faith effort. \$30,000 were paid for repairs, but it took months to get the parts. \$32,000 more repairs were identified. He made an emergency purchase, which will be brought to the Board to ratify. The City Clerk said the elevator needs to be fixed by June 1st because they cannot have the August primary election at the library. The Acting City Manager said they are looking into replacing the elevator.

- **City Attorney**

The City attorney had nothing to report.

- **Acting City Manager**

The Acting City Manager reported that the City's appropriation requests were moving forward with some traction, and the City's lobbyist had been authorized to negotiate on the City's behalf.

February 4, 2026 BOC Regular Meeting

- **Board of Commissioners – Reports/Correspondence**

Commissioner Ghovae reported that he met with FDOT regarding the possible replacement of the Tom Stuart Bridge. He will provide a better report later, once he has more information.

Commissioner McGeehen said last evening's Town Hall was fantastic and hopes to see residents at the Saturday Town Hall at 11:00 a.m.

- **Board of Commissioners – 2026 Meeting Schedule**

City Attorney Trask questioned the need to appear at every meeting, suggesting it be listed only when there is a specific issue or scheduling conflict requiring discussion. The Board agreed to remove the item from future agendas unless necessary. The City Clerk provided an update on the online calendar, noting that it is available on the City website alongside agenda packets and has already been built out through March 2026.

- **Board of Commissioners – 2025 BOC Annual Meetings Report (Informational)**

The report was added for informational purposes.

- **City Clerk Report**

The City Clerk said the election process was proceeding smoothly.

- **City Attorney**

The City attorney had nothing to report.

- **Acting City Manager**

The Acting City Manager reported that the dredging project is set to mobilize on Monday, February 9th. Public Works removed all debris and loose pavers from Tom & Kitty Stuart Park. The four parking spaces are not available. Public Works worked to get the 148th beach access ready for opening.

RESPOND TO PUBLIC COMMENTS/QUESTIONS

January 14, 2026, BOC Regular Meeting

The Commission addressed two main topics from public comments:

1. Jerry Cantrell regarding pay increases for the Board of Commissioners.

Commissioner Tagliarini said he would like the discussion to continue and that, if a pay raise is approved, he would either decline it or return it to the City to avoid any conflict of interest. He thought they needed to be competitive. The Commission agreed to add this topic to the February workshop agenda. The City Clerk noted that any change would require an ordinance, and it would need to be adopted at least six months before the next election to take effect.

2. The public comments regarding the Kava Coffee Shack Property.

The Commission acknowledged the strong public opposition to using this property for public works, particularly regarding traffic concerns expressed by residents of the adjacent condominiums. They will discuss it at the next workshop meeting.

January 28, 2026, BOC Regular Workshop Meeting

There were no responses to public comments or questions.

February 4, 2026, BOC Regular Meeting

There were no responses to public comments or questions.

February 11, 2026, BOC Regular Workshop Meeting

1. Stephanie Berry, on behalf of John’s Pass Committee – request for the City to consider adding a line item to next year’s budget, similar in structure to the parking garage initiative. It would not be an expenditure; rather, it would be a framework that enables them to formally collaborate with the City to design, implement, and expand profitable community events. Their aim is to help generate revenue through events that attract more visitors, support local businesses, and build long-term economic strength.

The Commission discussed the comment. The City Attorney said there is no public purpose involved in providing a benefit to those commercial businesses. If the City were to set aside the funds for power washing sidewalks, painting, or parking lot replacement or repairs, that would be fully acceptable. He would avoid raising money and giving it to John’s Pass businesses. There is no public purpose in that. Director Wepfer said there must have been confusion because she spoke to Stephanie Berry today and explained that the City already has a line item in the general fund for John’s Pass, and that within that is maintenance, grounds, and parks, which cover John’s Pass Village and all the right-of-way. Within that same budget, there is another line item for the maintenance of John’s Pass Park. That covers all the grounds and pavers. She has the pavers pressure-washed every quarter, although not all of them are owned by the City. They are all pressure-washed.

2. Chris DiGiovanni's concern that Kitty Stuart Park might be used for purposes other than its original purposes. He shared his vision for the park.

Mayor Brooks explained that Kitty Stuart Park would remain a park. That had been discussed many times before, the City is actively working to restore Kitty Stuart Park. Director Wepfer provided an update on the project and the expected completion timeline.