



**BOARD OF COMMISSIONERS
REGULAR MEETING (DATE
CHANGE) AGENDA
Wednesday, October 01, 2025 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

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

A. Florida City Government Week; October 20-26, 2025

6. PRESENTATIONS (limited to 10 minutes each)

A. Check Presentation: Florida Representative Linda Chaney

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.](#) 09-10-2025, BOC Special Meeting Minutes

[B.](#) 09-10-2025, BOC Regular Meeting Minutes

[C.](#) 09-24-2025, BOC Special 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.](#) Amendments to Aclarian Consultant & Software Agreements

[B.](#) Mowing and Lawn Maintenance Services - Contract Renewal

[C.](#) S. Renee Narloch Recruitment Proposal - Advertising City Manager Position Vacancy & other Senior Position Vacancies

10. PUBLIC HEARINGS

[A.](#) Ordinance 2025-17, Amendment to Chapter 14 - Florida Building Code References - 2nd Reading & Public Hearing

11. UNFINISHED BUSINESS

[A.](#) RFP for Auditing Services – Selection Committee Scoring Results

12. CONTRACTS/AGREEMENTS

[A.](#) Property Purchase - Approval of Contract

[B.](#) Gulf Beaches Public Library Agreement

13. NEW BUSINESS

[A.](#) Final FEMA Payout for Administrative Work (CAT Z) Approval

[B.](#) Resolution 2025-10, Madeira Beach Authorized Signers on Bank Account

[C.](#) Acting City Manager Pay

[D.](#) Civil Service Commission Appointment

14. AGENDA SETTING (October 22, 2025, BOC Regular Workshop; 6:00 PM)

- A. Amendment to Purchasing Policy
- B. Grantworks, Inc. Presentation
- C. Recommendation for Amendment to Swim Zone Ordinance
- D. HR Director Position
- E. City Clerk Performance Evaluation Procedure

15. REPORTS/CORRESPONDENCE

- A. Board of Commissioners - 2025 Meeting Schedule (Oct - Dec)
- B. Board of Commissioners - 2026 Meeting Schedule (Jan - Dec)
- C. Board of Commissioners - 2025 Meetings Report (Jan - Sept) - Informational
- D. Board of Commissioners - Reports/Correspondence
- E. City Attorney
- F. City Clerk's Report (Oct 2025)
- G. City Manager (Acting)

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
Florida City Government Week
October 20-26, 2025

WHEREAS, City government is the government closest to most citizens and the one with the most direct daily impact upon its residents; and

WHEREAS, Municipal government provides services and programs that enhance the quality of life for residents, making their city their home; and

WHEREAS, City government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, City government officials and employees share the responsibility to pass along the understanding of public services and their benefits; and

WHEREAS, Florida City Government Week offers an important opportunity for elected officials and City staff to spread the word to all citizens of Florida that they can shape and influence this branch of government; and

WHEREAS, the Florida League of Cities and its member cities have joined together to teach citizens about municipal government through a variety of activities.

NOW, THEREFORE, I, Anne-Marie Brooks, Mayor of the City of Madeira Beach, do recognize October 20-26, 2025, as

Florida City Government Week

And the City of Madeira Beach encourages all citizens to support the celebration and corresponding activities.

PASSED AND ADOPTED by the City of Madeira Beach this 1st day of October 2025.



Anne-Marie Brooks, Mayor



MINUTES

BOARD OF COMMISSIONERS SPECIAL MEETING ADOPTING FY 2026 TENTATIVE MILLAGE RATE & BUDGET ORDINANCES SEPTEMBER 10, 2025 5:45 P.M.

The City of Madeira Beach Board of Commissioners held a budget workshop meeting at 5:45 p.m. on September 10, 2025 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None

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

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 5:45 p.m.

2. ROLL CALL

The City Clerk called the roll. All were present.

3. PUBLIC COMMENT

There were no public comments.

4. PUBLIC HEARINGS

A. Ordinance 2025-15. Adopt Tentative Millage Rate FY 2026 – 1st Reading and Public Hearing

Attorney Tom Trask read Ordinance 2025-15 in its entirety:

ORDINANCE 2025-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2026, PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED BACK MILLAGE RATE, THE PERCENTAGE DECREASE BELOW THE ROLLED BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes s. 200.065 requires the adoption of the millage rate by separate vote and prior to the adoption of the budget; and

WHEREAS, Florida Statutes s. 200.065 requires that prior to adoption of the millage-levy ordinance, the following be publicly announced: the name of the taxing authority, the rolled-back millage rate, the percentage decrease below the rolled-back millage rate, and the millage rate to be levied; and

WHEREAS, in no event may the millage rate adopted exceed the millage rate tentatively adopted.

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

SECTION 1. The name of the taxing authority is the City of Madeira Beach.

SECTION 2. The rolled back millage rate for fiscal year 2026 is 2.8581 per \$1,000.

SECTION 3. The fiscal year 2026 proposed millage rate is 3.78% lower than the rolled back rate.

SECTION 4. The millage rate to be levied for fiscal year 2026 shall be 2.7500 per \$1,000.

SECTION 5. This ordinance shall become effective immediately upon its adoption.

Finance Director Andrew Laflin stated that the City has maintained the same millage rate of 2.75 mills since approximately 2020. It was proposed to maintain that. The rolled-back rate is typically lower due to rising property values; however, this was an aberration year, and property values have since decreased. Over time, the values should increase.

Mayor Brooks opened to public comment.

There was no discussion by the Board. It was the same as discussed at the workshop.

Vice Mayor Kerr motioned to approve Ordinance 2025-15, Adopt Tentative Millage Rate FY 2026, after first reading and public hearing. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Ordinance 2025-16, Adopt FY 2026 Tentative Budget – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2025-16 in its entirety:

ORDINANCE 2025-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes s. 166.241 requires the adoption of a budget each fiscal year; and

WHEREAS, the amount available from taxation and other sources, including balances brought forward from prior years, must equal the total appropriations for expenditures and reserves; and

WHEREAS, at a minimum, the adopted budget must show for each fund, as required by law and sound financial practices, budgeted revenues and expenditures by organizational unit which are at least at the level of detail required for the annual financial report required under s. 218.32(1).

WHEREAS, the adopted budget must regulate expenditures of the municipality, and an officer of a municipal government may not expend or contract for expenditures in any fiscal year except as pursuant to the adopted budget; and

WHEREAS, the City of Madeira Beach Tentative Fiscal Year 2026 Budget is balanced; is presented at the level of detail required to file the annual financial report; and shall regulate expenditures of the City for the period beginning October 1, 2025 and ending September 30, 2026.

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

SECTION 1. The tentative budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 attached hereto as Exhibit A is hereby adopted.

SECTION 2. This ordinance shall become effective immediately upon its adoption.

Mr. Laflin said they have had six monthly workshops from March through August. There is a budget deficiency of \$11.7 million, and he anticipates the budgeted available reserves will absorb that. The deficiency is mostly due to the Capital Improvement Program of about \$13.74 million budgeted for FY 2026. The budgeted personnel costs include total salaries, wages, and benefits. Within that, they included the 3% COLA and 3% merit increases. Excluding capital outlay expenditures on a citywide basis, the budgeted revenues and other inflows would exceed expenditures and other outflows by \$675,000. He recommended approval of Ordinance 2025-16.

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

Mayor Brooks stated that regarding the 3%/3% employee raises, not everyone would receive a 6% increase, and inquired if they had made that reconciliation in the budget. Mr. Laflin said the budget reflects 3%/3%. His anticipation is to budget for the highest end, but it would never exceed that. It could be lower. Some employees could get 3%/3%, or 3%/2% or 3%/1%. It is similar to how they budget the health insurance expenses.

Commissioner Tagliarini motioned to approve Ordinance 2025-16, Adopt FY 2026 Tentative Budget, after first 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.

ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:56 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT



MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
SEPTEMBER 10, 2025
6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on September 10, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None

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

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

4. APPROVAL OF THE AGENDA

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

ROLL CALL:

Vice Mayor Kerr "YES"

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Commissioner McGeehen	"YES"
Commissioner Ghovae	"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 – Promotion, Paramedic School Completion

The following Fire Department personnel were recognized for their accomplishments and dedication to the City of Madeira Beach:

- Eric Ubiles was recognized for his promotion to Driver Engineer.
- Firefighter Chase Halfast, Firefighter Joey Calderaro, Firefighter Kavaris Service, and Firefighter Kyle Watts were recognized for completing the Paramedic Program.

7. PUBLIC COMMENT

There were no public comments.

8. APPROVAL OF MINUTES

- A. 2025-08-13, BOC Regular Meeting Minutes
- B. 2025-08-21, BOC Workshop Meeting Minutes – Discussion on City Manager
- C. 2025-08-27, BOC Budget Workshop Meeting Minutes
- D. 2025-08-27, BOC Regular Workshop Meeting Minutes

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

ROLL CALL:

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

The motion carried 5-0.

9. CONSENT AGENDA

- A. Stormwater Station Generator Replacement located at 14101 N Bayshore Dr. Approval**
- B. Diocese of Southwest Florida, Inc. Parking Lot License Agreement Approval**
- C. FDOT Debris Staging Area Agreement for Archibald and John's Pass Park Approval**
- D. Bay Point Causeway and Dr. Milling and Resurfacing Proposal Approval**
- E. Interlocal Agreement with Pinellas County for Cooperative Emergency Procurements of Disaster Debris Collection & Monitoring and Management Services**

Mayor Brooks read the Consent Agenda Items. There were no items removed for separate discussion and vote.

The City Attorney noted an error in the title of Agenda Item 9. D. The abbreviation "Dr." should be "Bay Point Drive."

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

Commissioner Tagliarini motioned to approve the Consent Agenda. 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.

10. PUBLIC HEARINGS

- A. Ordinance 2025-17, Amendment to Chapter 14 – Florida Building Code References – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-17 by title only:

ORDINANCE 2025-17

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA,
AMENDING SECTIONS 14-30, 14-31 AND 14-32 OF ARTICLE II. –
TECHNICAL CODES AND STANDARDS OF CHAPTER 14 OF THE CITY
OF MADEIRA BEACH CODE OF ORDINANCES TO REMOVE**

REFERENCES TO OUTDATED TECHNICAL CODES AND STANDARDS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director Marci Forbes said the item is intended to ensure they use the current addition of the publications referenced.

Mayor Brooks opened to public comment.

William Engel, of 5460 Chestnut Ridge Drive in Ridge Manor, Florida, said that he was a student at St. Petersburg College, pursuing a degree in public policy and administration. He thanked the Board for being part of the community and for helping people who are experiencing issues, and he also thanked Andrew Morris for explaining the purpose of the ordinance in detail. He said that referencing the newest editions of publications makes a more efficient local government and reduces administrative overhead. Implementing the ordinance has no fiscal impact.

Commissioner Ghovae motioned to approve Ordinance 2025-17, Amendment to Chapter 14 – Florida Building Code References, 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. Approve Mayor Brooks to serve as Big C Representative to Forward Pinellas

Mayor Brooks explained that the Board had already approved the appointment once, but she had since learned that they must vote after all the other cities that are representatives on the BIG-C. If someone else would like to volunteer, she will step down. It is a formality so she can serve as the BIG-C representative on the barrier islands by serving on Forward Pinellas.

Commissioner Ghovae asked the Mayor if she would like to continue serving. The Mayor said that she sat in the chair today at her first meeting. It was very interesting and long.

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

Commissioner Ghovae motioned for Mayor Brooks to serve as BIG-C Representative to Forward Pinellas. Commissioner Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Building Permit Fee Waiver Extension Request

Director Forbes stated that the permit fee waiver extension the Board approved will expire on September 26th. At the workshop, the Board discussed ways to extend it for residents who are actively trying to get everything together and are in no position to submit a permit and start the rebuilding process. They drafted a waiver request form with the intent that it would be posted online and made available to the public. Those who request the waivers will receive an email confirmation, and they will also see it posted.

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

Vice Mayor Kerr said they would need an end date. Director Forbes said they were adhering to the 18-month period outlined in their Code. It does need to be added to the waiver. The City Attorney said they needed to revise the fees and collections procedures manual. That is where the date is in a couple of locations. That would be an ordinance. They would need direction on what to do. The form can still move forward. He would bring back an ordinance with the new date included, or if another direction was to be given.

Commissioner Tagliarini received confirmation that the 18 months would be from last year, and the item would extend it by six months. Vice Mayor Kerr said he would want the form to outline an actual date. Director Forbes said they could add a specific date. The City Attorney said that the six additional months would end on March 26, 2026.

Mayor Brooks said the fee waiver expires on September 26th and suggested adding the ordinance for first reading to the 5:45 p.m. special meeting agenda on September 24th so they can do it before the 26th deadline.

The City Attorney said they need to meet the publishing requirements for the second reading, but they can get the first reading done. The ordinance does not take effect upon its first reading, so a gap will exist. He said not to worry about the gap. The City can still process applications with the understanding that the ordinance will be approved at the second reading.

Vice Mayor Kerr said they could publish that they had approved the first reading and to get the applications in now, rather than waiting until the second reading. Mayor Brooks suggested having the second reading on October 22nd. They can track anyone who comes in during that period of time and submits. Director Forbes said that she was less concerned about the tracking than the notification. The City Attorney said he was not concerned that it was in the code. The Commission would decide whether to approve or not. The Board can give the authorization to start using the form. They need to revise the fees and collections manual. Otherwise, the option would be to collect it and then refund it at the second reading, which they will not do.

Vice Mayor Kerr asked if, as an alternative, a written form could be made available at the front desk. Director Forbes said they could provide it in hard copy and digitally, and they could distribute it when they are out in the community. They could start advertising it tomorrow.

The City Attorney said there would be no voting tonight. The staff has a consensus to start using the form.

12. CONTRACTS/AGREEMENTS

There were no contracts and agreements.

13. NEW BUSINESS

A. Civil Service Commission Appointment

The City Clerk explained they have a vacancy and an expiring term on the Civil Service Commission. Scott Haufe has applied for the vacant seat, and current member Jerry Cantrell, whose term expires on October 30, 2025, has not yet applied to serve a new three-year term.

Scott Haufe introduced himself at the podium and talked about his background and experience. He was interested in getting involved and helping out.

The Board thanked Scott Haufe for stepping up.

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

Vice Mayor Kerr motioned to appoint Scott Haufe to serve as a member of the Civil Service Commission for a three-year term expiring on October 30, 2028. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

Mayor Brooks "YES"

The motion carried 5-0.

B. Planning Commission Appointments

The City Clerk said they have two seats expiring on September 30, 2025, and no vacancies. Both Mark Cloud and Matthew LaRue applied to serve a new three-year term. Mark Cloud was present at the meeting, and Matthew LaRue was unable to attend.

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

Mark Cloud shared his background and said that he was appointed to serve a partial term just before the storms, so this would be his first full term.

Commissioner Tagliarini motioned to appoint current members Mark Cloud and Matthew LaRue to serve a new three-year term on the Planning Commission expiring on September 30, 2028. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. Consider Approval of City Manager Resignation Agreement

City Attorney Tom Trask explained the item. He said he included the resignation agreement, the employment agreement, the two amendments, and a chart in the packet for the Board's consideration.

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

Vice Mayor Kerr said he did not understand why there were two different columns on the chart. There seemed to be a difference in the hourly fee, and he inquired why they would not adhere to the existing hourly amount specified in the contract.

The City Attorney said the City Manager's contract provides for a severance package, and it would take the Board about five or six weeks to get to that point because there is a process to follow. The City Manager offered to resign for twenty weeks of severance so they would not have to go through the process. He explained the left column is what the contract provides, and the right column is

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what the City Manager would accept to resign on Friday. The hourly rates differ because he combined the pay and the car allowance.

Mayor Brooks said the car allowance is not combined with the annual leave hourly rate or the sick leave hourly rate, and asked why those rates were at \$70 instead of \$67.31. The City Attorney read Assistant Finance Director Patrick Cade's explanation of how the figures were calculated.

Vice Mayor Kerr said that by not taking the offer, the expense to the City would be the same as the settlement offer. The City Attorney agreed and said they would have to go through a process required by the Charter.

Commissioner Tagliarini thought it was a fair offer, and Commissioner Ghovae agreed.

Commissioner McGeehen said residents expressed that they wanted the City Manager's last day to be today instead of Friday, September 12th. Commissioner Ghovae agreed that they were at a stage where they needed to sever ties.

Commissioner McGeehen motioned to have the City Manager's last day be today instead of Friday, September 12th, and to approve the City Manager's resignation agreement. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

D. Appoint Acting City Manager

The City Attorney explained that there is a provision in the City Charter stating that when the city manager is suspended, they are required to appoint an acting city manager within 48 hours, but as of midnight, they would not have a city manager, and he thought they could treat it as an immediate need. It would need to be a city employee; if not, they would need to negotiate a contract with someone. If it is a city employee, he suggested at some point they consider compensating that person for the additional job responsibilities.

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

Vice Mayor Kerr nominated Chief Belk.

Fire Chief Clint Belk said he would do whatever the City needs him to do. He would be more than

happy to do it. It is unfortunate, but they have a job to do, and they will move forward.

Vice Mayor Kerr motioned to have Chief Clint Belk step in as the temporary Acting City Manager. Commissioner Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

The City Attorney said that as of 12:01 a.m., tomorrow morning, Chief Belk would assume the position of Acting City Manager.

E. Recruiting Firm – City Manager and Other Senior Vacancies

Assistant to the City Manager Megan Powers said they have vacancies in the City. They have senior-level vacancies in the City, and she thought it was time to bring in a recruitment firm to help fill them the same as Treasure Island and St. Pete Beach did. As a preliminary, she researched four firms, and it appears that the total will exceed the \$30,000 threshold, especially if they are going to do both city manager and building official. She asked the Board to waive the RFP process outlined in the code to continue searching for a city manager and requested that a representative from the Board assist her with interviewing firms to bring it back to the Board for discussion.

Commissioner Tagliarini volunteered to be the representative.

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

The City Attorney read Section 2-182 of the code, permitting them to waive the RFP process. He suggested they do it now and said he would probably ask them to do it again as they pick a recruiter.

Commissioner Tagliarini motioned to waive the RFP requirement in finding a recruitment firm under these circumstances. Vice Mayor Kerr seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

Commissioner Tagliarini volunteered to help Ms. Powers with the interview process.

Vice Mayor Kerr motioned that Commissioner Tagliarini assist Ms. Powers with her research. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

14. AGENDA SETTING (September 24, 2025, BOC Regular Workshop; 6:00 p.m.)

- A. Kimley-Horn Letter of Agreement for Professional Services – Impact Fee Ordinances
- B. Noise Ordinance Review
- C. 2026 Appropriations – Provide a List
- D. Presentation: Shumaker Advisors
- E. Rebid Information Technology Contract (IT Services)

The City Manager read the items listed.

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

Added Items

Mayor Brooks:

- Swim Zones for the Fruit Float Business
- Recruitment Firm – She said that it gives plenty of time to put something together.
- City Manager position and what they are looking for – She said the recruiting company will need some direction from the Board on that.
- Strategic Planning – She said Jay can probably share the video he provided her when that was done. It has been a long time since one was done. It is important that they do that. There are many projects that past mayors and commissioners discussed that were on the agenda, and what they planned to do. They just fell aside. While they are in the process of

looking for a city manager, she does not want to conduct strategic planning before hiring someone. She would like to be prepared to schedule strategic planning so that when the new city manager begins, they can start with the direction the Commission wants and how other cities have approached it. That requires thought from all the Commissioners on how they want to proceed. The idea is to come together and talk about the projects and past projects. When they receive the list from staff in two weeks for appropriations, that will help them all be reminded of projects that the City had in the past but fell off the radar. Road projects are things that need to be planned for because they can't be put on hold. It is to get them to create a plan for the future of the City of Madeira Beach, rather than having the plan change every two years when the Commission changes. Kimley-Horn is working on the comprehensive plan, and that can be part of it. And whatever each of them brings to the table at the next meeting. They need to start it now instead of waiting.

Vice Mayor Kerr

- Flood Insurance Letter – He said he wanted the letter taken to the Big C and/or the other coastal communities to take it to their representatives.

Commissioner McGeehen

- Purple Heart Ceremony – He said he and Commissioner Ghovae are working together on the Purple Heart Ceremony. They are consulting with Father Bob in Dunedin, the co-founder of the Purple Heart Ceremony. They would like to update the Board on that at the next workshop. The City Attorney warned them to be very careful not to violate the Sunshine Law and not to discuss anything that would come back requiring some type of City approval. Commissioner McGeehen stated that it was strictly voluntary participation in the Purple Heart Ceremony.

Vice Mayor Kerr said the way the state legislature is written, they cannot assess any kind of tax to recover for public safety for fire, EMS, and police. He did not think it was fair that a city the size of Madeira Beach should have the expenses of public safety for over three million people. He would like to have that conversation with their representatives to see if anything could be done for the tourist communities. It is not fair that the residents have the burden of the expenses for public safety for all the tourists.

Mayor Brooks said she had a conversation with the office of one of their elected officials, and doing away with Homestead will definitely be a push in the legislature, which will affect them. The chances of that not passing are pretty slim. If the ad valorem tax is taken away, it will affect different communities. How would they recoup that money? Vice Mayor Kerr said it should be part of their list to speak about with Representative Chaney.

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners - 2025 BOC Meetings Schedule

The Board agreed to change the meeting times on November 12th from 2:00 P.M. and 4:00 P.M. to 4:00 P.M. and 6:00 P.M. so that the Mayor could attend the Forward Pinellas meeting at 1:00 P.M.

B. Board of Commissioners – 2026 BOC Meetings Schedule

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

There were no changes to the 2026 BOC Meetings Schedule.

C. Board of Commissioners – Report/Correspondence

There was no report.

D. City Attorney

The City Attorney did not have anything to report.

E. City Clerk – Board of Commissioners Meetings Report – January 1, 2025 – August 31, 2025

The City Clerk stated that the report is completed through August 31st. She welcomed any format changes to the report. Commissioner Tagliarini and Vice Mayor Kerr said it was nice to have everything in one place.

F. City Manager

The City Manager thanked the Board, residents, businesses, visitors, and staff. He said it has been an honor to have worked and served the City as City Manager. He wished the best for the City.

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

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There was no response to public comments or questions.

Commissioner Ghovaei thanked past Mayors John Hendricks and Jim Rostek for attending the meeting.

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:00 p.m.

ATTEST:

September 10, 2025, BOC Regular Meeting Minutes

Anne-Marie Brooks, Mayor

Page 12 of 13

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT



MINUTES

BOARD OF COMMISSIONERS
SPECIAL MEETING
ADOPTING FY 2026 FINAL MILLAGE
RATE & BUDGET ORDINANCES
SEPTEMBER 24, 2025
5:45 P.M.

The City of Madeira Beach Board of Commissioners held a budget workshop meeting at 5:45 p.m. on September 24, 2025 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None

CHARTER OFFICERS PRESENT: Clint Belk, Acting City Manager
 Clara VanBlargan, City Clerk
 Andrew Laflin, Finance Director
 Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 5:45 p.m.

2. ROLL CALL

The City Clerk called the roll. All were present.

3. PUBLIC COMMENT

There were no public comments.

4. PUBLIC HEARINGS

A. Ordinance 2025-15. Adopt the Millage Rate for Fiscal Year Beginning October 1, 2025, and ending September 30, 2026 – 2nd Reading and Public Hearing

Attorney Tom Trask read Ordinance 2025-15 in its entirety:

ORDINANCE 2025-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE MILLAGE RATE FOR FISCAL YEAR 2026, PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED BACK MILLAGE RATE, THE PERCENTAGE DECREASE BELOW THE ROLLED BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes s. 200.065 requires the adoption of the millage rate by separate vote and prior to the adoption of the budget; and

WHEREAS, Florida Statutes s. 200.065 requires that prior to adoption of the millage-levy ordinance, the following be publicly announced: the name of the taxing authority, the rolled-back millage rate, the percentage decrease below the rolled-back millage rate, and the millage rate to be levied; and

WHEREAS, in no event may the millage rate adopted exceed the millage rate adopted.

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

SECTION 1. The name of the taxing authority is the City of Madeira Beach.

SECTION 2. The rolled back millage rate for fiscal year 2026 is 2.8581 per \$1,000.

SECTION 3. The fiscal year 2026 proposed millage rate is 3.78% lower than the rolled back rate.

SECTION 4. The millage rate to be levied for fiscal year 2026 shall be 2.7500 per \$1,000.

SECTION 5. This ordinance shall become effective immediately upon its adoption.

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

Vice Mayor Kerr pointed out a typographical error on the cover page of the budget document. He is in District 2 and not District 1. Finance Director Andrew Laflin said that the change will be made before the document is published.

Commissioner Tagliarini motioned to adopt Ordinance 2025-15, Adopt the Millage Rate FY 2026, after second reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Ordinance 2025-16, Adopt the Budget for Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026 – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2025-16 in its entirety:

ORDINANCE 2025-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes s. 166.241 requires the adoption of a budget each fiscal year; and

WHEREAS, the amount available from taxation and other sources, including balances brought forward from prior years, must equal the total appropriations for expenditures and reserves; and

WHEREAS, at a minimum, the adopted budget must show for each fund, as required by law and sound financial practices, budgeted revenues and expenditures by organizational unit which are at least at the level of detail required for the annual financial report required under s. 218.32(1).

WHEREAS, the adopted budget must regulate expenditures of the municipality, and an officer of a municipal government may not expend or contract for expenditures in any fiscal year except as pursuant to the adopted budget; and

WHEREAS, the City of Madeira Beach Fiscal Year 2026 Budget is balanced; is presented at the level of detail required to file the annual financial report; and shall regulate expenditures of the City for the period beginning October 1, 2025 and ending September 30, 2026.

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

SECTION 1. The budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 attached hereto as Exhibit A is hereby adopted.

SECTION 2. This ordinance shall become effective immediately upon its adoption.

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

Commissioner Ghovae motioned to adopt Ordinance 2025-16, Adopt the Budget for Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, after second reading and public hearing. Commissioner Tagliarini seconded the motion.

Mayor Brooks said at their meeting they will have a discussion on it. After quite a bit of discussion, they need to approve the budget tonight and make an amendment for an HR person position in their City. They will be discussing it at the next meeting.

Director Laflin said that if that is the direction, they will include it in the October workshop meeting for discussion. Then, do a budget amendment at the November regular meeting by resolution. They need to do that anyway for any cleanup items related to the FY 2025 budget and then do an amendment for such items as that for the 2026 budget.

ROLL CALL:

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

The motion carried 5-0.

C. Ordinance 2025-18, Amendment to Fees and Collection Procedures Manual – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2025-18 by title only.

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR A CHANGE TO THE BUILDING PERMIT FEE WAIVER DATE; REPEALING ORDINANCE 2025-13; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney said the only change made to the current Fees and Collections Manual is listed on p. 147. At the bottom of the page, paragraph 2, they are changing the date from September 26,

2025 to March 26, 2026 based on the directions given to them by the Board of Commissioners.

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

Vice Mayor Kerr asked if it mentioned putting in the request prior to September 26th. The City Attorney said the language is still in there. It talks about whether the property will be sold or not before September 26, 2024. As for the application, the language in paragraph 2 is still sufficient to convey what they are doing. They are extending the date to allow it to happen.

Community Development Director Marci Forbes said the message is out there. Currently, they have received 67 responses via email to extend it, and approximately 53 have applied on the website.

Commissioner McGeehen motioned to approve Ordinance 2025-18, Amendment to Fees and Collection Procedures Manual, after first reading and public hearing. Commissioner Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:56 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk



Memorandum

Meeting Details: September 24, 2025

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Andrew Laflin, Finance Director

Subject: Amendments to Aclarian Consulting and Software Agreements

Background

Aclarian has provided outsourced Finance Director services for the City since July 2020. Aclarian's contractual services agreement expires at the end of fiscal year 2025 and continues on a month-to-month basis unless terminated by either party with thirty (30) days written notice or extended by a separate agreement. Aclarian has also provided a modern, web-based Enterprise Resource Planning (ERP) software solution to the City, and the City and Aclarian entered into a software license agreement in March 2022.

The amendment to the Aclarian consultant agreement will extend through fiscal year 2026 at a fixed fee of \$8,600 per month. Aclarian will continue to appoint Andrew Laflin to be responsible for assuming the duties of the Director of Finance and City Treasurer, as described in Article V, Section 5.5, of the City's Charter. Mr. Laflin has assumed this position since the inception of Aclarian's services to the City in June 2020.

The amendment to the Aclarian software license agreement will limit the amount of annual increases in subscription fees to a maximum not to exceed percentage increase of 5% annually.

Fiscal Impact

The Consultant Agreement stipulates a fixed monthly fee of \$8,600 per month for Finance Director services, which equates to \$103,200. This is a 4.9% increase from the prior year's annual cost of \$98,400. Alternatively, the City's annual cost to hire a full time, including payroll taxes and benefits, could range between \$140,000 and \$180,000 annually.

Recommendation(s)

Staff recommends approval of the Amendments to the Aclarian Consulting and Software Agreements as presented.

Attachments

- Amendment to Aclarian Consulting Agreement
- Amendment to Aclarian Software Agreement

SECOND AMENDMENT TO CONSULTANT AGREEMENT

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

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

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

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

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

1. The term of the Agreement is extended for 1 year, to expire on September 30, 2026.
2. The fixed monthly compensation to be paid to Aclarian will be increased from \$8,200.00 to \$8,600.00.
3. Except as expressly set forth herein, all of the terms, covenants and conditions of the Agreement are hereby ratified and confirmed by the City and Aclarian, and each, by the execution of this Second Amendment, hereby signifies their intent to be bound thereby.
4. This Amendment may be signed in counterparts.

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

Aclarian LLC

City of Madeira Beach, Florida

ANDREW LAFLIN, PRESIDENT [Signature]

CLINT BELK, ACTING CITY MANAGER [Signature]

DATE

DATE

ATTEST:

Clara VanBlargan, City Clerk

SECOND AMENDMENT TO ACLARIAN SOFTWARE LICENSE AGREEMENT

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

WHEREAS, the Parties entered into an Aclarian Software License Agreement ("Agreement") effective March 1, 2022, and automatically renews on the one-year anniversary of the effective date (the "Agreement"); and

WHEREAS, the Parties executed a First Amendment to the Aclarian Software License Agreement ("First Amendment") to modify the subscription fees within Exhibit A of the Agreement to a fixed subscription fee of \$38,000 annually for an unlimited number of users; and

WHEREAS, the Parties wish to modify the terms of the Agreement to limit the amount of annual increases in subscription fees;

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

1. Annual software subscription fee increases shall not exceed five percent (5%) in any year throughout the duration of the Agreement.
2. Except as expressly set forth herein, all of the terms, covenants and conditions of the Agreement are hereby ratified and confirmed by the City and Aclarian, and each, by the execution of this First Amendment, hereby signifies their intent to be bound thereby.
3. This Amendment may be signed in counterparts.

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

Aclarian LLC

City of Madeira Beach, Florida

By: _____
ANDREW LAFLIN, PRESIDENT [Signature]

By: _____
CLINT BELK, ACTING CITY MANAGER [Signature]

 DATE

 DATE

ATTEST:

 Clara VanBlargan, City Clerk



Andrew P. Laflin, CPA

Aclarian LLC (www.aclarian.com)

President & CEO
Tampa, Florida

813-784-3140
alaflin@aclarian.com



Profile

After spending 17 years in public accounting and serving as a former audit partner of a large regional accounting firm, Andrew founded Aclarian in 2020, providing outsourcing, consulting, and advisory services with a focus on serving Florida local governments. Aclarian also provides a web-based local government ERP software solution that provides users with a modern, efficient alternative to traditional government accounting systems and eliminates manual, redundant business processes typically found in a local government's legacy technology environment.

Andrew is a frequent speaker at various local and state-wide conferences throughout Florida, primarily affiliated with the Florida Government Finance Officers Association (FGFOA).

Education and professional involvement

- Bachelor's of arts in accounting from the University of Notre Dame, Notre Dame, Indiana
- Master's of accountancy from the University of South Florida, Tampa, Florida
- American Institute of Certified Public Accountants
- Certified Public Accountant in the state of Florida
- Government Finance Officers Association (GFOA)
- Florida Government Finance Officers Association (FGFOA)
- Board Member & Treasurer of AmSkills, Inc.

Clients served

City of Groveland, FL
City of Safety Harbor, FL
City of Hallandale Beach, FL
City of Hampton, FL
Pinellas Suncoast Transit Authority
Pinellas County Clerk of Court

City of Madeira Beach, FL
City of St. Pete Beach, FL
City of North Miami Beach, FL
Town of Belleair, FL
Tampa Bay Water
Manatee County Clerk of Court



FOR: Mayor and Board of Commissioners
VIA: Chief Clint Belk, Acting City Manager
FROM: Jay Hatch, Recreation Director
MEETING: October 1, 2025
SUBJECT: **Mowing and Lawn Maintenance Services - Contract Renewal**

Background

The City of Madeira Beach Recreation Department currently contracts with Natural Design Landscaping LLC for the Mowing and Lawn Maintenance of the City Centre Complex, ROC Park, and School Athletic Field. The existing contract is eligible for two (1) year renewals based upon mutual interest in renewal. NDL LLC has expressed interest in continuing the contract at the current rate of \$2,800 a month.

Fiscal Impact

Budgeted at \$2,800 per month. No raise in pricing.

Recommendation

Staff recommend approval of a one (1) year renewal of the contract under the existing terms.

Attachments

NDL	LLC	Contract
NDL LLC Contract Amendment		



**Agreement and Contract for
Mowing and Lawn Maintenance Services – City Centre Complex and Athletics Field**

THIS AGREEMENT (“Contract”) is made and entered into on this 7 day of April, 2022 (“the Effective Date”), by and between the City of Madeira Beach, a Florida municipal corporation, referred to herein as “City”, and the firm of NDL LLC d/b/a Natural Designs Landscaping, incorporated in the State of FL and registered and licensed to do business in the State of Florida (license # N/A), referred to herein as “Contractor.”

1. SCOPE OF WORK

NDL LLC d/b/a Natural Designs Landscaping (“CONTRACTOR”) agrees to diligently and timely perform the following services to the full and sole satisfaction of the City of Madeira Beach (“CITY”):

Satisfactory management and performance of exterior landscape maintenance and lawn care services located at Madeira Beach City Hall (300 Municipal Drive), the Madeira Beach Fire Department (250 Municipal Drive), the Madeira Beach Recreation Center (200 Rex Place), ROC Park (200 Rex Place), and athletics field located at 591 Tom Stuart Causeway.

- a. Landscape services shall be performed year round and shall occur weekly. Services shall be performed roughly between the hours of 7am and 5pm, Monday – Friday.
- b. The Contractor shall perform service using the appropriate labor, equipment, and materials required to maintain a 3.5”- 4” turf. The City of Madeira Beach reserves the right to curtail the mowing services during extensive rain or extended drought conditions without penalty.
- c. Trimming of plants, shrubs/hedges, and trees up to 10ft tall will be performed on an as-needed basis.
- d. Lawns bordering structures, fences, trees, utility poles, benches, memorials, etc., shall be string trimmed to match mowed lawn. Sidewalks, curbs, and other paved areas shall be edges as necessary to maintain a neat and landscaped appearance.
- e. Chemical Weed Control shall be performed on an as-needed basis. The Contractor must keep all lawns, shrub beds, ground-cover beds, graveled areas, and all other adjacent areas free of weeds at all times. Any herbicides must be applied by certified or licensed personnel.
- f. Trash and debris must be policed during the maintenance process. Responsibilities will include, but will not be limited to, the removal and disposal of all natural debris (tree limbs, dry brush, dead animals, etc.) and manmade debris. Any debris not picked up but mowed, shall be immediately cleared upon discovery.
- g. After mowing, trimming, and edging all walkways, driveways, and other pavement areas shall be blown or swept. Contractor shall rake and remove clumped grass clippings as necessary to maintain groomed appearance and promote a healthy turf.

Driving the lawn mower over sidewalk or road does not constitute "blowing or sweeping".

- h. Damage to trees, shrubs, sprinklers, benches, buildings, and other fixtures cause by mowing, edging, trimming, or weed control must be repaired by the contractor.
- i. The Contractor shall perform all work in a timely, orderly, and efficient manner satisfactory to the City of Madeira Beach. The Contractor will bill on a monthly basis and shall complete a service ticket and have the ticket signed by the site manager on completion of each site visit. All pertinent copies of completed forms shall accompany monthly invoices.
- j. Damage done to this property by acts of nature such as drought, storms, severe freeze or damages by vandalism, fire, etc. are not covered under this proposal.

2. TERM OF CONTRACT

Notwithstanding the actual date(s) of execution by the Parties, this Contract will commence on the Effective Date and the initial term shall end at 11:59 p.m. on Tuesday, September 30th 2025. The Contract may, at the City's option, be extended for up to two additional one year terms ending on September 30th 2026 and September 30th 2027.

3. BILLING AND PAYMENT

Payment for the services will only be made after the services have been performed and an itemized billing statement has been submitted on a monthly basis to the CITY. (Recreation Director), via email or US Mail, which shall specifically set forth the services performed and all billing and invoices will include dates and specific locations where the specific work was performed.

The City will process invoices received pursuant to the Florida Prompt Payment Act and any disputes as to invoices will be handled using the procedures and timelines set forth in that Act.

CONTRACTOR will furnish all equipment, materials, and labor to complete tasks in the scope of work for the sum of:

\$ 2,800.00 per month. NOTE any additional charges or fees must be pre-approved by the CITY.

4. INDEPENDENT CONTRACTOR

Contractor is an Independent Contractor and will provide all services, equipment and human resources as an Independent Contractor and not as an employee(s) of the CITY.

5. COPLIANCE WITH LAW

The laws of the State of Florida apply to any purchase made under this contract, and contractor shall comply with all local, state and federal directives, orders and laws as applicable to this contract and work performed thereunder.

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Madeira Beach FL 33708
www.madeirabeachfl.gov

6. VENUE

This Contract shall be interpreted under and its performance governed by the laws of the State of Florida. In the event of litigation between the parties, venue shall be in Pinellas County, Florida and no other place, and Florida law shall apply.

7. INDEMNIFICATION

The first \$10.00 of compensation received by the Contractor pursuant to the contract represents specific consideration for the following indemnification: Contractor shall indemnify, pay the cost of defense, including attorney's fees and will hold harmless the CITY from all suits, actions or claims of any character brought on account of any injuries or damages received or sustained by any person, persons or property by or from the said contractor or by or in consequences of any neglect in safeguarding the work or through the use of unacceptable materials in the construction of improvements or by or on account of any act or mission, neglect or misconduct of the said contractor or by or on account of any claim or amounts recovered under the Worker's Compensation Law or of any other laws, by-laws, ordinance, order or decree except only such injury or damage as shall have been occasioned by the sole negligence of the CITY.

8. ASSIGNMENT

The rights and obligations of either party to this Agreement may be assigned to a third party only pursuant to a written amendment hereto.

9. SUBCONTRACTING

Contractor does not have the right to subcontract any of the Work to be performed under this Contract without the express written approval of the City. In the event the City approves of the subcontracting of any of the Work to be performed, all approved subcontracts shall: (1) require each Subcontractor to be bound to Contractor to the same extent Contractor is bound to City by the terms of this Contract, as those terms may apply to the portion of the Work to be performed by the Subcontractor, (2) provide for the assignment of the subcontracts from Contractor to City at the election of the City, upon termination of Contractor, (3) provide that the City will be an additional indemnified party of the subcontract, (4) provide that the City will be an additional insured on all insurance policies required to be provided by the Subcontractor, except workers' compensation, and (5) identify the City as an intended third-party beneficiary of the subcontract.

10. INSURANCE REQUIREMENTS

Prior to the time the Contractor is entitled to commence any part of the proposed project, work, or services as set forth in the Scope of Work, the Contractor shall procure, pay for, and maintain at least the following insurance coverages and limits. Said insurance shall be evidenced by delivery to the CITY evidence of (1) certificates of insurance executed by the insurers listing coverages and limits, expiration dates and terms of policies and all endorsements whether or not required by the CITY and listing all carriers issuing said policies; and (2) a copy of each policy, including all endorsements. This insurance requirement shall remain in effect throughout the term of any contract with the CITY for the scope of work outlined in this Agreement. In addition, the CITY reserves the right to request physical evidence of the required coverage by requesting the policy declaration page. Insurance requirements shall meet the following minimum requirements:

- Worker's Compensation in at least the limits as required by law; Employer's Liability Insurance of not less than \$100,000.00 for each accident.
- Comprehensive General Liability Insurance including, but not limited to, Independent, Contractor, Contractual, Premises/Operations, Products/ Completed Operation, and Personal Injury covering the liability assumed under indemnification provisions of a contract for this RFP with limits of liability for personal injury and/or bodily injury, including death of not less than \$300,000.00 each occurrence; and property damage of not less than \$100,000.00 each occurrence. (Combined single limits of not less than \$300,000.00 each occurrence will be acceptable unless otherwise stated). Coverage shall be on an "occurrence" basis and the policy shall include Broad Form Property Damage Coverage and Fire Legal Liability of not less than \$50,000.00 per occurrence unless otherwise stated by exception herein, or waived by the Public Works Director in writing.
- Comprehensive Automobile and Truck Liability covering owned, hired and non-owned vehicles with minimum limits of \$300,000.00 each occurrence for bodily injury, including death, and property damage of not less than \$100,000.00 each occurrence. (Combined single limits of not less than \$300,000.00 each occurrence will be acceptable unless otherwise stated). Coverage shall be on an "occurrence" basis, such insurance to include coverage for loading and unloading hazards.

Each insurance policy shall include the following conditions by endorsement to the policy:

- Each policy shall require that 30 days prior to expiration, cancellation, non-renewal or any material change in coverages or limits, a notice thereof shall be given to the CITY by certified mail to the City Clerk. Proposer shall also notify the CITY in a like manner within 24 hours after receipt of any notices of expiration, cancellation, non-renewal, or material change in coverage received by Contractor from its insurer and nothing contained herein shall absolve Contractor of this requirement to provide notice.
- Companies issuing the insurance policy or policies shall have no recourse against the CITY for payment of premiums or assessments for any deductibles which are at the sole responsibility and risk of Contractor.
- Contractor shall waive subrogation rights for loss or damage against the CITY.

11. TERMINATION

The resulting contract may be terminated by the CITY when:

The CITY wishes to terminate the contract at any time and for any other reason, upon giving thirty (30) days prior written notice to CONTRACTOR at the following address: P.O. Box 1678, Lutz, FL 33548 and email: dianeblase@ndlllc.com.

This contract may be terminated by either party in the event of substantial failure to timely perform any task or obligation in accordance with the terms of this contract with, and upon delivery of, sixty (60) days prior written notice of termination to the other party giving the other party ten (10) days to cure the default.

12. COMPLIANCE WITH LAWS

Contractor's employees, agents and Subcontracts shall comply with all applicable U.S., state and local laws and regulations and union work rules in its performance of its obligations hereunder.

13. PUBLIC RECORDS

Contractor acknowledges that it is acting on behalf of a public agency; this Agreement is subject to the provisions of §119.0701, Florida Statutes, and; that Contractor must comply with the public records laws of the State of Florida. Contractor shall:

1. Keep and maintain public records required by the public agency to perform the service.
2. Upon request from the public agency's custodian of public records, the Contractor shall provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the costs provided in this chapter or as otherwise provided by law.
3. The Contractor shall ensure that public records that are exempt or confidential and, therefore exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract.
4. The Contractor shall, upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the Contractor or keep and maintain public records required by the public agency to perform the service. If the Contractor transfers all public records to the public agency upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and, therefore, exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be

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provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

5. A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the custodian of public records for the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the Contractor of the request. The Contractor must provide the records to the public agency or allow the records to be inspected, copied or photographed within a reasonable time and in compliance with the requirements of §119.07, Florida Statutes.
6. If Contractor does not comply with a public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.
7. A Contractor who fails to provide public records to the public agency within a reasonable time may be subject to penalties under §119.10, Florida Statutes.
8. If a civil action is filed against a Contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the Contractor the reasonable costs of enforcement, including reasonable attorney fees, if:
 - a. The court determines that the Contractor unlawfully refused to comply with the public records request within a reasonable time, and;
 - b. At least eight (8) business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the Contractor has not complied with the request, to the public agency and to the Contractor.
 - c. The notice requirement is satisfied if written notice is sent to the public agency's custodian of public records and to the Contractor at the Contractor's address listed in this contract with the public agency or to the Contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.
9. A Contractor who complies with a public records request within 8 business days after the notice is sent is not liable for the reasonable costs of enforcement.

10. If the contractor has questions regarding the application of chapter 119, Florida statutes, to the contractor's duty to provide public records relating to this contract, contact the custodian of public records at:

City of Madeira Beach
 Attn: City Clerk
 Madeira Beach, FL 33708
 727-391-9951, Ext. 231
cvanblargan@madeirabeachfl.gov

ACCEPTANCE OF CONTRACT

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed by their respective authorized officers as of the Effective Date.

City of Madeira Beach, Florida

[Type Name of Selected Contractor]

NDL LLC d/b/a Natural Designs Landscaping

By: Rebecca S. [Signature] 3-14-22
 [Name], City Manager

By: Diane A. Blase [Signature]
 [Name], its [Title]
 Diane A Blase, Agent for Owner

City of Madeira Beach
 City Hall
 300 Municipal Drive
 Madeira Beach FL 33708
www.madeirabeachfl.gov

**FIRST EXTENSION OF AGREEMENT AND CONTRACT FOR
MOWING AND LAWN MAINTENANCE SERVICES –
CITY CENTRE COMPLEX AND ATHLETICS FIELD**

THIS FIRST EXTENSION OF AGREEMENT AND CONTRACT FOR MOWING AND LAWN MAINTENANCE SERVICES – CITY CENTRE COMPLEX AND ATHLETICS FIELD, made and entered into on October ____, 2025, by and between the CITY OF MADEIRA BEACH, FLORIDA, a municipal corporation, hereinafter referred to as “CITY,” and NDL LLC d/b/a NATURAL DESIGNS LANDSCAPING, a Florida limited liability company, hereinafter referred to as “CONTRACTOR.”

W I T N E S S E T H :

WHEREAS, CITY and CONTRACTOR entered into an Agreement and Contract for Mowing and Lawn Maintenance Services – City Centre Complex and Athletics Field dated April 1, 2022, hereinafter referred to as the “Contract,” by which CONTRACTOR provides exterior landscape maintenance and lawn care services to CITY; and

WHEREAS, the Contract, by its terms, expired on September 30, 2025; and

WHEREAS, CITY and CONTRACTOR wish to reinstate the Contract and enter into this First Extension so as to extend the term of the Contract for the first of up to two additional one-year periods.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS AGREED AS FOLLOWS:

1. Section 2, Term of Contract, of the Contract is hereby modified so as to extend the term thereof for the first of up to two (2) additional one-year periods. As modified, said Section 2 will provide as follows:

2. Term of Contract: Notwithstanding the actual date(s) of execution by the Parties, this Contract commenced on April 1, 2022 and expired at 11:59 p.m. on Tuesday, September 30, 2025. It shall, however, be reinstated and this First Extension will become effective on October 1, 2025 and will expire at 11:59 p.m. on September 30, 2026. CITY may renew this Contract for up to one additional one-year period upon the mutual agreement of the parties. The City Manager or Acting City Manager is hereby authorized to administratively approve and execute any of these Contract extensions so long as there is no increase in the cost or fees to be paid by CITY.

2. Except as expressly set forth herein, all of the terms, covenants and conditions of the Contract, as amended, are hereby ratified and confirmed by CITY and CONTRACTOR and each, by the execution of this First Extension of Agreement and Contract for Mowing and Lawn Maintenance Services – City Centre Complex and Athletics Field, hereby signifies their intent to be bound thereby.

IN WITNESS WHEREOF this First Extension of Agreement and Contract Mowing and Lawn Maintenance Services – City Centre Complex and Athletics Field has been signed and sealed, in duplicate, by the respective parties hereto.

DATED on _____ by the **City of Madeira Beach, Florida**

DATED on _____ by **NDL LLC d/b/a Natural Designs Landscaping**

CITY OF MADEIRA BEACH, FLORIDA

By: _____
Clint Belk
Acting City Manager

NDL LLC d/b/a Natural Designs Landscaping

By: _____
Name: _____
Title: _____

PROFESSIONAL SERVICES AGREEMENT

This agreement is made by and between the City of Madeira Beach, FL (the Agency) and NP&S Management Inc. d/b/a S. Renée Narloch & Associates (the Consultant).

- A. Engagement: The Agency agrees to engage the Consultant to perform the services described below, the project described as executive recruitments for City Manager and Building Official (the Searches).
- B. Services: The Consultant agrees to perform certain services necessary for the completion of the searches. These services shall include the following:
 - a. Develop the Candidate Profile
 - b. Develop Advertising Campaign and Recruitment Brochure
 - c. Recruit Candidates
 - d. Screen Candidates
 - e. Conduct Personal Interviews
 - f. Conduct Public Record Search
 - g. Provide Recommendations
 - h. Assist with Final Interviews
 - i. Conduct Detailed Reference and Background Checks
 - j. Assist with Negotiations
 - k. Provide Complete Administrative Assistance

As described in the proposal dated September 9, 2025 attached hereto and incorporated herein by reference.

- C. Relationship: The Consultant is an independent contractor and is not to be considered an agent or employee of the Agency.
- D. Compensation: As full compensation for the Consultant's professional services performed hereunder, the Agency shall pay the Consultant the fixed amount of \$51,000.00 (Fifty-one Thousand Dollars).
- E. Expense Reimbursement: The Consultant shall be entitled to reimbursement for pre-approved expenses from the Agency for consultant travel, advertising, printing, and binding, clerical, long distance charges, postage and delivery, civil, criminal, and newspaper checks. Postage, photocopying, and telephone charges are allocated costs. Expenses are not-to-exceed \$10,900.00 (Ten Thousand Nine Hundred Dollars) and copies of receipts will not be provided unless specifically requested and made part of this contract. Expenses related to the use of audio/video conferencing equipment for interviews and for candidates' travel for interviews are the responsibility of Agency.
- F. Compensation for Additional Services: In the event the Agency elects to require additional services of the Consultant in addition to those described in paragraph B, the Consultant shall be compensated at an agreed upon rate.

- G. Method of Payment: The Agency shall be billed monthly by the Consultant for the work completed as of that date. Expenses shall be billed and due at the same time.
- H. Term: The term of this agreement shall commence upon signature by both parties, at which time Consultant shall begin work on the searches and shall continue until the searches are completed.
- I. Termination: This agreement may be terminated; (a) by either party at any time for failure of the other party to comply with the terms and conditions of this Agreement; (b) by either party upon 10 days prior written notice to the other party; or (c) upon mutual written agreement of both parties. In the event of termination, the Consultant shall stop work immediately and shall be entitled to compensation for professional fees and expense reimbursement to the date of termination and for any work necessitated by that termination.
- J. Indemnity: Except for loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorney's fees, caused solely by the negligence of the Agency, its Council, boards, commissions, officers and employees, Consultant shall indemnify, defend and hold harmless the Agency, its Council, boards and commissions, officers, and employees from and against any and all loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorney's fees, regardless of the merits or outcome of any such claim or suit arising from or in any manner connected to Consultant's negligent act or omission regarding performance of services or work conducted or performed pursuant to this Agreement.
- K. Assorted:
- a. The entire agreement between the parties with respect to the subject matter hereunder is contained in this agreement.
 - b. Neither this agreement nor any rights or obligations hereunder shall be assigned or delegated by the Consultant without the prior written consent of the Agency.
 - c. This agreement shall be modified only by written agreement duly executed by the Agency and the Consultant.
 - d. Should any of the provisions hereunder be found to be invalid, void or voidable by a court, the remaining provisions shall remain in full force and effect. This agreement shall be governed by and construed in accordance with the laws of the State of Florida.
 - e. All notices required or permitted under this agreement shall be deemed to have been given if and when deposited in the United States mail, properly stamped and addressed to the party for whom intended at such party's address listed below, or when delivered personally to such party. A party may change its address for notice hereunder by giving written notice to the other party.

Wherefore, the parties have entered into this agreement as of the later of the dates stated below.

Approved:

Dated: September 29, 2025

NP&S Management Inc. d/b/a
S. Renée Narloch & Associates
2910 Kerry Forest Pkwy D4-242
Tallahassee, FL 32309

By: 

Name/Title: S. Renée Narloch, President

Dated: _____, 2025

City of Madeira Beach, FL
300 Municipal Drive
Madeira Beach, FL 33708

By:

Name/Title: _____



A PROPOSAL TO CONDUCT
EXECUTIVE RECRUITMENT SERVICES
ON BEHALF OF THE
CITY OF MADEIRA BEACH, FL

S. RENÉE NARLOCH, PRESIDENT

2910 Kerry Forest Pkwy D4-242, Tallahassee, FL 32309

P 850.391.0000

info@srnsearch.com

www.srnsearch.com



September 9, 2025

Ms. Megan Powers
Assistant to the City Manager
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

Dear Ms. Powers:

We appreciate the opportunity to provide the City of Madeira Beach with a proposal to conduct executive search services for the positions of City Manager, Building Official, and Senior Planner. Our proposal includes an overview of our qualifications and costs related to our services.

With respect to this recruitment for the City of Madeira Beach, you should know:

- ❖ S. Renée Narloch & Associates has extensive experience conducting quality searches that result in the placement of candidates ideally suited to clients' needs. S. Renée Narloch & Associates is incorporated in Florida and is a small, woman-owned business. For many years, Ms. Narloch, President, served as the Senior Vice President of Recruitment for a national public sector consulting firm, responsible for recruitments in 40+ states. Her career in public sector recruitment spans over 25 years, during which time she has participated in hundreds of public sector searches nationwide.
- ❖ S. Renée Narloch & Associates is currently conducting recruitments on behalf of the **Boynton Beach Community Redevelopment Agency (BBCRA), FL** (Executive Director); **St. Lucie County, FL** (County Attorney); **Taylor County, FL** (Director of Engineering); **Opportunity Home San Antonio, TX** (Senior Director of Development Services and Neighborhood Revitalization); **City of West Palm Beach, FL** (Transportation Engineer); and **City of Fort Pierce, FL** (Police Chief).
- ❖ Ms. S. Renée Narloch, President, has extensive experience conducting public sector executive recruitments throughout the nation, including more than 500 searches for clients such as the **City of St. Pete Beach, FL** (City Manager; Building Official; Assistant City Manager; City Clerk); **City of Safety Harbor, FL** (City Manager); **City of Dunedin, FL** (City Manager; Parks & Recreation Director; City Clerk; Director of Community Development; Director of Finance; Director of Communications); **Pinellas County Sheriff's Office, FL** (Human Resources Director); **City of Fort Lauderdale, FL** (City Manager; Building Official; Assistant City Manager; and others); **City of Boca Raton, FL** (Building Official, and others); **City of Coral Springs, FL** (City Manager; Deputy City Managers (2); and others); **City of Miami Beach, FL** (City Manager); **City of Tallahassee, FL** (City Manager; Fire Chief; Airport Director; Director of Human Resources); **Seminole County, FL**



(Building Official; County Manager; County Attorney; Utilities Director; Deputy Director of Utilities); **Leon County (Tallahassee), FL** (Building Official; Recruitment Strategy); **City of Thomasville, GA** (City Manager; Assistant City Manager; City Engineer); **Town of Lake Lure, NC** (Project Manager; Town Manager); **Johnson County, KS** (County Auditor; County Appraiser; Chief Legal Counsel); **City of Baytown, TX** (Assistant City Manager; and others); **City of Sugar Land, TX** (Director of Budget & Strategy; Assistant Director of Finance); **Palm Beach County, FL** (County Administrator; Director of Capital Improvements); and many others. Ms. Narloch will conduct the searches for the City of Madeira Beach. A sample of past clients is included in our proposal (Clients, Page 7).

- ◆ S. Renée Narloch & Associates has highly trained staff, a vast network of contacts and professional affiliations in public sector management, and a proven recruitment process tailored to our clients' needs, which will result in a quality pool of candidates.

Thank you for your consideration. Please do not hesitate to contact us at 850.391.0000 should you have questions or need additional information.

Sincerely,

S. Renée Narloch, President

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ABOUT US

OUR UNDERSTANDING OF THE REQUESTED SERVICES

S. Renée Narloch & Associates is highly qualified to assist the City of Madeira Beach in the recruitment of the new City Manager, Building Official, and Senior Planner. We have extensive experience providing recruitment services, ranging from the initial contact with candidates to the successful hiring and placement of candidates.

We are able to successfully manage all aspects of the recruitment process. We will work closely with the City to protect the integrity of the recruitment and to ensure a successful outcome. The City can be assured we will place a high priority on this recruitment, and our dedicated staff will provide their full attention throughout the entire recruitment process. Our recruiters have serviced hundreds of public sector clients, and we understand the importance of an objective and thorough process.

PRIMARY CONTACT

Ms. S. Renée Narloch, President, will conduct the searches for the City of Madeira Beach. Her contact information is as follows:

S. Renée Narloch, President
 2910 Kerry Forest Pkwy D4-242
 Tallahassee, FL 32309
 P: 850.391.0000
 Email: reneen@srnsearch.com
 Website: www.srnsearch.com

OUR FIRM HISTORY AND EXPERIENCE

S. Renée Narloch & Associates' recruiters are known throughout the industry as leading public sector recruiters by both clients and candidates. We have a reputation for conducting quality searches that result in the placement of candidates ideally suited to meet our clients' needs. We pride ourselves on our responsiveness to clients and candidates, and we assure the City of Madeira Beach that the highest caliber of service will be provided throughout the recruitment process.

S. Renée Narloch & Associates is incorporated in the State of Florida and is a small, woman-owned business. For many years, Ms. Narloch served as the Senior Vice President of Recruitment for a national public sector consulting firm. Her career in public sector recruitment spans over 25 years, during which time she has participated in hundreds of public sector searches nationwide. In addition, our firm is comprised of individuals who are highly trained and experienced in the recruitment of public sector executives. The office of S. Renée Narloch & Associates is in Tallahassee, Florida.

S. Renée Narloch & Associates is currently conducting recruitments on behalf of the [Boynton Beach Community Redevelopment Agency \(BBCRA\), FL](#) (Executive Director); [St. Lucie County, FL](#) (County Attorney); [Taylor County, FL](#) (Director of Engineering); [Opportunity Home San Antonio, TX](#) (Senior Director of Development Services and Neighborhood Revitalization); [City of West Palm Beach, FL](#) (Transportation Engineer); and [City of Fort Pierce, FL](#) (Police Chief).

Ms. S. Renée Narloch, President, has extensive experience conducting public sector executive recruitments throughout the nation, including more than 500 searches for clients such as the [City of St. Pete Beach, FL](#) (City Manager; Building Official; Assistant City Manager; City Clerk); [City of Safety Harbor, FL](#) (City Manager); [City of Dunedin, FL](#) (City Manager; Parks & Recreation Director; City Clerk; Director of Community Development; Director of Finance; Director of Communications); [Pinellas County Sheriff's Office, FL](#) (Human Resources Director); [City of Fort Lauderdale, FL](#) (City Manager; Building Official; Assistant City Manager; and others); [City of Boca Raton, FL](#) (Building Official, and others); [City of Coral Springs, FL](#) (City Manager; Deputy City Managers (2); and others); [City of Miami Beach, FL](#) (City Manager); [City of Tallahassee, FL](#) (City Manager; Fire Chief; Airport Director; Director of Human Resources); [Seminole County, FL](#) (Building Official; County Manager; County Attorney; Utilities Director; Deputy Director of Utilities); [Leon County \(Tallahassee\), FL](#) (Building Official; Recruitment Strategy); [City of Thomasville, GA](#) (City Manager; Assistant City Manager; City Engineer); [Town of Lake Lure, NC](#) (Project Manager; Town Manager); [Johnson County, KS](#) (County Auditor; County Appraiser; Chief Legal Counsel); [City of Baytown, TX](#) (Assistant City Manager; and others); [City of Sugar Land, TX](#) (Director of Budget & Strategy; Assistant Director of Finance); [Palm Beach County, FL](#) (County Administrator; Director of Capital Improvements); and many others. Ms. Narloch will conduct the searches for the City of Madeira Beach. She will be assisted by other senior staff members, as outlined in this proposal (The Team, Page 6). A sample of past clients is included in our proposal (Clients, Page 7).

We maintain a database of potential candidates, and our vast network of contacts and resources will be invaluable in identifying outstanding candidates, including those who may not be currently looking for opportunities. Our experience, combined with our proven recruitment process, expansive network of contacts, and knowledge of outstanding candidates, will ensure the City of Madeira Beach has a quality group of finalists from which to select the new City Manager, Building Official, and Senior Planner.

SMALL BUSINESS/MINORITY BUSINESS

S. Renée Narloch & Associates is, by federal and state guidelines, considered a small, woman-owned business based on the size of our firm, our annual business earnings, and the percentage of ownership held (100%) by a woman/minority.

STATEMENT OF PROFESSIONAL STANDARDS

S. Renée Narloch & Associates believes in sound and ethical business practices. We understand that confidence and respect are imperative to our success. Our services to clients and candidates involve relationships that depend on good faith efforts. We conduct business forthrightly with no intentional misrepresentations, which could mislead clients or candidates. We refrain from using any sourcing techniques that involve deception or falsehood and do not engage in activities that violate antitrust laws. Communication between us, our clients, and candidates is impartial and accurate. We make a concerted effort to see that the position, our clients, and candidates are represented honestly and factually. We honor the confidentiality of proprietary information received from clients and candidates and will disclose any knowledge of potential conflicts of interest to client agencies and candidates.

OUR RECRUITMENT PROCESS

S. Renée Narloch & Associates' unique, client-driven approach to executive search will ensure that the City of Madeira Beach has a pool of high-quality candidates from which to select the new City Manager, Building Official, and Senior Planner. Outlined below are the services we provide in our recruitment process.

DEVELOPING THE CANDIDATE PROFILE

Our understanding of the City's requirements will be the foundation of a successful search. We will work directly with the Board of Commissioners, staff, and others involved in the process in order to learn as much as possible about what the organization expects of a new City Manager, Building Official, and Senior Planner. We can also meet with other key staff or community members to gather information. We want to learn about the values and culture of the organization, as well as understand the current issues, challenges, and opportunities that face the City of Madeira Beach. We also want to be fully acquainted with the City's expectations regarding the knowledge, skills, and abilities sought in the ideal candidate, and we will work with your organization to identify expectations regarding education and experience. Additionally, we want to discuss expectations regarding compensation and other items necessary to complete the successful appointment of the ideal candidate. As part of this process, we will provide an evaluation of the compensation and benefits of the positions. Based on these discussions, we will develop a profile that addresses the responsibilities, core competencies and professional characteristics and traits, education and training, operational and organizational issues, and other factors relevant to this position. The profile that we develop together at this stage will guide our recruitment efforts.

ADVERTISING CAMPAIGN AND RECRUITMENT BROCHURE

After gaining an understanding of the City's needs, we will design an effective advertising campaign that is appropriate for the recruitment. We will focus on professional journals that are specifically suited to the searches, utilizing venues that will ensure a diverse pool of applicants, including qualified minority and women candidates. We will also utilize social media and will develop a professional recruitment brochure on the City's behalf that will discuss the community, organization, position, and compensation. Once completed, we will distribute the brochure to an extensive audience, making them aware of the exciting opportunity with the City of Madeira Beach.

RECRUITING CANDIDATES

After cross-referencing the profile of the ideal candidate with our database of thousands of candidates and our contacts in the field, we will conduct an aggressive outreach effort that includes making personal calls to prospective applicants in order to identify and recruit outstanding candidates, including qualified minority and women candidates. We realize that the best candidate is often not looking for a new job, and this is the person that we actively pursue to become a candidate. Aggressively marketing the positions to prospective candidates will be essential to the success of the searches.

SCREENING CANDIDATES

Following the closing date for the recruitment, we will screen all resumes and cover letters using the criteria established in our initial meetings to narrow the field of candidates.

PRELIMINARY INTERVIEWS

We will conduct preliminary interviews with the top 10 to 12 candidates in order to determine which candidates have the greatest potential to succeed in your organization. During the interviews, we will explore each candidate's background and experience as it pertains to the position. In addition, we will discuss the candidate's motivation for applying for the position and make an assessment of his/her knowledge, skills, and abilities. We will devote specific attention to determining the likelihood of the candidate's acceptance of the position if an offer of employment is made.

PUBLIC RECORDS SEARCH

Following the interviews, we will conduct a review of published articles that reference each candidate. Various sources will be consulted, including Lexis-Nexis, a newspaper/magazine search engine, Google, and local papers from the communities in which the candidates have worked. This brings to our attention any further detailed inquiries that we may need to make at this time.

RECOMMENDATIONS

Based on the information gathered through meetings with your organization and preliminary interviews with candidates, we will typically recommend three to five candidates for your consideration. We will prepare a report on each candidate that focuses on the results of our interviews and public record searches, to include detailed information pertaining to the candidates' professional experiences and accomplishments, strengths and potential gaps, and background information. We will make specific recommendations, but the final selection of those to be considered will be up to you.

FINAL INTERVIEWS

Our years of experience will be invaluable as we help you to develop an interview process that objectively assesses the qualifications of each candidate. We will adopt an approach that fits your needs, whether it is a traditional interview, multiple interview panel, or assessment center process. We will provide you with suggested interview questions and rating forms, and we will be present at the interviews to facilitate the process. Our expertise lies in facilitating the discussion that can bring about a consensus regarding the final candidates.

We will work closely with your staff to coordinate and schedule interviews and candidate travel. Our goal is to ensure that each candidate has a very positive experience since the manner in which the entire process is conducted will have an effect on the candidates' perception of your organization.

BACKGROUND CHECKS/DETAILED REFERENCE CHECKS

Based on final interviews, we will conduct a credit, criminal, civil litigation, and motor vehicle record checks for the top one to three candidates. In addition, those candidates will be the subjects of detailed, confidential reference checks. In order to gain an accurate and honest appraisal of the candidates' strengths and weaknesses, we will talk candidly with people who have direct knowledge of their work and management style. We will ask candidates to provide the names of their supervisors, subordinates, and peers for the past several years. Additionally, we will make a point of speaking confidentially to individuals known to have insight into a candidate's abilities, but who may not be on his/her preferred list of contacts. At this stage in the recruitment, we will also verify candidates' educational backgrounds and any required certifications.

NEGOTIATIONS

We recognize the critical importance of successful negotiations and can serve as your representative during this process. Our experience provides us with insight into current industry standards and expectations in negotiating contracts, and we will be available to advise you regarding current approaches to difficult issues such as housing and relocation. Working to secure the appointment of your chosen candidate, we will represent your interests and advise you regarding salary, benefits, and employment agreements. We have the expertise to turn a very sensitive aspect of the recruitment into one that is viewed positively by both you and the candidate.

COMPLETE ADMINISTRATIVE ASSISTANCE

Throughout the recruitment, we will provide the City with updates on the status of the search, and we will provide a schedule for actions and deliverables at the beginning of the process. We will also take care of all administrative details on your behalf. Candidates will receive personal correspondence advising them of their status at each critical point during the recruitment. In addition, we will respond to inquiries about the status of their candidacy within 24 hours. Every administrative detail will receive our attention.

THE TEAM

Our staff at S. Renée Narloch & Associates is comprised of a diverse group of individuals who have extensive experience in the recruitment of public sector executives. The team assigned to the City Manager, Building Official, and Senior Planner searches will include Ms. Narloch, who will be the lead consultant, with assistance from Mr. Elliott Pervinich and Ms. Liana Velez Thompson.

S. RENÉE NARLOCH, PRESIDENT

Ms. Narloch is the President of S. Renée Narloch & Associates and the Director of our office located in Tallahassee, Florida. She is recognized as one of the nation's leading public sector recruiters. She has more than 25 years of experience conducting public sector recruitments and has participated in more than 500 searches nationwide. Prior to forming S. Renée Narloch & Associates, Ms. Narloch spent ten years as the Senior Vice President of a public sector executive search firm with responsibilities for clients in 40 states from Texas northward to the East Coast. She also previously served as a Senior Recruiter with DMG and MAXIMUS with sole responsibility for the firm's executive search practice in the Southeastern, Mid-Atlantic, and Mid-Western states. Ms. Narloch is considered an expert in public sector recruitment and is often a guest speaker at the International City/County Management Association (ICMA) Annual Conference. Ms. Narloch received her Bachelor of Science degree in Information Studies, summa cum laude, from Florida State University, Tallahassee, Florida.

ELLIOTT S. PERVINICH, VICE PRESIDENT

Mr. Pervinich is the Vice President of S. Renée Narloch & Associates' office located in Tallahassee, Florida. He concentrates on client outreach and business operations. Mr. Pervinich previously worked for a local city government in central Texas as a team-building trainer and facilitator in corporate development, which has given him great insight into the needs of our clients. He has twelve years of experience working in executive administration in both the local government and the for-profit sectors. Mr. Pervinich received his Bachelor of Science degree in Recreation and Leisure Services Administration from Florida State University, Tallahassee, Florida.

LIANA VELEZ THOMPSON, SENIOR CONSULTANT

As a Senior Consultant with S. Renée Narloch & Associates, Ms. Thompson is responsible for research, candidate recruitment, screening, reference checks, and background verifications. She focuses on client communication and works closely with clients to coordinate candidate outreach and ensure a successful search. Prior to joining S. Renée Narloch & Associates, Ms. Thompson spent several years in the field of special education. Ms. Thompson received her Bachelor of Arts degree, magna cum laude, and a Master of Special Education from Florida State University, Tallahassee, Florida.

CLIENTS/REFERENCES

CLIENTS

S. Renée Narloch & Associates' recruiters have extensive experience, placing more than 500 public sector professionals. Below is a list of some of the clients for which Ms. Narloch has recruited in the last few years. For a complete client list, please contact us.

City of St. Pete Beach, FL

City Manager; Building Official; Assistant City Manager; City Clerk

City of Safety Harbor, FL

City Manager

City of Dunedin, FL

City Manager; Community Development Director; Communications Director; Finance Director; City Clerk

Pinellas County Sheriff's Office

Human Resources Director

City of Fort Lauderdale, FL

City Manager; Building Official; Assistant City Manager; City Attorney; Director of Sustainable Development; Deputy Director of Human Resources

City of Boca Raton, FL

Building Official; Risk Manager

City of Coral Springs, FL

City Manager; Director of Economic Development; Deputy City Manager (2 positions); Director of Finance; Police Chief

City of Miami Beach, FL

City Manager

City of Dania Beach, FL

City Manager

Seminole County, FL

County Manager; County Attorney; Building Official; Utilities Director

Leon County (Tallahassee), FL

Building Official; Recruitment Strategy

City of Tallahassee, FL

City Manager; Human Resource Director; Fire Chief; Director of Airport; Assistant General Manager - Underground Utilities & Public Infrastructure (Engineering Division)

Town of Lake Lure, NC

Project Manager; Town Manager

City of Port St. Lucie, FL

City Attorney

City of Cape Coral, FL

Public Works Director; City Attorney

City of Hallandale Beach, FL

Comptroller

City of Quincy, FL

Finance Director

City of West Palm Beach, FL

Director of Public Utilities; Director of Engineering Services; Traffic Engineer

City of Margate, FL

City Attorney; Director of Environmental and Engineering Services

City of Delray Beach, FL

City Attorney

City of Coconut Creek, FL

City Attorney

City of Gainesville, FL

City Attorney; City Auditor; Chief Plans Examiner; Building Inspector; Planner IV

Orange County, FL

Chief of Corrections

City of St. Cloud, FL

IT Director; Environmental Utilities Director; Human Resources & Risk Management Director; Police Chief

Early Learning Coalition of Broward County, FL

Chief Executive Officer

Consolidated Dispatch Agency (Tallahassee), FL

Director

TOHO Water Authority, FL

Executive Director; General Counsel

SOS Children's Villages - Florida

Chief Executive Officer

Pinellas Suncoast Transit Authority (PSTA), FL

Chief Financial Officer

Sebring Airport Authority (SAA), FL

Airport Manager

Florida Public Transportation Association

Executive Director

Community Coordinated Care for Children, FL

Chief Officer of Education

Palm Beach County, FL

County Administrator; Director of Capital Improvements

Broward County, FL

Assistant Director of Economic & Small Business Development; County Attorney; Port Everglades

Chief Executive/Port Director; Port Everglades

Director of Business Development

Alachua County, FL

County Manager

Pasco County, FL
 County Manager
 Sumter County, FL
 Public Works Director; Fire Chief; Development
 Services Director; Assistant Public Works Director
 Engineer; Staff Engineer
 Lee County, FL
 County Manager; County Attorney
 Collier County, FL
 Director of Facilities Management
 Hillsborough County, FL
 Director of Head Start; Affordable Housing
 Services Director; County Administrator
 Children's Board of Hillsborough County, FL
 Executive Director
 Miami-Dade County, FL Public Housing and
 Community Development
 Director of Public Housing Division; PHCD
 Development Director; RAD Program Manager;
 Housing Choice Voucher Division Director
 City of Thomasville, GA
 City Manager; Assistant City Manager; City
 Engineer
 City of Alpharetta, GA
 Director of Economic Development
 Housing Authority of the City of Tulsa, OK
 President/CEO; VP/CFO
 Sedgwick County, KS
 County Manager; Health Department Director;
 Director of Human Resources
 Johnson County, KS
 County Auditor; County Appraiser; Chief Legal
 Counsel
 City of Wichita, KS
 Director of Law; Director of Housing & Community
 Services
 City of Topeka, KS
 City Manager; Administrative and Financial
 Services Director
 City of Washington, IL
 City Administrator
 International Association of Campus Law
 Enforcement Administrators (IACLEA), MD
 Executive Director
 City of Oak Creek, WI
 City Administrator
 City of Rye, NY
 City Manager
 City of Rochester, NY
 Fire Chief
 Rochester-Genesee Regional Transportation
 Authority (RGRTA), NY
 Chief Executive Officer (CEO)
 Metropolitan Washington Airports Authority, DC
 Vice President for Public Safety

Centre Area Transportation Authority (CATA), PA
 Director of Transportation, Director of Finance,
 Data Analyst
 Wayne County, MI
 Deputy Chief Director of Personnel; Chief Deputy
 CFO
 Western Reserve Transit Authority, OH
 Executive Director
 Workforce Development Board (WDB), OH
 Executive Director/CEO
 Cincinnati Metropolitan Housing Authority
 (CMHA), OH
 Director of Accounting
 Franklin County, OH
 County Administrator; Animal Care & Control
 Services Director; Director of Job & Family
 Services
 Scott Consolidated Emergency Communications
 Center (Scott County, IA)
 Emergency Services Dispatch Director
 Greater Richmond Transit Co (GRTC), VA
 Chief Executive Officer
 City of Charlottesville, VA
 City Manager
 City of Virginia Beach, VA
 Deputy City Manager; Assistant Human Services
 Director
 City of Newport News, VA
 Fire Chief
 Portsmouth Redevelopment & Housing Authority
 (PRHA), VA
 Executive Director
 Alexandria Redevelopment and Housing Authority
 (ARHA), VA
 Chief Executive Officer
 Virginia Commonwealth University (VCU),
 Richmond, VA
 Police Chief
 York County, SC
 County Manager
 City of Durham, NC
 Director of Technology Solutions
 Town of Landis, NC
 Town Manager
 Cumberland County, NC
 Assistant County Manager - Community Support
 Services; Human Resources Director
 Wake County, NC
 County Manager
 Person County, NC
 County Manager
 Durham County, NC
 Fire Marshal/City-County Emergency
 Management Director

Louisiana Housing Corporation, LA
Executive Director
New Orleans Redevelopment Authority, LA
Executive Director
City of Sugar Land, TX
Controller; Director of Finance; Assistant Director
of Finance; Director of Budget & Strategy;
Director of Budget
South Padre Island, TX
Convention & Visitors Bureau Director
Dallas County, TX
Director of Human Resources
Town of Addison, TX
City Manager
City of Baytown, TX
Police Chief; Director of Public Affairs; City
Attorney; Assistant City Manager
Houston Housing Authority, TX
President/CEO
City of Arlington, TX
Deputy City Manager; Parks & Recreation
Director
City of San Antonio, TX
Assistant Finance Director - Procurement
Housing Authority of the City of Laredo (LHA), TX
Executive Director

City of Austin, TX
Assistant Director, Public Works Engineering and
Project Delivery; Assistant Director, Public Works
Operations
Housing Authority of the City of Austin, TX
Vice President/Chief Financial Officer;
President/CEO
City of Dallas, TX
Assistant Director of Transportation Operations;
Assistant Director of Water Utilities; City Manager;
City Attorney; Managing Director of
Environmental Quality; Assistant Director of Street
Services (Maintenance)
Fort Worth Housing Authority, TX
President/CEO
El Paso Water Utilities-Public Service Board, TX
President/CEO
Housing Authority of the City of Brownsville, TX
Chief Executive Officer
Opportunity Home San Antonio (formerly San
Antonio Housing Authority), TX
Chief Operating Officer; Chief Real Estate
Officer; President and CEO; Director of Human
Resources; Director of Federal Housing Programs;
Director of Communications & Public Affairs

REFERENCES

Clients and candidates provide the best testament to our ability to conduct quality searches. Listed below are a few clients for whom Ms. Narloch has conducted searches. The average tenure of placements is approximately five years.

CLIENT: City of St. Pete Beach, FL
REFERENCE: Ms. Frances Robustelli, City Manager
727-363-9232; frobustelli@stpetebeach.org
POSITIONS: City Manager; Building Official; Assistant City Manager; City Clerk

CLIENT: City of Dunedin, FL
REFERENCE: Ms. Theresa Smalling; Director of Resources & Risk Management
727-298-3042; TSmalling@DunedinFL.net
POSITIONS: City Manager; Finance Director; City Clerk; Director of Community Development;
Director of Communications; Parks & Recreation Director

CLIENT: City of Safety Harbor, FL
REFERENCE: Commissioner Carlos Diaz
727-724-1555; cdiaz@cityofsafetyharbor.com
POSITION: City Manager

COST PROPOSAL

PROFESSIONAL FEE AND EXPENSES

The professional fee for conducting this recruitment on behalf of the City of Madeira Beach is outlined below. Services covered by the fee consist of all steps outlined in this proposal, including up to three (3) onsite/video meetings. Expenses are estimated as a not-to-exceed amount and include items such as the cost of consultant travel, clerical support, placement of ads, newspaper searches, education verification, as well as credit, criminal, and civil checks for up to three (3) candidates. In addition, postage, photocopying, and telephone charges are included and will be allocated. Expenses related to the use of audio/video conferencing equipment by the City for interviews and candidates' travel for interviews are the responsibility of the City of Madeira Beach. The professional fee for conducting recruitments is as follows:

- For the City Manager position, the professional fee is \$26,500, plus \$5,450 not-to-exceed expenses.
- For the Building Official and Senior Planner positions, the professional fee is \$24,500, plus \$5,450 not-to-exceed expenses, per position.

CANDIDATE TRAVEL

With respect to candidate travel for interviews, we typically ask candidates to make their travel arrangements and advise them that the City will reimburse them directly for reasonable airfare, hotel, and auto expenses if allowed. We advise candidates on what is standard and customary in the industry, as well as the City's expectations and parameters regarding travel. Our experience has been that candidates use discretion and stay within reasonable limits both in pricing and scheduling.

PAYMENT

We will invoice the City of Madeira Beach monthly for professional fees and expenses for services incurred as of the date of the invoice. We expect payment of the invoice within 30 days of receipt by the City. Typically, this results in three monthly invoices of 30% of professional fees and expenses, with a final invoice for the remaining ten percent of professional fees due upon the selection of the finalist.

GUARANTEE

We guarantee that, should the selected candidate be terminated for cause within the first year of employment, we will conduct the search again at no cost (with the exception of expenses) to the City. We are confident in our ability to recruit outstanding candidates and do not expect the City to find it necessary to exercise this provision.

SCHEDULE

We are available to begin the searches immediately, and our current workload is such that we can ensure the City will receive our full attention throughout the entire recruitment process. We will be prepared to make our recommendation regarding finalists within 75 to 90 days from the start of each search. A standard recruitment can typically be completed in less than 16 weeks and follows an approach and schedule similar to the one below:

WEEK	TASK:
1	Conduct meetings with the Board of Commissioners, staff, and others involved in the process
2	Develop recruitment brochure and advertisements
3	City reviews recruitment brochure and advertisements
4	Recruitment brochure finalized and advertisements placed
5	Active recruitment of candidates begins
9	Closing date
10	Screen resumes
11-12	Recruiter interviews top candidates
12-13	Public records search
14	Review recommendations with the Board of Commissioners, staff, and others involved in the process
15	Candidates interview with the City, follow-up interviews, and consultant reference/background checks
16	Candidate selected



Memorandum

Meeting Details: September 10, 2025 – Board of Commissioners Regular Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Ordinance 2025-17 (Ch. 14 - Florida Building Code References)

Background & Discussion:

The City's Code of Ordinances currently references specific editions of the Florida Building Code, NFPA Fire and Life Safety Codes, the International Property Maintenance Code, and the National Electrical Code. Each time these codes are updated, the ordinance must also be amended to replace outdated year or edition references. To streamline administration and maintain consistency with state law, staff drafted Ordinance 2025-17 (Ch. 14 - Florida Building Code References). This ordinance revises the language to reference these codes "as adopted and amended" by the State of Florida or the applicable standards organization. This approach ensures future code updates are automatically incorporated without requiring repeated ordinance changes.

Fiscal Impact:

No fiscal impact anticipated.

Recommendation(s):

City staff recommends the approval of Ordinance 2025-17 (Ch. 14 - Florida Building Code References)

Attachments/Corresponding Documents:

- Ordinance 2025-17 (Ch. 14 - Florida Building Code References)
- Ordinance 2025-17 Business Impact Estimate

ORDINANCE 2025-17

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 14-30, 14-31 AND 14-32 OF ARTICLE II. - TECHNICAL CODES AND STANDARDS OF CHAPTER 14 OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES TO REMOVE REFERENCES TO OUTDATED TECHNICAL CODES AND STANDARDS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City staff has reviewed the provisions of Article II. - Technical Codes and Standards in Chapter 14 of the Madeira Beach Code of Ordinances and recommends removing references to outdated technical codes and standards in Sections 14-30, 14-31 and 14-32; and

WHEREAS, City Staff is required to enforce the most current technical codes and standards; and

WHEREAS, the recommendations of the City staff 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 Sections 14-30, 14-31 and 14-32 of Article II. - Technical Codes and Standards of Chapter 14 of the City of Madeira Beach Code of Ordinances shall be amended to read as follows:

Sec. 14-30. Administration of the Florida Building Code.

- (a) *Scope.* The city hereby adopts and incorporates by reference herein the Florida Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) ~~of the 2017 Florida Building Code (6th Edition)~~ of the Florida Building Code as may be amended from time to time. The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.
- (b) *Title.* The provisions of the following sections shall constitute and be known and be cited as the Florida Building Code, hereinafter known as "FBC."
- (c) *FBC remedial.*
- (1) *General.* The FBC is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health and general welfare through structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems.
- (2) *Quality control.* Quality control of materials and workmanship is not within the purview of the FBC except as it relates to the purposes stated herein.

- (3) *Permitting and inspection.* The inspection or permitting of any building, system or plan by the city under the requirements of the FBC shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. Neither the city nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting, unless the city employee is found to have acted in bad faith or with malicious purpose in a manner exhibiting wanton and willful disregard of the safety, health and welfare of the public.

Sec. 14-31. Technical codes adopted—Fire codes.

- (a) The National Fire Protection Association 1 (NFPA 1) Uniform Fire Code, most current 2021 edition, as adopted by the State of Florida, including appendices and annex thereto shall apply, as may be subsequently amended.
- (b) The National Fire Protection Association 101 (NFPA 101) Life Safety Code, most current 2021 edition, as adopted by the State of Florida, including appendices and annex thereto shall apply, as may be subsequently amended.

Sec. 14-32. Same—Uniform Code for the Abatement of Dangerous Buildings.

- (a) The International Property Maintenance Code, most current 2015 edition, as adopted and amended, promulgated by the International Code Council, shall be used for the minimum standards for maintenance of residential properties.

- (b) The National Electrical Code (NEC), most current 2008 edition, as adopted and amended, including appendices.
- (c) Uniform fire safety standards adopted pursuant to F.S. § 633.022 shall apply, as may be subsequently amended.
- (d) Florida Fire Prevention Code adopted pursuant to F.S. § 633.0215 shall apply, as may be subsequently amended.

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 City of Madeira Beach Code of Ordinances 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 _____, 2025.**

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING:

PUBLISHED:

PASSED ON SECOND READING:

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Madeira Beach's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE 2025-17

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 14-30, 14-31 AND 14-32 OF ARTICLE II. - TECHNICAL CODES AND STANDARDS OF CHAPTER 14 OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES TO REMOVE REFERENCES TO OUTDATED TECHNICAL CODES AND STANDARDS; 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 proposed ordinance removes references to outdated technical codes and standards.

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 not foreseen that the proposed ordinance would have a negative impact on private businesses. We are currently enforcing these requirements.

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

Since we already enforce these technical codes and standards, there would not be any additional impact from the proposed ordinance.

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

This ordinance would future proof Chapter 14 by making sure that the most current technical codes and standards will always be referenced.

Tampa Bay Times

Published Daily

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

Before the undersigned authority personally appeared Jes Bowling 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 2025-17 was published in said newspaper by print in the issues of 09/17/25 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.

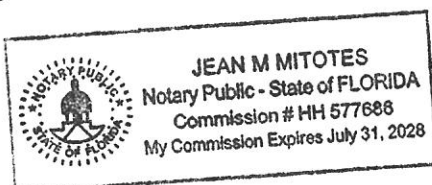
Signature of Affiant

*Jessica Bowling*Sworn to and subscribed before me this **09/17/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

Jean M Mitotes

NOTICE OF PUBLIC HEARINGS

CITY OF MADEIRA BEACH

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 2025-17 on Wednesday, October 1, 2025, 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 2025-17

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 14-30, 14-31 AND 14-32 OF ARTICLE II. - TECHNICAL CODES AND STANDARDS OF CHAPTER 14 OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES TO REMOVE REFERENCES TO OUTDATED TECHNICAL CODES AND STANDARDS; 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.municodem meetings.com/>.

If you would like more information regarding the proposed Ordinance 2025-17, 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.municodem meetings.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. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.



Memorandum

Meeting Details: October 1, 2025

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Andrew Laflin, Finance Director

Subject: RFP for Auditing Services – Selection Committee Scoring Results

Background

Section 218.391, Florida Statutes, the auditor selection law, establishes required procedures for the selection of auditors to perform the financial audits required by Section 218.39, Florida Statutes, for counties, municipalities, special districts, district school boards, charter schools, and charter career technical centers. These procedures help ensure selection of a qualified auditor and satisfactory audit effort.

The established auditor selection process requires a request for proposal (RFP) for the solicitation of the necessary audit services, and a selection and negotiation process in which fees cannot be the sole or predominant reason for selecting a particular audit firm.

The auditor selection law requires that the governing body of each county, municipality, special district, district school board, charter school, and charter technical career center establish an auditor selection committee. Section 218.391(2)(d), Florida Statutes, provides that while the primary purpose of the auditor selection committee is to assist the governing body in selecting an auditor to conduct the financial audit, the auditor selection committee may serve other audit oversight purposes as determined by the entity's governing body.

The Board of Commissioners is serving as the auditor selection committee for the RFP for auditing services for fiscal year 2025-2029. Proposals were received from four qualified firms. Each selection committee member independently reviewed each proposal and provided scoring results on the following criteria:

- Firm Qualifications & Experience
- Engagement Team & Staff Experience
- Methodology

Details of scoring results and overall ranking by firm are included in Exhibit A – Scoring Analysis. The highest ranked firm was Mauldin & Jenkins, LLC.

Fiscal Impact

The fee estimates from proposals received ranged from \$53,700 to \$68,000 (assuming one federal single audit program or state financial assistance project) for the fiscal year 2025 audit. Total fees over the five year period from the highest ranked firm are \$278,500.

Recommendation(s)

Staff recommends that the Board of Commissioners select the highest ranked firm to provide auditing services for the City of Madeira Beach, based on the evaluation and ranking of each proposal performed in accordance with the scoring system outlined in RFP No. 25-10.

Attachments

- Exhibit A – Scoring Analysis

Exhibit A – Scoring Analysis

Mayor Brooks

	Firm Qualifications & Experience (40 Points Total)	Engagement Team Staff Experience (20 Points Total)	Methodology (20 Points Total)	Total	Comments (Optional)
Baker Tilly	38	18	19	75.00	Global reach, GFOA involvement, Single Audit leader, global resources, strong methodology, but less local.
James Moore & Co	38	18	18	74.00	Deep Florida presence, Madeira Beach experience, active in FGFOA/GFOA, already familiar with Madeira Beach.
Mauldin & Jenkins	39	19	18	76.00	700+ gov clients, strong FL base, advanced audit tech, best balance of Florida-specific expertise, resources, and engagement team strength.
MKA	34	16	16	66.00	Personalized service, Florida-based, mid-sized flexibility, smaller firm, more personalized, but fewer resources.

Vice Mayor Kerr

	Firm Qualifications & Experience (40 Points Total)	Engagement Team Staff Experience (20 Points Total)	Methodology (20 Points Total)	Total	Comments (Optional)
Baker Tilly	40	18	18	76.00	Concern of a learning curve working with a Florida coastal community
James Moore & Co	40	20	16	76.00	Proposal / Methodology not specific enough to the City of Madeira Beach. Too
Mauldin & Jenkins	40	20	20	80.00	Methodology section exudes a desire to fulfil our specific needs and to understand how our city functions
MKA	40	16	16	72.00	

Commissioner Tagliarini

	Firm Qualifications & Experience (40 Points Total)	Engagement Team Staff Experience (20 Points Total)	Methodology (20 Points Total)	Total	Comments (Optional)
Baker Tilly	39	20	20	79.00	
James Moore & Co	40	20	20	80.00	
Mauldin & Jenkins	39	20	20	79.00	
MKA	39	20	19	78.00	

Commissioner Ghovae

	Firm Qualifications & Experience (40 Points Total)	Engagement Team Staff Experience (20 Points Total)	Methodology (20 Points Total)	Total	Comments (Optional)
Baker Tilly	30	10	15	55.00	
James Moore & Co	30	10	15	55.00	
Mauldin & Jenkins	35	20	20	75.00	
MKA	35	15	15	65.00	

Commissioner McGeehen

	Firm Qualifications & Experience (40 Points Total)	Engagement Team Staff Experience (20 Points Total)	Methodology (20 Points Total)	Total	Comments (Optional)
Baker Tilly	40	20	20	80.00	A member of the world's 10th largest accounting firm and advisory network. A diverse and growing community that is hiring talent worldwide. BJ and Moss Adams merged to form the 6th largest accounting firm in the U.S., valued at \$7 billion. The primary goal is to focus on the middle market. They are also focused on AI and technology.
James Moore & Co	40	20	15	75.00	Based on the founder James Moore's philosophy of "service is the sole of our existence," they are refusing to be acquired by larger firms. This workforce is smaller, and the future of this company will remain in the shadows of the big firms. The future with growing AI is not as strong.
Mauldin & Jenkins	40	20	20	80.00	Recognized annually as a top 10 accounting firm and also honored as a top place to work. The firm also brings knowledge of business strategies and tax considerations to each of its small and large clients. They attract, develop, and retain the top talent.
MKA	40	15	10	65.00	A regional accounting firm from Orlando. They have 120 employees in Winter Park and Palm Beach. MKA may employ certified public accountants who are not licensed by a CPA firm. The entities falling under the MKA brand are independently owned and operated, and MKA is not liable.

Baker Tilly

Fiscal Year	Audit Services	Single Audit	F/S Prep	Total
2025	46,500	7,500	12,500	66,500
2026	48,500	7,500	12,800	68,800
2027	50,600	7,750	13,150	71,500
2028	52,700	7,750	13,550	74,000
2029	54,850	8,000	14,000	76,850
Total:				357,650

James Moore & Co

Fiscal Year	Audit Services	Single Audit	F/S Prep	Total
2025	49,500	4,000	5,000	58,500
2026	52,000	4,000	5,000	61,000
2027	54,500	4,000	5,000	63,500
2028	57,000	4,000	5,000	66,000
2029	59,500	4,000	5,000	68,500
Total:				317,500

Mauldin & Jenkins

Fiscal Year	Audit Services	Single Audit	F/S Prep	Total
2025	44,100	5,500	2,800	52,400
2026	45,400	5,500	2,800	53,700
2027	46,800	6,000	2,900	55,700
2028	48,300	6,000	3,000	57,300
2029	49,800	6,500	3,100	59,400
Total:				278,500

MKA

Fiscal Year	Audit Services	Single Audit	F/S Prep	Total
2025	46,000	6,000	4,000	56,000
2026	46,500	6,500	4,500	57,500
2027	47,000	7,000	5,000	59,000
2028	47,500	7,500	5,500	60,500
2029	48,000	8,000	6,000	62,000
Total:				295,000

Scoring Ranking

Firm Name	Total Fees	Ranking
Baker Tilly	357,650	16
James Moore & Co	317,500	18
Mauldin & Jenkins	278,500	20
MKA	295,000	19

Overall Score

Firm Name	Total Points	Ranking
Baker Tilly	445	3
James Moore & Co	450	4
Mauldin & Jenkins	490	1
MKA	446	2

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this “**Agreement**”) is made as of the Agreement Date (defined below) by and between MADEIRA BEACH PROJECT LLC, a Florida limited liability company (“**Seller**”), and the City of Madeira Beach, a municipal corporation of the State of Florida (“**Buyer**”). As used in this Agreement, “**Agreement Date**” shall mean the later of the date Seller executes this Agreement as set forth in Seller’s signature block or the date Buyer executes this Agreement as set forth in Buyer’s signature block.

RECITALS:

A. Seller is the owner of approximately 4.59 acres of unimproved land in Pinellas County, Florida, located 555 150th Avenue in Madeira Beach, Florida, being Pinellas County parcel numbers 09-31-15-00000-140-0100, (the “**Land**”).

B. Buyer desires to acquire the Land from Seller, and Seller desires to sell and convey the Land to Buyer, pursuant to and in accordance with the terms of this Agreement.

C. Buyer is a municipal corporation organized and existing under the laws of the State of Florida, acting by and through its City Manager, who is authorized to execute this Agreement subject to the approval of the City of Madeira Beach Board of Commissioners at a duly noticed public meeting.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, Seller and Buyer agree as follows:

AGREEMENT:

1. Property and Purchase Price. (a) Subject to the terms and conditions set forth in this Agreement, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the following (which is collectively referred to as the “**Property**”):

- (1) The Land;
- (2) The improvements located on the Land, if any;
- (3) Any and all leases, licenses, permits, and other rights related to the submerged lands, sovereign or otherwise, contiguous to or otherwise associated with the Land; and
- (4) Seller’s interest in all rights, privileges and easements appurtenant to the Land, including, without limitation, all minerals, oil, gas and other hydrocarbon substances as well as all environmental permits, licenses, development rights, air rights, water, water rights relating to the Land and any easements, rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Land (including without limitation all easements and covenants established pursuant to the provisions of this Agreement, if any).

(b) The purchase price for the Property (the “**Purchase Price**”) shall be \$18,000,000.00. Such Purchase Price shall be payable as follows:

(1) The sum of \$50,000.00 shall be paid as an earnest money deposit (the “**Earnest Money**”) to The Closing Lab, LLC, as agent for Old Republic National Title Insurance Company (“**Escrow Agent**”), having an address of 815 N. Magnolia Ave, Orlando, Florida 32803, within five (5) business days after the Agreement Date. The Earnest Money shall be held, and disbursed, by the Escrow Agent in accordance with the terms of this Agreement. Subject to the terms of this Agreement, the Earnest Money shall be applied to the payment of the Purchase Price at the time of Closing.

(2) The balance of the Purchase Price, subject to any credits or adjustments provided by this Agreement, shall be paid at the closing of the sale of the Property (the “**Closing**”).

2. Deed, Sign Reservation. At Closing, Seller shall execute and deliver to Buyer its recordable and transferable special warranty deed in the form of that provided on Exhibit A (the “**Deed**”) conveying to Buyer or its assignee, good, record and marketable title to the Property in fee simple, free and clear of all liens, encumbrances, covenants, restrictions, easements, rights of way, claims, rights and other matters whatsoever, except the following (“**Permitted Exceptions**”): (i) any matter shown on the Title Commitment (defined in Section 7) that is accepted by Buyer pursuant to the terms of this Agreement; (ii) zoning and building laws, ordinances, and regulations; and (iii) ad valorem real estate taxes and assessments for public improvements not then due and payable.

3. Seller’s Representations, Warranties and Covenants. (a) Seller hereby represents and warrants to Buyer as of the Agreement Date, and again as of the Closing Date, and hereby agrees with Buyer that with respect to the Property:

(1) Seller is a limited liability company duly organized, existing and in good standing under the laws of the State of Florida, and authorized to conduct business in the State of Florida. This Agreement and all documents executed by Seller which are to be delivered to Buyer at the Closing will be duly authorized, executed, and delivered by Seller, will be legal, valid, and binding obligations of Seller, and do not violate any provisions of any agreement to which Seller is a party or to which it is subject.

(2) There are no condemnation proceedings or proceedings for change of grade of any street affecting the Property or improvement of any street or sidewalk abutting the Property which are currently threatened or pending.

(3) There are no leases or vendor agreements applicable to the Property, and there are no outstanding options or rights to purchase or options or rights to lease all or any part of the Property.

(4) There are no pending, nor to the knowledge of Seller, any threatened actions, suits or proceedings against or affecting the Property or any portion thereof, or relating to or arising out of the ownership, operation, management, use or maintenance of the Property.

(5) All required, if any, authorizations, consents and approvals to Seller's entry into this Agreement and the sale and transfer of the Property on the terms and conditions set forth in this Agreement have been obtained prior to the Agreement Date.

(6) Seller is neither a foreign person nor subject to withholding under Foreign Investment in Real Property Act and the regulations thereunder ("FIRPTA").

(7) There are no attachments, executions, assignments for the benefit of creditors, or voluntary or involuntary proceedings in bankruptcy or under any other debtor relief laws contemplated or pending or threatened against Seller or the Property.

(8) Seller is not a "blocked person" under regulations of the Office of Foreign Asset Control (the "OFAC") of the Department of Treasury (including those named on OFAC's Special Designated and Blocked Persons list) or under any statute, executive order (including Executive Order 13224), the USA Patriot Act or any other governmental action.

(9) To Seller's knowledge, the Property does not contain any environmental or hazardous substances, environmentally sensitive species, or environmentally sensitive lands. The foregoing qualification "to Seller's knowledge" is hereby deemed to mean the actual knowledge of the individual executing this Agreement on behalf of Seller.

(b) From and after the Agreement Date, through the time of the closing, Seller shall not enter into any easements or similar title encumbrances, any vendor agreements, or any leases or other occupancy or possessory agreements, without, in each such instance, obtaining the prior written consent of Buyer, which consent may be granted or withheld in Buyer's sole and absolute discretion.

4. Due Diligence. (a) Within three (3) business days after the Agreement Date, Seller shall deliver to Buyer for examination the following materials and information on the Property, to the extent in Seller's possession or control (all of which shall hereinafter be collectively referred to as the "Seller Materials"): (i) copies of the most recent title policy, title commitment or title report on the Land, and the most recent survey of the Land; (ii) Surveys, plans, specifications, and engineering documents, including permits, zoning and re-zoning applications, certificates of completion/occupancy, special assessments, and notices of outstanding code violations; (iii) copies of all environmental site assessments (including a Phase I Environmental Site Assessment), wetlands assessments, contracts and other information concerning the condition or use of the Land; and (iv) all leases and contracts related to the Land, including submerged land leases. Further, Seller shall reasonably cooperate with Buyer in connection with Buyer's due diligence investigation of the Property, including without limitation completing any interviews or questionnaires and using commercially reasonable efforts to provide any documentation or information reasonably requested by Buyer or Buyer's consultants or contractors. Copies will be provided by Seller to Buyer in digital format.

(b) Buyer shall have the period (such period being the “**Inspection Period**”) beginning on the Agreement Date and ending at 11:59 P.M. October 15, 2025 in which to determine whether the condition and suitability of the Property are satisfactory to Buyer; provided, however, that delivery of Seller’s Materials is delayed, the Inspection Period shall be deemed automatically extended on a day-for-day basis for the number of days occurring after the Seller Materials due date until and including the day on which Seller delivers the Seller Materials.

(c) During the Inspection Period, Buyer and its representatives, contractors, agents and employees will have the right to enter upon the Property for the purposes of performing Buyer’s due diligence investigations of the Property; provided, however, Buyer will not disturb the surface of the ground without prior approval of the Seller, which shall not be unreasonably withheld. If any due diligence investigation disturbs the Property, Buyer will restore the Property to the substantially the same condition as existed before such investigation. All such entry on the Property by Buyer and its representatives, contractors, agents and employees will be made in such a manner so as to not unreasonably disrupt Occupant’s operations at the Property, and Buyer will indemnify and hold Seller harmless from and against any loss, claim or liability arising or resulting from any physical damage to the Land occurring as a result of entry on the Property by Buyer and its representatives, contractors, agents and employees.

(d) If the Property is not satisfactory to Buyer for any reason or for no reason at all, in Buyer’s sole discretion, Buyer may elect not to purchase the Property by delivering written notice of termination to Seller and the Escrow Agent by the last day of the Inspection Period (as it may be extended as provided above). Upon receipt of any such timely notice, the Escrow Agent shall forward the Earnest Money to Buyer. Upon such disbursements by Escrow Agent, this Agreement shall terminate and no party hereunder shall have any further rights or obligations under this Agreement other than those rights and obligations that are expressly stated to survive the termination of this Agreement.

(e) In the event that Buyer terminates this Agreement as provided herein, upon receipt of written request from Seller, Buyer shall deliver to Seller (at Seller’s cost), all third party inspections and reports prepared for Buyer in connection with the due diligence investigations and Buyer’s applications for government approvals, provided that (i) any information provided or to be provided by Buyer to Seller with respect to the Property is solely for Seller’s convenience and was or will be obtained from a variety of sources, (ii) Buyer has not made and will not have made any independent investigation or verification of such information and makes no (and expressly disclaims all) representations as to the accuracy or completeness of such information, (iii) Buyer will not be liable for any mistakes, omissions, or misrepresentation nor will Buyer be bound in any manner by any verbal or written statements, representations, appraisals, environmental assessment reports, or other information pertaining to the Property.

5. Authority and Approval. Agreement may be executed on behalf of Buyer by the City Manager, who is duly authorized to sign this Agreement for the limited purpose of placing it before the City of Madeira Beach Board of Commissioners for consideration. This Agreement shall not be binding upon Buyer, and Buyer shall have no obligations hereunder, unless and until the Agreement is approved by formal action of the City of Madeira Beach Board of Commissioners at a duly noticed public meeting.

6. Title Commitment. (a) Within three (3) business days after the Agreement Date, Buyer, at its sole expense, shall order a commitment for an owner's policy of title insurance ("**Title Commitment**") from The Closing Lab, LLC, as agent for Old Republic National Title Insurance Company ("**Title Company**").

(b) Buyer shall have the right, at Buyer's sole expense, to engage a surveyor selected by Buyer to obtain an ALTA/NSPS survey of the Property (the "**Survey**").

(c) If the Title Commitment or Survey show either that Seller does not have good, record and marketable indefeasible, fee simple title to the Property, or that there are any defects, liens or encumbrances or any other matters which are not acceptable to Buyer, Buyer may deliver written notice to Seller (a "**Title Notice**") on or before the last day of the Inspection Period. If Buyer does not deliver any such Title Notice within the Inspection Period, Buyer shall be deemed to have waived its right to object to any defects, liens, encumbrances or other matters appearing on such Title Commitment or disclosed by the Survey (and the same shall be deemed Permitted Encumbrances). By not later than ten (10) days after receipt of a Title Notice (the "**Cure Period**"), Seller shall have the right to (i) eliminate any such defects, liens and encumbrances, and (ii) obtain an endorsement deleting such matters as exceptions in the Title Commitment and the title policy with respect to the Property (either or both referred to as a "**Title Cure**"), but Seller shall be under no obligation to do so. Seller shall notify Buyer in writing whether or not Seller elects such Title Cure. In the event Seller, within the Cure Period, either elects not to complete a Title Cure or is unable to do so, Buyer shall have the option to accept the status of title of the Property subject to such defects, liens or encumbrances and other matters and proceed with this Agreement, or give Seller written notice of termination within ten (10) days after the last day of the Cure Period (the "**Title Decision Period**"), in which event this Agreement shall terminate, the Earnest Money shall be refunded to Buyer, and Seller and Buyer shall be released of all liabilities and obligations under this Agreement. Upon receipt of the Survey, Buyer shall have five (5) business days within which to provide Seller with a written amended Title Notice (the "**Amended Title Notice**") identifying any new exception or encumbrance which was not previously revealed by the Commitment and/or any item that became of record after the date of the Title Commitment. Seller and Buyer shall have the same cure rights and periods regarding any new survey item listed in the Amended Title Notice that was not raised in the initial Title Notice.

(d) Notwithstanding the foregoing, if the basis of Buyer's objection to Seller's title are any mortgages, security interests, liens, tax or assessment liens or obligations (which matters are collectively hereinafter referred to as "**Monetary Liens**"), provided that for purposes of this provision "Monetary Liens" shall not include those matters which are Permitted Exceptions or are created or incurred as a consequence of the acts or omissions of Buyer), the provisions of Section 7(c) shall not apply and Seller shall obtain and deliver at the Closing all instruments as may be necessary to secure full discharge of all Monetary Liens and to release them of record, and shall cause the Title Company to issue the policy referred to in the Title Commitment without exception for any such Monetary Liens. Seller shall also pay all attorney's fees, costs and expenses incurred in connection with obtaining the discharge and release of such Monetary Liens and the required title insurance policy endorsements and the recording of instruments to accomplish a Title Cure. If Seller so desires, all or a part of the net proceeds payable to Seller at the Closing may be applied to payment of such Monetary Liens at the Closing.

7. Closing Date, Costs and Documents. (a) If Buyer has not terminated this Agreement in accordance with a provision of this Agreement, then Closing shall occur on October 22, 2025 (the “**Closing Date**”) The parties shall close the purchase of the Property in escrow at the Title Company’s office or at such other mutually agreed upon location, or by mail-away closing on terms acceptable to the parties and customary for similar closings in the State of Florida, it being understood that neither Buyer nor Seller nor their respective counsel need be physically present at the Title Company’s office so long as (i) all documents described hereinbelow that are required to be delivered at Closing are fully executed, delivered in escrow and available on the Closing Date, (ii) any authorized signatory of the affected party is available either in person or by telephone and email at Closing, and (iii) all necessary Closing funds have been wire transferred to the Escrow Agent on or prior to the Closing Date .

(b) Buyer shall pay any recording fees due on the recording of the Deed and shall pay all recording or transfer taxes due on the recording of the Deed. Seller shall pay recordation charges incurred in recording any documents necessary to remove any title objections or encumbrances. Buyer shall pay any title search fee or similar charge for the Title Commitment and the premium in connection with the Title Policy (provided that any endorsements that are obtained solely to accomplish a Title Cure shall be the responsibility of Seller). Each party shall pay its attorneys’ fees. Buyer and Seller will each equally pay one-half of the settlement fee charged by the Title Company.

(c) At Closing, Seller shall deliver to Buyer, duly executed by Seller (as appropriate):

(1) Seller’s Deed, as described in this Agreement;

(2) Such instruments or documents as are necessary, or reasonably required by Buyer and the Title Company, to evidence the status and capacity of Seller and the authority of the person or persons who are executing the various documents on behalf of Seller in connection with the purchase and sale transaction contemplated hereby;

(3) A satisfactory written certificate complying under FIRPTA, certifying that Seller is neither a foreign person nor subject to withholding under FIRPTA, and containing Seller’s tax identification number and address;

(4) A standard and customary owner/seller affidavit and indemnity (with gap indemnity) in the form reasonably required by the Title Company and which will cause the Title Company to remove the so-called “standard exceptions” from the final title policy; and

(5) Such other certificates and documents as may reasonably be necessary to assure Buyer and its counsel that the provisions of and conditions specified in this Agreement to be performed or satisfied by Seller have been performed or satisfied and to permit the Title Company to issue the title insurance policy.

(6) Assignment of all contracts and leases associated with the Property.

(d) At Closing, Buyer shall deliver to Seller, duly executed by Buyer (as

appropriate):

(1) The Purchase Price (less or plus all credits/debits adjustments and prorations) due at the Closing in accordance with this Agreement; and

(2) Such other certificates and documents as may reasonably be necessary to assure Seller and its counsel that the provisions of and conditions specified in this Agreement to be performed or satisfied by Buyer have been performed or satisfied and to permit the Title Company to issue the title insurance policy.

(e) The following conditions are conditions precedent to Buyer's obligation to purchase the Property:

(i) All representations and warranties made by Seller in this Agreement shall be true and correct as if made on and as of the time of Closing.

(ii) At the time of Closing, Seller shall have performed all of the covenants and agreements to be performed by Seller under this Agreement.

(iii) The Title Company shall have committed itself to issue the Title Policy.

(iv) Buyer's receipt of approval of this Agreement by formal action of the City of Madeira Beach Board of Commissioners.

The conditions precedent set forth in this Section 8(e) are intended solely for the benefit of Buyer. If any of such condition(s) are not satisfied by the Closing, Buyer shall have the right, at its sole election, either to waive the condition(s) in question, either in whole or in part, and proceed with the purchase or, in the alternative, terminate this Agreement by giving Seller written notice of such election. If this Agreement is terminated pursuant to this Section 8(e), the Earnest Money shall be returned to Buyer, both parties are released from all liabilities and obligations under this Agreement and neither party shall be entitled to any damages or any other relief on account of such termination.

(f) The following conditions are conditions precedent to Seller's obligation to sell the Property:

(i) All representations and warranties made by Buyer in this Agreement shall be true and correct as if made on and as of the time of Closing.

(ii) At the time of Closing, Buyer shall have performed all of the covenants and agreements to be performed by Buyer under this Agreement.

The conditions precedent set forth in this Section 8(f) are intended solely for the benefit of Seller. If any of such condition(s) are not satisfied by the Closing, Seller shall have the right, at its sole election, either to waive the condition(s) in question, either in whole or in part, and proceed with

the sale or, in the alternative, terminate this Agreement by giving Buyer written notice of such election. If this Agreement is terminated pursuant to this Section 8(f), the Earnest Money shall be transferred to Seller, both parties are released from all liabilities and obligations under this Agreement and neither party shall be entitled to any damages or any other relief on account of such termination.

8. Possession. Exclusive possession of the Property shall be given to Buyer on the date of Closing.

9. Costs and Prorations. The following items shall be paid, prorated or adjusted as of 12:01 a.m. on the date this transaction is closed ("**Proration Date**"), in the manner hereinafter set forth:

(a) Seller shall pay or cause to be paid all real estate taxes and all personal property taxes due and owing as of the Proration Date, and all installments of assessments for public improvements which constitute a lien against the Property as of the Proration Date and which are due and payable prior to the Proration Date, and all penalties and interest thereon on or before the Closing.

(b) Real estate taxes and current installments of assessments not yet due and owing as of the Proration Date shall be prorated as of the Proration Date upon the tax year of the applicable taxing authority so that the portion of the prorated taxes allocable to the period from the beginning of each tax year through the Proration Date shall be credited to Buyer and the portion of the current taxes allocable to the portion of such tax year following the Proration Date to the end of such tax year shall be the responsibility of Buyer. The adjustment shall be predicated upon most recently available tax bills or actual rates and assessments, determined as to the Land by allocating a proportionate share of the Parent Tract land assessment based on square footage, provided that such real estate taxes shall be reprorated forthwith upon Buyer's receipt of the actual tax bill or bills for the tax year or tax years in question.

(c) Seller shall pay all costs and be responsible for all expenses, liabilities (actual or contingent), claims and obligations incurred, accrued or arising prior to the Proration Date in connection with the ownership, management, operation, repair, maintenance or leasing of the Property. Any costs or expenses of ownership, management, repair or maintenance of the Property which are prepaid as of the Proration Date shall be credited to Seller, and Buyer shall be responsible to pay such costs and expenses accruing subsequent to the Proration Date.

(d) All other items which are customarily prorated in transactions similar to the transaction contemplated hereby, and which were not heretofore dealt with, will be prorated as of the Proration Date.

All prorations shall be calculated on the basis of the actual number of days in the year, quarter, month or other applicable period of time, as appropriate. Seller and Buyer hereby agree that if any of the aforesaid prorations cannot be calculated accurately on the Proration Date, then the same shall be calculated within thirty (30) days after the Proration Date and either party owing

the other party a sum of money based on such subsequent proration(s) shall promptly pay said sum to the other party.

10. Notices. Any notice or other writing required or permitted to be given to a party under this Agreement shall be given in writing and shall be (i) delivered by hand or (ii) delivered through or by UPS, FedEx, or other nationally-recognized overnight mail or package service, addressed to the parties at the addresses set forth below. Any notice or demand that may be given hereunder shall be deemed complete: (a) upon depositing any such notice or demand with UPS, FedEx, or other nationally recognized overnight mail or package delivery, or (b) upon hand delivery to the appropriate address as herein provided. Any party hereto may change said address by notice in writing to the other parties in the manner herein provided. The appropriate address for notice hereunder shall be the following:

If to Seller:	Madeira Beach Project LLC c/o The DeNunzio Group, LLC, 3060 Alt 19 N Palm Harbor, FL 34683-1929
with a copy to	Hill, Ward, Henderson, PA 600 Cleveland St., #800 Clearwater, FL 33755
If to Buyer:	City of Madeira Beach c/o Acting City Manager, Clint Belk 300 Municipal Drive Madeira Beach, FL 33708
with a copy to	City Attorney, Thomas J. Trask, Esq. 1001 S. Ft. Harrison Ave, Suite 201 Clearwater, FL 33756

11. Remedies. (a) In the event that Buyer terminates this Agreement pursuant to an express provision of this Agreement, neither Seller nor Buyer shall have any rights, claims or liabilities hereunder, at law or in equity, or otherwise with respect to the Property or any of the agreements set forth herein, and all parties shall be released of all liabilities and obligations hereunder; provided, however, that the indemnity obligations of the parties under this Agreement shall survive such termination.

(b) If this Agreement has not been terminated in accordance with any of its provisions at or prior to Closing and Buyer fails to close the purchase and pay the balance of the Purchase Price at Closing in default of its obligations under this Agreement, Seller, as its sole and exclusive remedy shall have the right to terminate this Agreement by written notice delivered to Seller and receive the Earnest Money as liquidated damages, except with respect to any indemnities and obligations of Buyer that survive termination. Buyer and Seller agree that it would be impractical and difficult to determine the damages resulting from a breach of this Agreement

by Buyer, and that the Earnest Money represents a reasonable estimate of the total net detriment Seller would suffer in such event.

(c) In the event Seller breaches its obligations under this Agreement and/or fails to close on the sale of the Property for any reason other than Buyer's default, Buyer may, at Buyer's sole option, do either of the following: (i) terminate this Agreement by written notice delivered to Seller and receive a refund of the Earnest Money paid, and recover its actual out-of-pocket costs and expenses incurred in connection with Buyer's due diligence investigation of the Property, and Seller shall be relieved of further liability hereunder, or (ii) enforce specific performance of this Agreement against Seller including recovery of Buyer's actual documented costs and attorneys' fees' in connection therewith. Seller expressly waives the defense of lack of mutuality of remedies.

12. Brokers. Seller and Buyer each represents to the other that there is no broker or other person entitled to a commission or similar fee in connection with the transaction described in this Agreement, except that Seller has been represented by Marcus & Millichap Real Estate Investment Services of Florida, Inc. and Jeffrey James Beggins, P.A. (collectively "**Seller's Broker**"). Should Closing occur, at Closing Seller shall pay Seller's Broker a commission in an amount established pursuant to a separate agreement between Seller and Seller's Broker. Seller and Buyer covenant and agree to defend, indemnify and save harmless the other from and against any breach of the representations provided in this Section 13.

13. Entire Agreement. This Agreement constitutes the entire agreement between Seller and Buyer and no amendment or modification of this Agreement may be made except by an instrument in writing signed by all parties.

14. Choice of Law. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

15. Waiver of Jury Trial. In the event of any action or proceeding, (including without limitation, any claim, counterclaim, cross-claim or third party claim) arising out of or, relating to this Agreement, or the transaction contemplated by this Agreement (a) the prevailing party shall be entitled to recover all of its costs and expenses, including a reasonable attorneys' fee, and (b) a court shall determine all issues of law and fact, a jury trial being expressly waived.

16. Time of the Essence. Time is declared to be of the essence of this Agreement.

17. Risk of Loss. The risk of loss or damage to the Property by fire, or other casualty, or condemnation, prior to the Closing Date, is assumed by Seller. If (a) all or a portion of the Property should be destroyed or damaged by fire or other casualty before the Closing, and not restored to the satisfaction of the Buyer on or before said Closing, or (b) any condemnation or eminent domain proceedings are threatened or initiated which might result in the taking of any portion of the Property, then Buyer may, at its option, either (i) terminate this Agreement with respect to such Property by written notice delivered to Seller, or (ii) proceed with the purchase of the Property pursuant to this Agreement, less any interest taken by a condemnation or eminent domain proceeding. Upon the Closing, Seller shall assign, transfer and set over to Buyer all of the right, title and interest of Seller in and to any awards that have been or that may thereafter be

made for such taking and assign, transfer and set over to Buyer any sums of insurance money paid for any destruction or damages, and all of the right, title and interest of Seller in and to any insurance awards that may thereafter be made for such destruction or damages.

18. Miscellaneous. This Agreement shall constitute a binding contract between Seller and Buyer and shall be binding upon and inure to the benefit of the respective successors and assigns of Seller and Buyer. Buyer may assign its interest in this Agreement without Seller's prior consent, provided that (a) Buyer shall remain primarily obligated pursuant to this Agreement notwithstanding such assignment and (b) Buyer shall not be deemed released from liability pursuant to this Agreement on account of such assignment. Seller may assign its rights to receive the proceeds of sale, subject to the terms of this Agreement, to a third party; but Seller shall not convey or encumber the Property without Buyer's written consent. The representations and warranties of Seller contained in this Agreement shall not terminate at the Closing but shall survive the Closing and delivery of Seller's Deed. This Agreement may be executed in any number of counterparts, and execution and delivery of a counterpart may be completed by facsimile, email or other electronic means. All exhibits attached to this Agreement are hereby incorporated as a part of this Agreement by this reference. Buyer and Seller both acknowledge that this Agreement has been negotiated between Buyer and Seller and reflects the mutual agreement of Buyer and Seller. Buyer and Seller each further acknowledge that it is knowledgeable, experienced and sophisticated in matters relating to the subject matter of this Agreement.

19. Business Day. In the event that the date for taking any action under this Agreement (including, but not limited to, expiration of the Inspection Period, the date for giving of a notice of termination, or Closing) falls on a Saturday, Sunday or legal holiday in the State of Florida, then such time period shall automatically be extended until 11:59 P.M. Eastern Time on the next regularly scheduled business day in the State of Florida.

20. Bargain Sale. Buyer is aware that Seller's intent is to effectuate a "bargain sale" transaction under Section 170 of the Internal Revenue Code, and Buyer agrees to reasonably cooperate with Seller in connection therewith, at no cost to Buyer, including the execution of any applicable documents, notices, and other forms required or permitted by law. The foregoing covenant shall survive the Closing of the transaction contemplated by this Agreement.

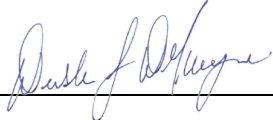
22. Exchange. Buyer is aware that Seller may include this transaction as part of a tax deferred exchange under Section 1031 of the Internal Revenue Code, and Buyer agrees to reasonably cooperate with Seller in connection therewith, at no cost to Buyer, including the execution of any standard notices and consent to assignment forms required or permitted by law. Seller shall hold Buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such tax deferred exchange.

23. Radon Gas Disclosure. The following notification is made pursuant to Section 404.056(5), Florida Statutes: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates listed below their respective signatures.

SELLER:

MADEIRA BEACH PROJECT, LLC,
a Florida limited liability company

By: 

Name: Dustin J. DeNunzio

Title: Manager

Date Signed: 9/30/2025

BUYER:

CITY OF MADEIRA BEACH.

By: _____

Name: Clint Belk

Title: Acting City Manager

Date Signed: _____

[NOTE: THIS IS SUBJECT TO REVIEW AND APPROVAL BY TITLE COMPANY]

STATE OF FLORIDA)
)
COUNTY OF _____) KNOW ALL BY THESE PRESENTS

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto Grantee, its successors and assigns forever, all the right, title, interest and claim of the said Grantor in and to the following described real property in _____ County, Florida, to-wit (the "Property"):

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its heirs, executors, legal representatives, successors and assigns, to fully WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but not otherwise.

The conveyance and warranty of title hereunder are expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein.

IN WITNESS WHEREOF, the said Grantor has executed this deed under seal on the date aforesaid.

Witnesses:

GRANTOR:

a _____

By: _____

Name: _____

Title: _____

Witness Signature

Printed Name

Address

Witness Signature

Printed Name

Address

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, the _____ for _____, a _____.

Notary Public

Printed Name

Personally Known ☐

OR

Produced Identification ☐

Type of Identification Produced: _____

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

[NOTE: THIS IS SUBJECT TO COMPLETION BASED ON TITLE COMMITMENT AND SURVEY]

A parcel of land situated, lying and being in Sections 9 and 10, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the intersection of the North boundary of Government Lot 2, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, and the centerline of State Road No. 233 as shown on the plat filed in Deed Book 662, Page 44 of the Public Records of Pinellas County, Florida; thence N 43°51'28" E, 1918.18 feet along the centerline of State Road No. 233; thence S 46°08'32" E, 50.00 feet to the Southerly boundary of State Road No. 233 and the Point of Beginning; thence S 46°08'32" E, 50.00 feet; thence N 43°51'28" E, 25.00 feet; thence S 46°08'32" E, 550.00 feet; thence N 43°51'28" E, 331.00 feet; thence N 46°08'32" W, 300.00 feet; thence S 43°51'28" W, 125.00 feet; thence N 46°08'32" W, 250.00 feet; thence S 43°51'28" W 40.0 feet; thence N 46°08'32" W 50.00 feet to the Southerly boundary of State Road #233; thence S 43°51'28" W, 191.0 feet along said Southerly boundary to the Point of Beginning.

and

A TRACT OF LAND LYING IN SECTION 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, SAID TRACT OF LAND LYING SOUTHERLY OF AND ADJACENT TO THAT CERTAIN PARCEL BEING DESCRIBED IN OFFICIAL RECORDS BOOK 6670, PAGE 1371, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N43°51'28" E, 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE S46°08'32" E, 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6670, PAGE 1371, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES: 1) S46°08'32" E, 50 FEET; (2) N43°51'28" E, 25 FEET; (3) S46°08'32" E, 550 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE S46°08'32" E, ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 9.67 FEET TO THE POINT OF BEGINNING OF THAT CERTAIN BOUNDARY LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 19185, PAGE 1278 OF SAID PUBLIC RECORDS; THENCE N43°46'38"E, ALONG SAID BOUNDARY LINE, A DISTANCE OF 331.00 FEET TO THE POINT OF TERMINUS OF SAID BOUNDARY LINE, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF AFORESAID CERTAIN PARCEL RECORDED IN OFFICIAL RECORDS BOOK 6670, PAGE 1371; THENCE N46°08'32"W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 9.20 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL; THENCE S43°51'28"W, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 331.00 TO THE POINT OF BEGINNING.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

**[NOTE: THIS IS SUBJECT TO COMPLETION BASED ON TITLE COMMITMENT
AND SURVEY]**

RESTRICTED APPRAISAL

**555 150TH AVENUE
Madeira Beach, FL 33708**



PREPARED FOR:

**CITY OF MADEIRA BEACH
C/O MS. ALLIE LOLLIS
555 150TH AVENUE
Madeira Beach, FL 33708**

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ADDENDA

Costar Submarket Reports



www.pinellascommercialappraisers.com

(727)-306-5896

September 15, 2025

City of Madeira Beach
c/o Ms. Allie Lollis
555 150th Avenue
Madeira Beach, FL 33708

Re: 555 150th Avenue
Madeira Beach, FL 33708
Our File No. 082920252212

Dear Ms. Lollis,

Pursuant to your request, we have prepared an opinion of the market value of the fee simple estate of the above referenced subject property, which is situated on the south side of 150th Street (*Tom Stuart Causeway*), the last lot on the western bank before the overpass, in the City of Madeira Beach, Pinellas County, State of Florida. The property is designated on the Pinellas County tax maps as APN# 39-31-15-00000-140-0100.

The subject property is comprised of a corner, PD Planned Development Mixed Use-zoned parcel of land, containing 200,000± square feet of land (*4.59± acre*), currently vacant and at grade. We have valued the subject to it's highest and best use, as a mixed-use development site.

The site was formerly a marina and once proposed for a mixed-use development with 130 hotel rooms (*proposed Hampton by Hilton*), 31 luxury condominiums and 69 marina wet slips, however, apparent community opposition shelved the project.

Public records indicate that the subject property is owned by Madeira Beach Project, LLC, who acquired the property on July 12, 2018, for a recorded price of \$5,700,000.00, there have been no other arm's length transfers of the subject property in the prior five years. The subject is reportedly not currently under contract of sale, nor is it actively undergoing marketing for sale, to the best of our knowledge.

RELIANT VALUATIONS

City of Madeira Beach
Page 2
September 15, 2025

The intended use of this appraisal is to provide a market value opinion of the fee simple estate of the subject property, to assist our client with internal asset management. The intended user of this appraisal is City of Madeira Beach; *this report may not be utilized by any other user or for any other use without express written permission from the appraiser; we are not responsible for unauthorized use of this report.*

This appraisal report was prepared in compliance and conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

In our valuation, sole consideration was placed on the sales comparison approach, as the subject is a parcel of development land, *predicated upon the highest and best use of the site*; the cost and income capitalization approaches were not applicable herein.

We are of the opinion that the market value of the fee simple estate of the subject property as of September 8, 2025, was:

TWENTY-ONE MILLION DOLLARS
(\$21,000,000.00)

Very truly yours,



Brian C. Donegan
Certified General Real Estate Appraiser
Florida Certificate #RZ4527

CERTIFICATE OF APPRAISAL

I, Brian C. Donegan, certify to the best of my knowledge and belief:

THAT, the statements of fact contained in this report are true and correct;

THAT, the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions;

THAT, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;

THAT, I have not performed services regarding the subject property within the three year period immediately preceding the effective date of this assignment, as an appraiser or in any capacity;

THAT, I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;

THAT, my engagement in this assignment was not contingent upon developing or reporting predetermined results;

THAT, my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal;

THAT, my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*;

THAT, I have not made a personal inspection of the property that is the subject of this report;

THAT, no one provided significant real property appraisal assistance to the person(s) signing this certification;

THAT, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

THAT, the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;

THAT, as of the date of this report, Brian C. Donegan has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

DATE: September 15, 2025



Brian C. Donegan
Certified General Real Estate Appraiser
Florida Certificate #RZ4527

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Address:	555 150th Avenue Madeira Beach, FL 33708
Tax Map Identification:	APN# 09-3115-00000-140-0100
Census Tract:	278.01/2
Owners of Record:	Madeira Beach Project, LLC.
Property Rights Appraised:	Fee Simple Estate
Property Description:	The subject property is comprised of a corner, PD Planned Development Mixed Use-zoned parcel of land, containing 200,000± square feet of land (<i>4.59± acre</i>), currently vacant and at grade. We have valued the subject to it's highest and best use, as a mixed-use development site.
Zoning:	PD-Mixed-Use
Highest and Best Use:	Multi-family residential or hospitality development, with marina slips. <i>(similar to former proposed use)</i>
Valuation Date:	September 8, 2025

VALUE CONCLUSIONS

Fee Simple

Cost Approach:	N/A
Income Capitalization Approach:	N/A
Sales Comparison Approach:	\$21,000,000.00
Final Estimate of Market Value:	\$21,000,000.00

UNDERLYING ASSUMPTIONS AND LIMITING & QUALIFYING CONDITIONS

1. This report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) and Standards Rule 1-4 of the Uniform Standards of Professional Appraisal Practice (USPAP) for a restricted appraisal report. As such, it might not include full discussions of the data, reasoning and analyses that were used in the appraisal process to develop our opinion of value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. We are not responsible for any unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless stated otherwise in this report.
3. The property was appraised free and clear of any or all liens and encumbrances unless stated otherwise in this report.
4. Responsible ownership and competent property management are assumed unless stated otherwise in this report.
5. The information furnished by others for the appraised property is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless stated otherwise in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this report.
10. It is assumed that all required licenses, Certificates of Occupancy or other legislative or administrative authority from any local, state or national government or private entity have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless stated otherwise in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless stated otherwise in this report.
13. We are unaware of any easements or encumbrances that substantially impact the subject property. However, we have not been provided with a title report and if in the event such report detailed the existence of an otherwise unknown easement or encumbrance, the value conclusion contained herein may be subject to change.

14. We are not qualified to detect hazardous waste and/or toxic materials. Any comment by us that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. Our value estimate(s) is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless stated otherwise in this report. No responsibility is assumed for any environmental conditions or any expertise or engineering knowledge required to discover them. Our descriptions and comments are the result of our routine observations made during the appraisal process.
15. Unless stated otherwise in this report, the subject property was appraised without a specific compliance survey having been conducted to determine whether the property is or is not in conformance with the requirements of the Americans with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.
16. Any proposed improvements are assumed to be completed in a good and workmanlike manner in accordance with the submitted plans and specifications, and conforming to all municipal, building and health codes.
17. Our value conclusions were based on the assumption that the subject property will continue to be adequately maintained and professionally managed to sustain its competitiveness in the marketplace.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser(s), and in any event, only with properly written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser(s) or the firm with which the appraiser(s) is/are connected) shall be disseminated to the public through advertising, public relations, news sales or other media without the prior written consent and approval of the appraiser(s).

APPRAISAL DEFINITIONS

Market Value¹

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.” Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” (12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994.)”

- I. Market value is described, not defined in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.”

¹ *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 118.

Fee Simple Estate²

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Intended Use³

1. “The valuer’s intent as to how the report will be used. (SVP)”
2. “The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2020-2021 ed.).”

Intended User⁴

- “1. The party or parties the valuer intends will use the report. (SVP)
2. The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2020-2021 ed.).”

Restricted Appraisal Report⁵

“A written report prepared under Standards Rule 2-2(b), 8-2(b) or 10-2(b) of the Uniform Standards of Professional Appraisal Practice. (2016-2017 ed.)”. As such, the report may not include all of the supporting documentation and discussions of reasoning provided in full appraisal reports, but this information is retained in our work files.

² *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 73.

³ *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 97

⁴ *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 98

⁵ *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 165

MARKETING PERIOD AND EXPOSURE TIME

A *marketing period* is generally defined as “An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.)”⁶

The prospective subject property consists of a conveniently located residential or hospitality development site, with marina slips, predicated upon the highest and best use of the site. Were the property available for sale, we estimate that the marketing period would be less than one year.

Exposure time is generally defined as 1) The time a property remains on the market. 2) An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2021 ed.).”⁷

We estimate that the exposure time for the subject property would be less than one year.

⁶ *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 116

⁷ *The Dictionary of Real Estate Appraisal – Seventh Edition*, Appraisal Institute, Chicago, IL, 2022. p. 67

SCOPE OF THE APPRAISAL AND METHODS OF VALUATION

We have been requested to appraise the market value of the fee simple of the subject property. We have inspected and photographed the subject property and independently collected and analyzed relevant government, zoning and real estate tax data pertaining to the subject. Market participants and other real estate professionals were consulted, and we reviewed public records, real estate publications, our office files and appraisals of similar type properties that we previously prepared. A conclusion was determined from the analysis.

There are three generally accepted approaches to the valuation of real estate: the cost, income capitalization and sales comparison approaches. In these valuation approaches, local market data is sought, where appropriate, for sales and offerings of similar properties, current prices for construction materials and labor, rentals of similar properties and their operating expenses and current rates of return on investments. From this data, value estimates may be developed for the land and the property as a whole.

Cost Approach

This approach assumes that an informed purchaser would pay no more for a property than the cost of producing a similar investment. The approach entails estimating the value of the land as if vacant, which is then added to the depreciated value of the improvements. This is considered a valid indicator when a property is new and there is a sufficient number of land sales.

In valuing the subject property, the cost approach was not applicable.

Income Capitalization Approach

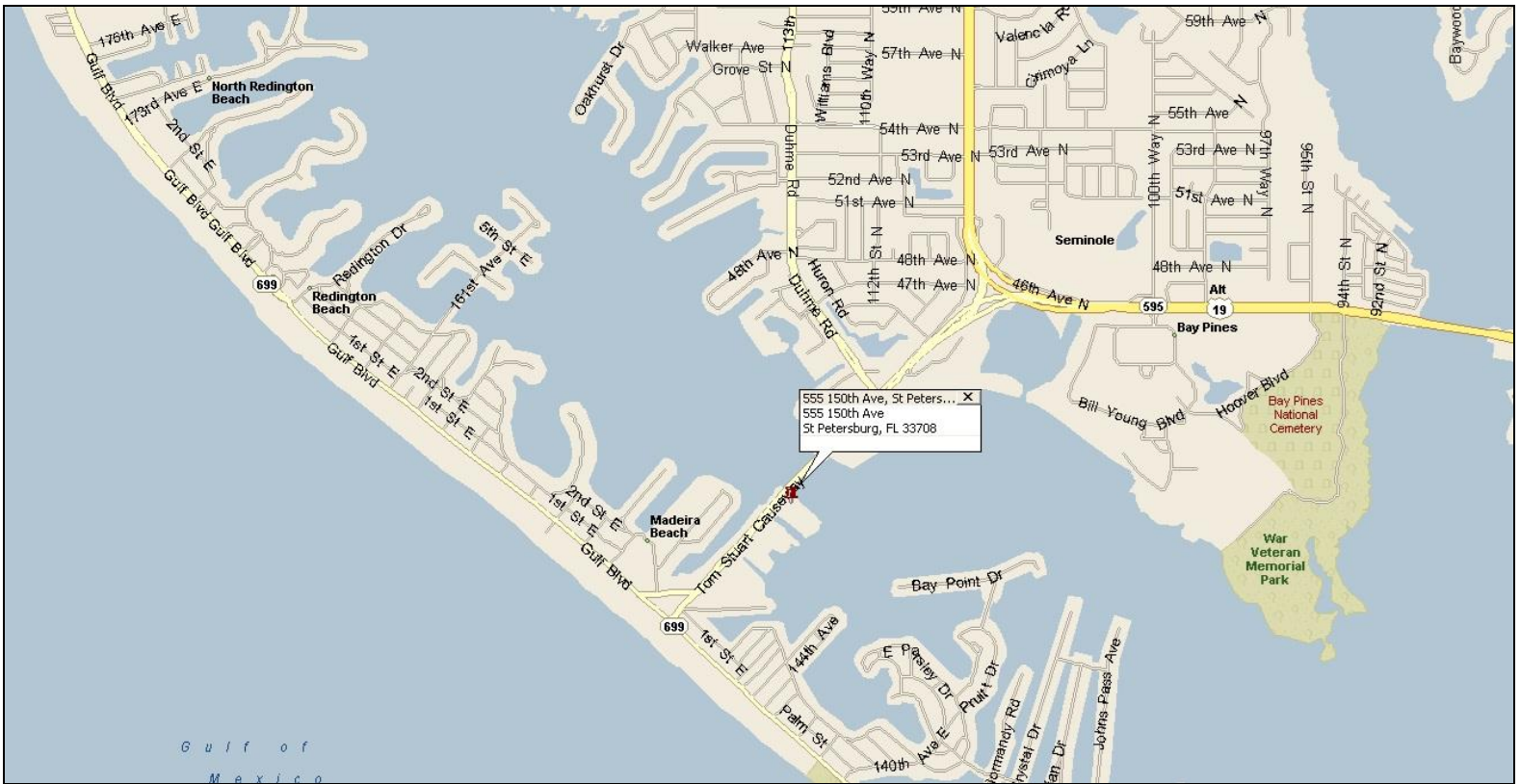
The income capitalization approach values the future benefits (in the form of steady income) from an income-producing property by measuring the potential net income received. This approach is significant in determining the market value of a property where investors purchase the income-producing real estate for its earning power.

In valuing the subject property, the income capitalization approach was not applicable.

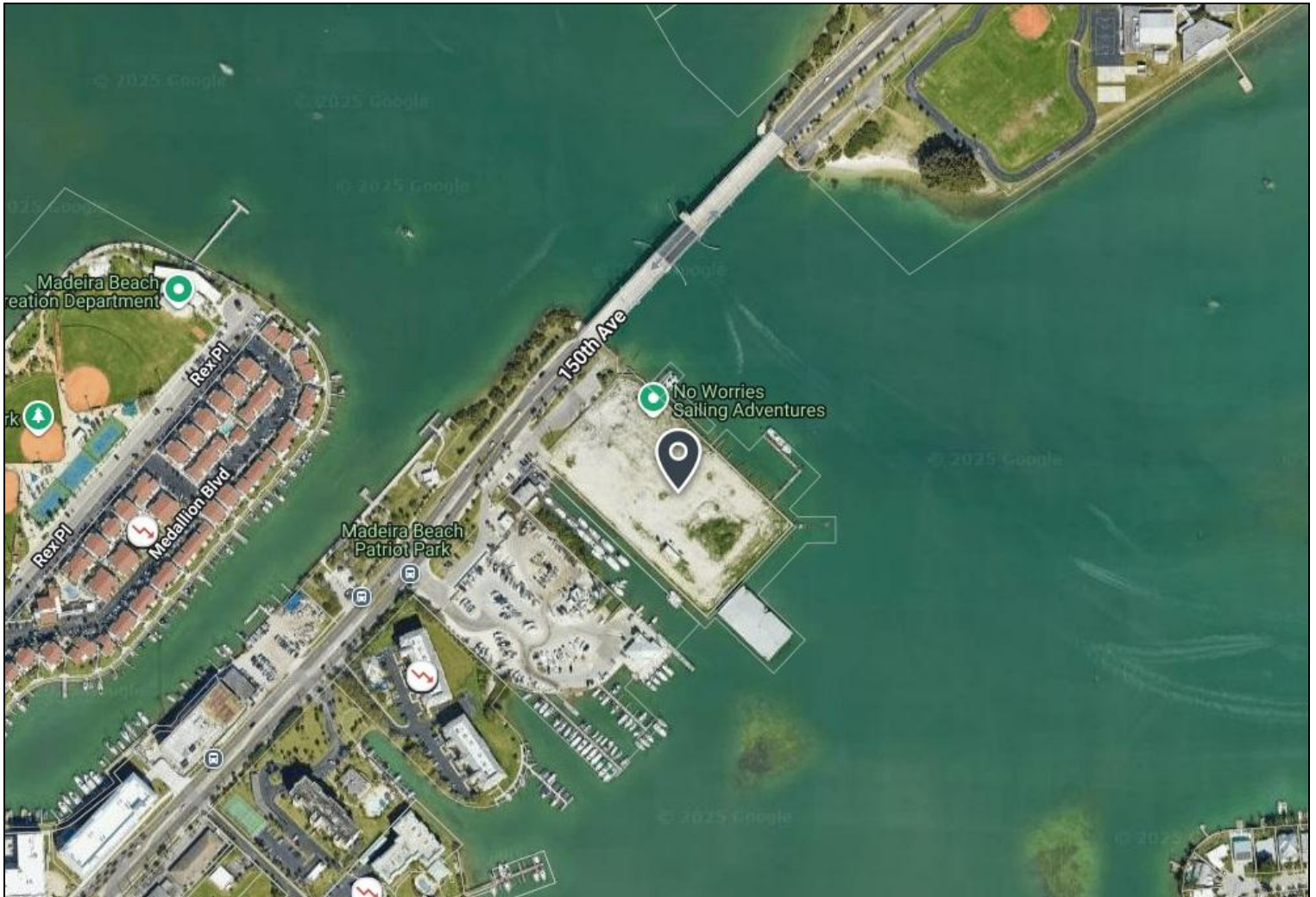
Sales Comparison Approach

The major premise of the sales comparison approach is the principle of substitution, which states that an informed and knowledgeable purchaser would pay no more for a property than the cost of acquiring an existing property of similar investment features. Under our *fee simple estate valuation*, we applied this approach by researching and analyzing several sales transactions of similar development land in the subject market, comparing them to the subject property based on their price per square foot of land area. We then analyzed and adjusted each sale price to reflect the similarities and differences between the sales and the subject to arrive at an indicated value estimate for the subject property.

LOCAL AREA MAP

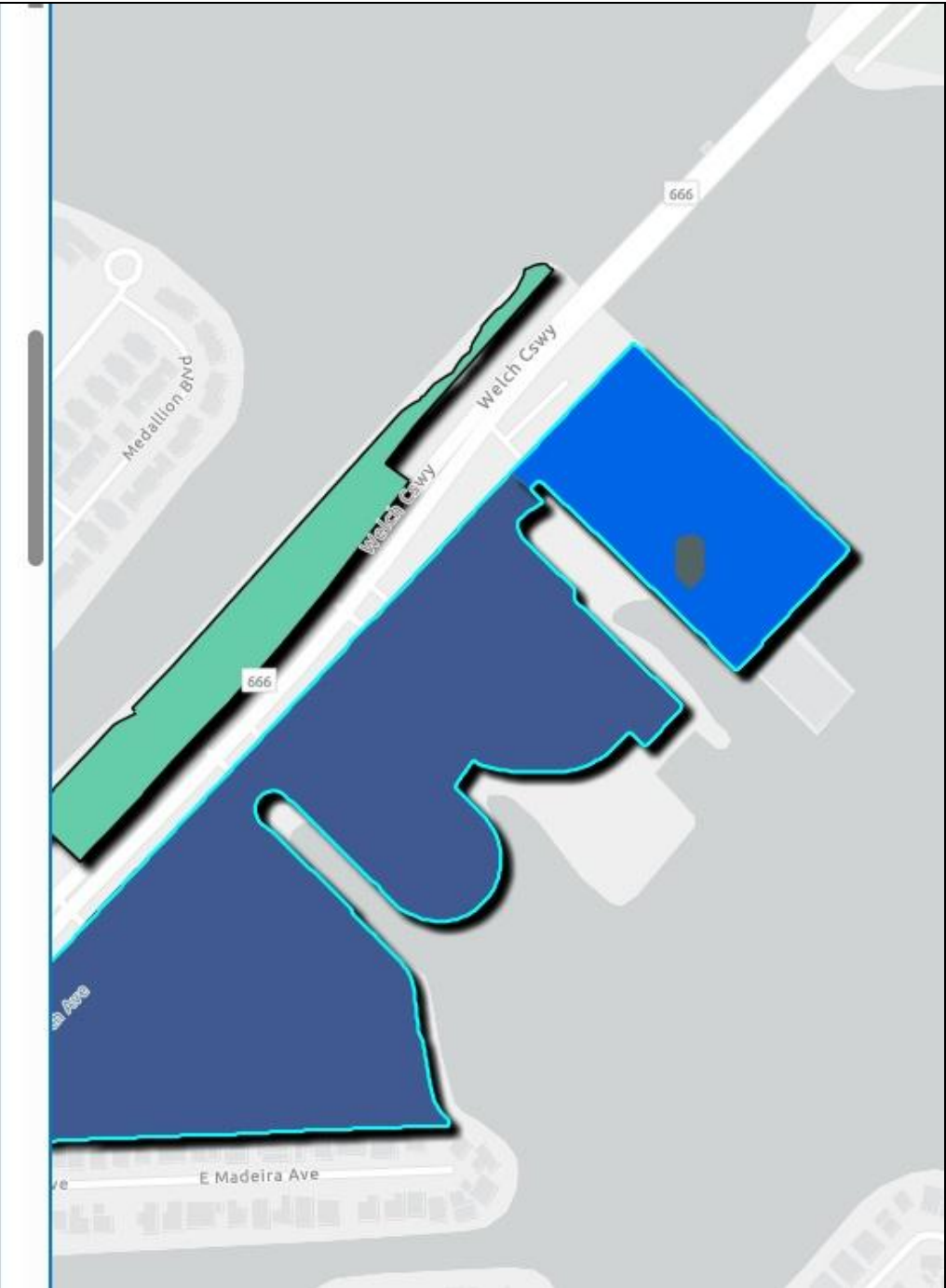


TAX MAP

AERIAL VIEW

ZONING MAP

Planned Redevelopment-Mixed Use	
FID	114
ACRES	23.407953
CREATED_US	
CREATED_DA	
LAST_EDITE	pcppl06
LAST_EDIT_1	5/3/2015, 8:00 PM
FLU_NAME	Planned Redevelopment-Mixed Use
FLU	Planned Redevelopment Mixed-Use
GLOBALID	{5D9002BF-4D07-40D0-857F-81F1D4A87CD0}
SHAPE_SAr	1019557.639010



SALES COMPARISON APPROACH

SALES COMPARISON APPROACH METHODOLOGY

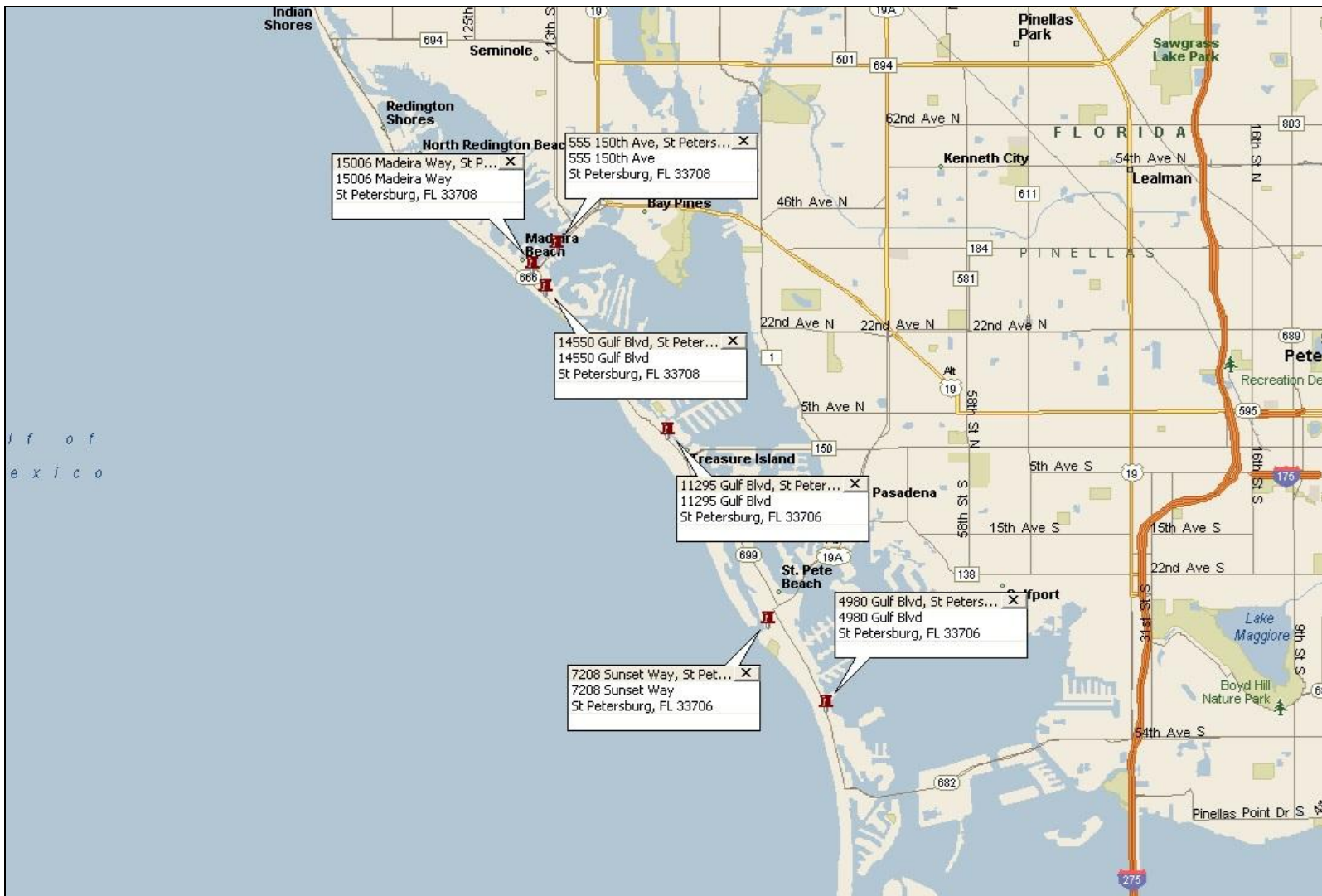
The sales comparison approach involved the comparison of the subject property to similar properties that have sold in the same or in a similar market. We used the following steps in this approach:

- 1) We researched pertinent sales, listings, offerings and/or rental data that was available from similar properties.
- 2) We confirmed and qualified the prices as to the terms, motivating forces and bona fide nature of each transaction.
- 3) We compared the important attributes of each comparable property to the subject under the general categories of time, location, condition, available land, amenities and conditions of sale.
- 4) We considered all dissimilarities and their probable effect on the price of each comparable property to derive individual market value indications for the subject.
- 5) We formulated an opinion of market value for the subject property from the analyzed data.

ANALYSIS OF COMPARABLE SALES

[illegible]

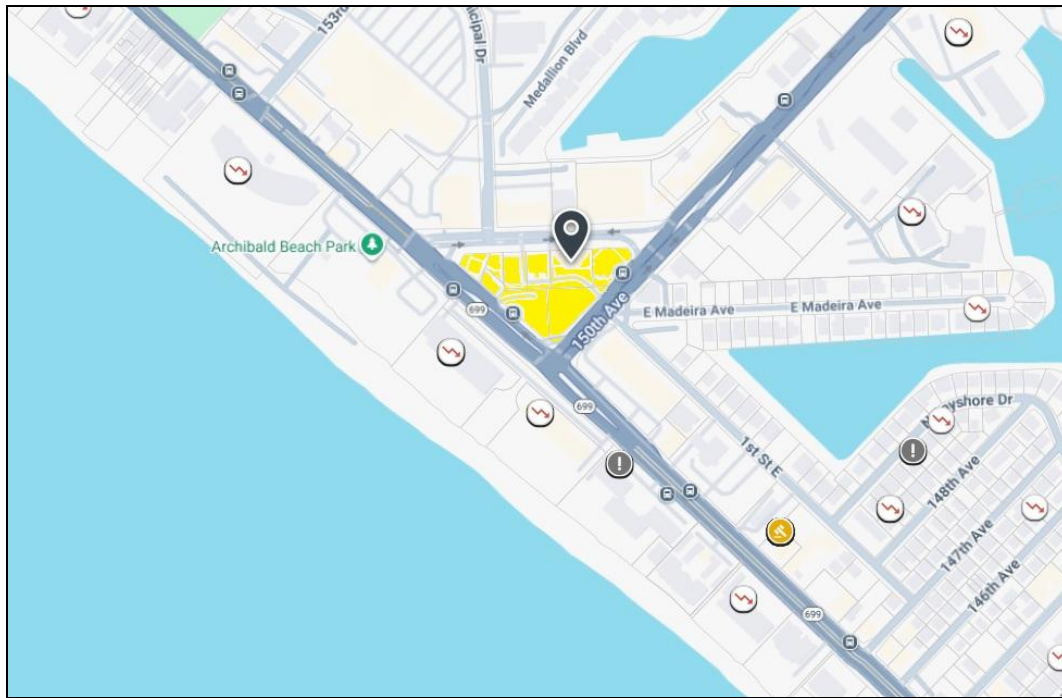
COMPARABLE SALES LOCATION MAP



[illegible]

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RELIANT VALUATIONS COMMERCIAL REAL ESTATE APPRAISERS

PARCEL MAPS OF COMPARABLE SALES (continued)**15006 Madeira Way, Madeira Beach**

CORRELATION AND VALUE CHOICE

There are three generally accepted approaches to the valuation of real estate: the cost approach, the income capitalization approach and the sales comparison approach. In all three valuation methods, local market data is sought, when appropriate, for sales and offerings of similar properties, current prices for construction materials and labor, rentals of similar properties and their operating expenses and current rates of return on investments.

Cost Approach

This approach assumes that an informed purchaser would pay no more for a property than the cost of producing a similar investment. The approach entails estimating the value of the land as if vacant, which is then added to the depreciated value of the improvements. This is considered a valid indicator when a property is new and there are a sufficient number of land sales.

In valuing the subject property, the cost approach was not applicable.

Income Capitalization Approach

The conversion of an anticipated income stream to current value is a most probative value indication for an investment property. Future monetary benefits attract investment capital to properties such as the subject property. Factors such as security of cash flow, current tenancy, income tax benefits, anticipated appreciation and yields from other investments are all part of the equation leading to a value solution.

In valuing the subject property, the income capitalization approach was not applicable.

Sales Comparison Approach

The theoretical basis for the valuation technique is that an informed purchaser will pay no more for a property than the cost of acquiring an existing property of similar investment features. This approach requires an active market supplying a sufficient number of sales of comparable properties.

The value indication produced in valuing subject property's *Fee Simple Estate*, via the sales comparison approach was:

\$21,000,000.00

RECONCILIATION AND FINAL VALUE CHOICE

We have considered each of the three valuation techniques, however, sole reliance was placed on the sales comparison approach; the cost and the income capitalization approaches were not applicable herein.

We are of the opinion that the market value of the fee simple estate of the subject property as of September 8, 2025, was:

TWENTY-ONE MILLION DOLLARS
(\$21,000,000.00)

ADDENDA



Hospitality Submarket Report

St Petersburg

Tampa Bay - FL USA

PREPARED BY

Brian C. Donegan
Sr. Appraiser

HOSPITALITY SUBMARKET REPORT

Overview	1
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St Petersburg Hospitality

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
71.7%	\$187.63	\$134.44	3.9M	2.8M

Hotels in the St. Petersburg submarket continued to experience notable gains recently. Through July 2025, the 12-month RevPAR achieved 6.1% growth, driven by a 7.2% occupancy increase and a -1.1% ADR drop.

The positive RevPAR performance resulted from the impact of hurricanes Helene and Milton, which induced demand as area residents sought temporary housing amid the storms, and emergency crews stayed in the affected areas to assess the aftermath of the natural disasters. In addition, the group sector has provided consecutive double-digit RevPAR gains since January 2025.

However, hotel performance is anticipated to worsen throughout the remainder of 2025 as the impact of the hurricanes subsides. The 12-month RevPAR is projected to decline by -4.7% by year-end, contributed by decreased occupied rooms and persistent rate drops. Demand is expected to contract amid reduced snowbird travel in the winter months. Continued softness in pricing power, especially in upper-tier hotels, is projected to prevail in the near term. For comparison, Tampa Bay's RevPAR forecast is projected to change by -1.7% by year-end.

Several factors could hinder the submarket's forecast. International inbound travel will experience declines due to a stricter border policy. This would especially be detrimental for St. Petersburg, as the area attracts Canadian visitors. Also, negative impacts from tariffs, including lower consumer sentiment influencing leisure travel decisions, could dampen the submarket's outlook.

St. Petersburg benefits from its beaches along the Gulf Coast, proximity to Tampa, and events and festivals throughout the year that attract regional visitors. Sports tourism has been another significant demand driver, including events at Tropicana Field, home of the Tampa Bay Rays. Additionally, water sports and other recreational activities contribute to hotel demand.

St. Petersburg boasts an active arts and culture scene. Downtown is home to several art museums, including the Salvador Dali Museum, which houses the most extensive collection of Dali's works outside of Europe; the Chihuly Collection, a permanent collection displaying Dale Chihuly's glass artworks at the Morean Arts Center; and the Museum of Fine Arts, Florida's only encyclopedic museum.

The submarket also contains major employers in the financial services, healthcare, and retail sectors, such as Raymond James Financial, Johns Hopkins All Children's Hospital, Publix Super Markets, St. Anthony's Hospital, and Jabil. These companies employ thousands of workers and support business and group demand for area hotels.

No hotels opened in the submarket in the first eight months of 2025, and no rooms are under construction. Six projects, totaling 500 hotel rooms, are in final planning.

Year-to-date through August 2025, ten hotel sales took place in the submarket, totaling \$32.2 million in sales volume. In 2024, nine small, independent hotels traded for a combined \$25.8 million.

KEY INDICATORS

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	3,928	62.5%	\$264.32	\$165.16	104	0
Upscale & Upper Midscale	4,348	76.7%	\$188.94	\$144.99	0	0
Midscale & Economy	3,021	74.7%	\$112.83	\$84.30	0	0
Total	11,297	71.7%	\$187.63	\$134.44	104	0

St Petersburg Hospitality

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	65.3%	67.7%	74.7%	71.7%	67.2%	70.4%
Occupancy Change	-4.7%	-3.1%	3.0%	7.2%	4.6%	-0.2%
ADR	\$171.93	\$177.22	\$205.86	\$187.63	\$182.54	\$196.19
ADR Change	-4.3%	-2.7%	-0.5%	-1.1%	6.8%	1.8%
RevPAR	\$112.24	\$120.04	\$153.70	\$134.44	\$122.72	\$138.11
RevPAR Change	-8.8%	-5.7%	2.6%	6.1%	11.7%	1.6%

St. Petersburg is the second largest among six submarkets in Tampa Bay, with over 11,300 hotel rooms. The submarket typically achieves the third-highest RevPAR, trailing behind Clearwater and Tampa CBD/Airport. It is characterized by smaller, independent properties located along the coastlines.

Leisure travel in the St. Petersburg submarket is supported by various demand generators, including the area's long stretch of coastline extending from Indian Rocks Beach, Redington Beach, Madeira Beach, Treasure Island to St. Pete Beach; the vibrant arts and culture scene with the internationally renowned Salvador Dali Museum and Chihuly Collection; and outdoor adventures through the area's parks, such as Fort de Soto Park.

Historically, transient travelers constitute over three-quarters of the overall hotel demand, with the group sector accounting for the remainder. Through July 2025, the 12-month transient RevPAR posted a 3.4% increase, predominantly driven by occupancy gains, especially notable mid-week volume due to the hurricane impact.

Conversely, the 12-month group RevPAR achieved 14.5% growth through July, contributed by a substantial increase in group volume. Group rebound was a

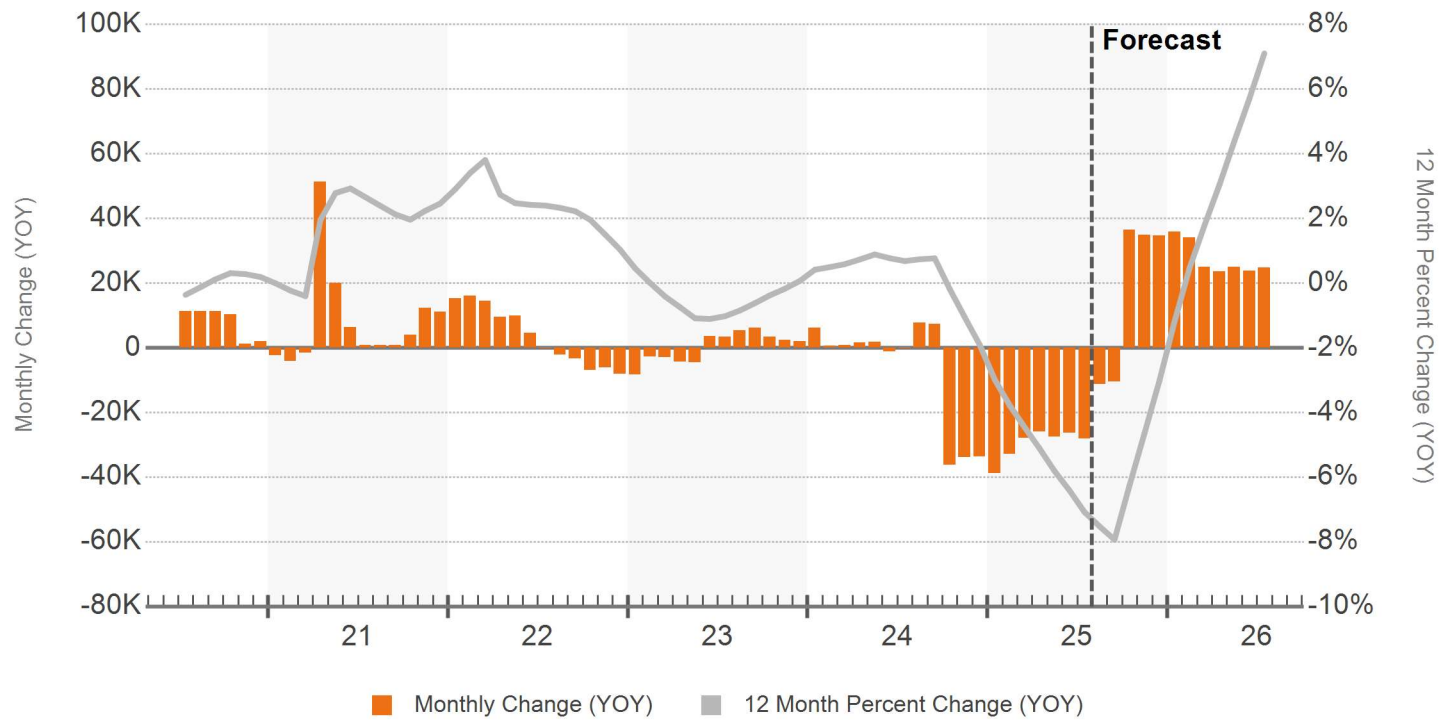
consistent theme observed for the top 25 markets last year, and the positive momentum is expected to continue into the remainder of 2025.

Through July 2025, the luxury and upper upscale segments incurred a 12-month RevPAR change of -5.0%, while the upscale and upper midscale sectors experienced a change of 10.9%. The subpar performance in the upper-tier class hotels resulted from weakened domestic leisure travel and reduced Canadian visitations.

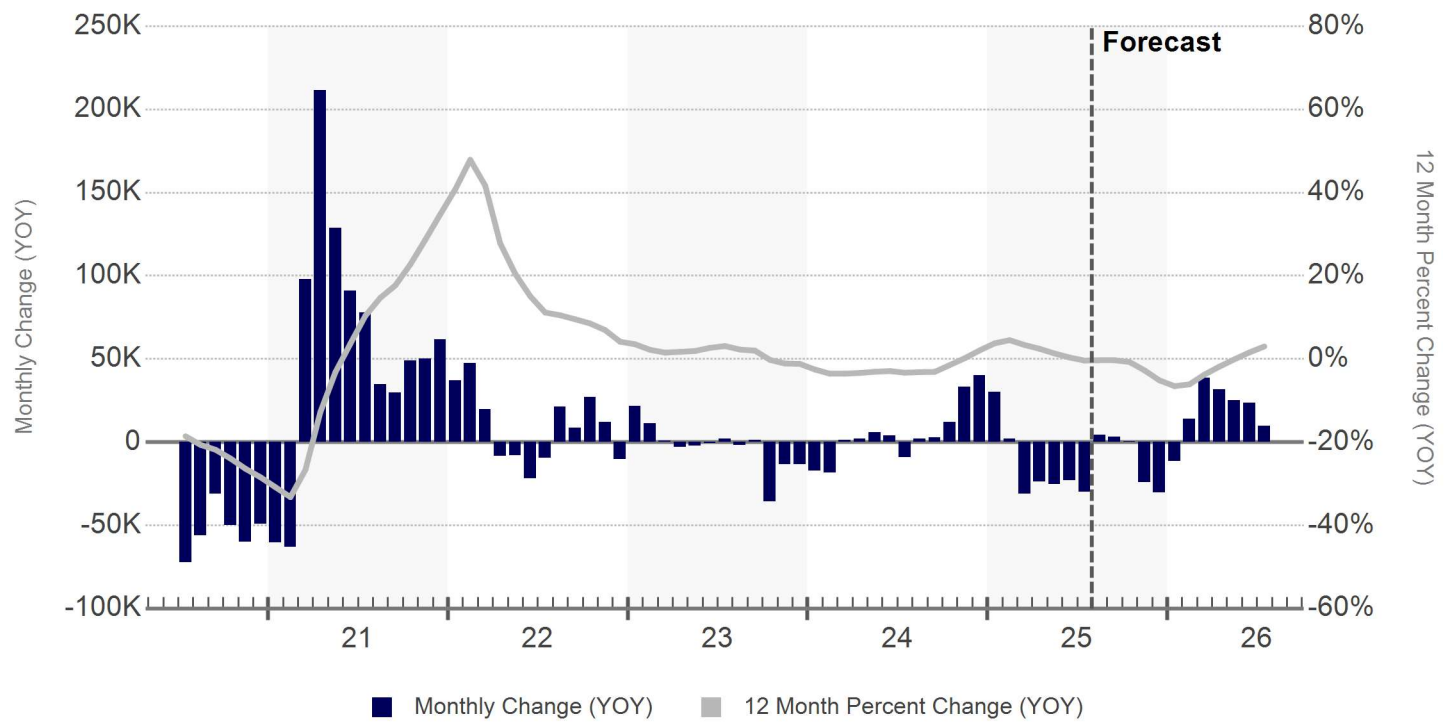
Additionally, the midscale and economy categories witnessed the most impact, posting a 12-month RevPAR change of 42.7%. The significant increase in lower-tier class properties is related to residents seeking affordable, temporary housing after the hurricanes.

Leisure demand on the weekends drove hotel performance in the submarket. Year-to-date through July 2025, occupancy for Friday and Saturday nights was approximately 82%, about 1,100 basis points higher than the weekday occupancy level. Travelers staying during the weekends are also willing to pay a higher rate, represented by a \$224 ADR year-to-date through July, roughly 14% higher than the weekday ADR. The resulting RevPAR for the same period was about \$184, nearly \$45 higher than the weekday metric.

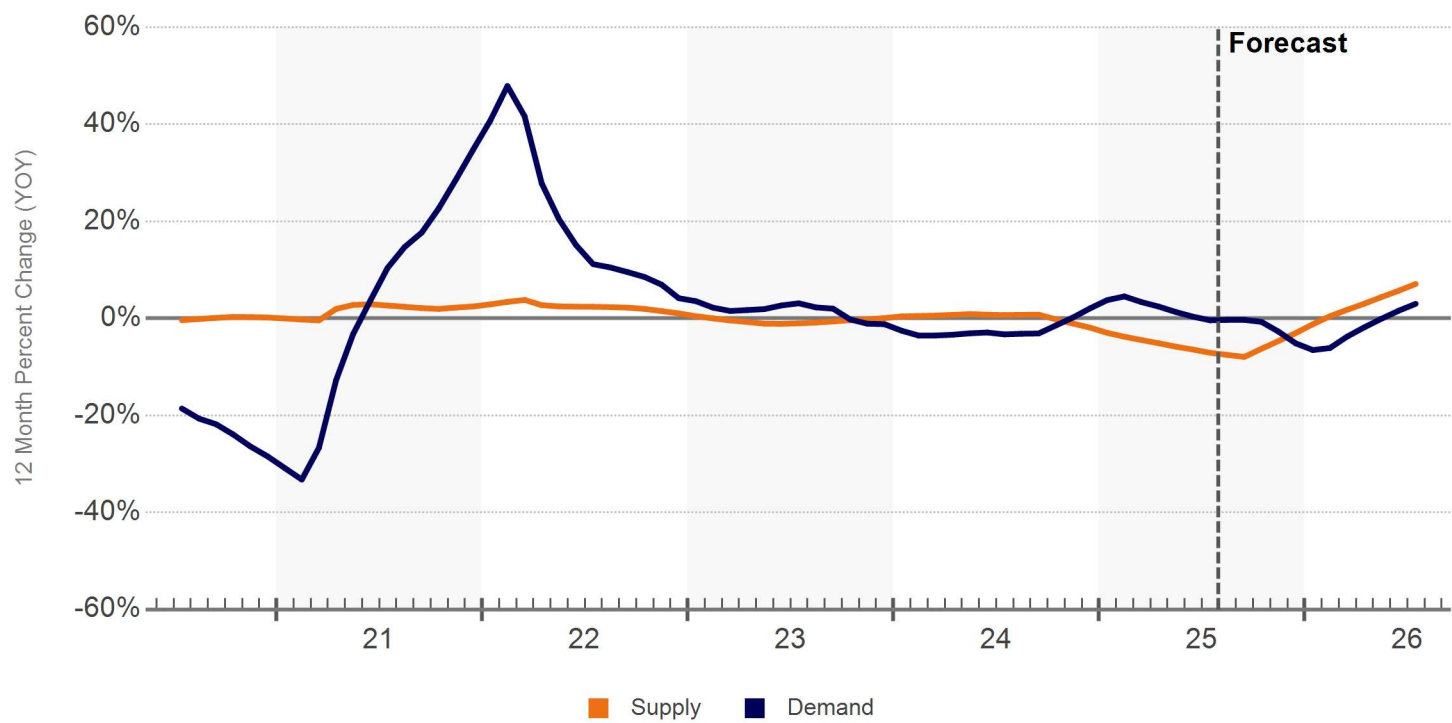
SUPPLY CHANGE



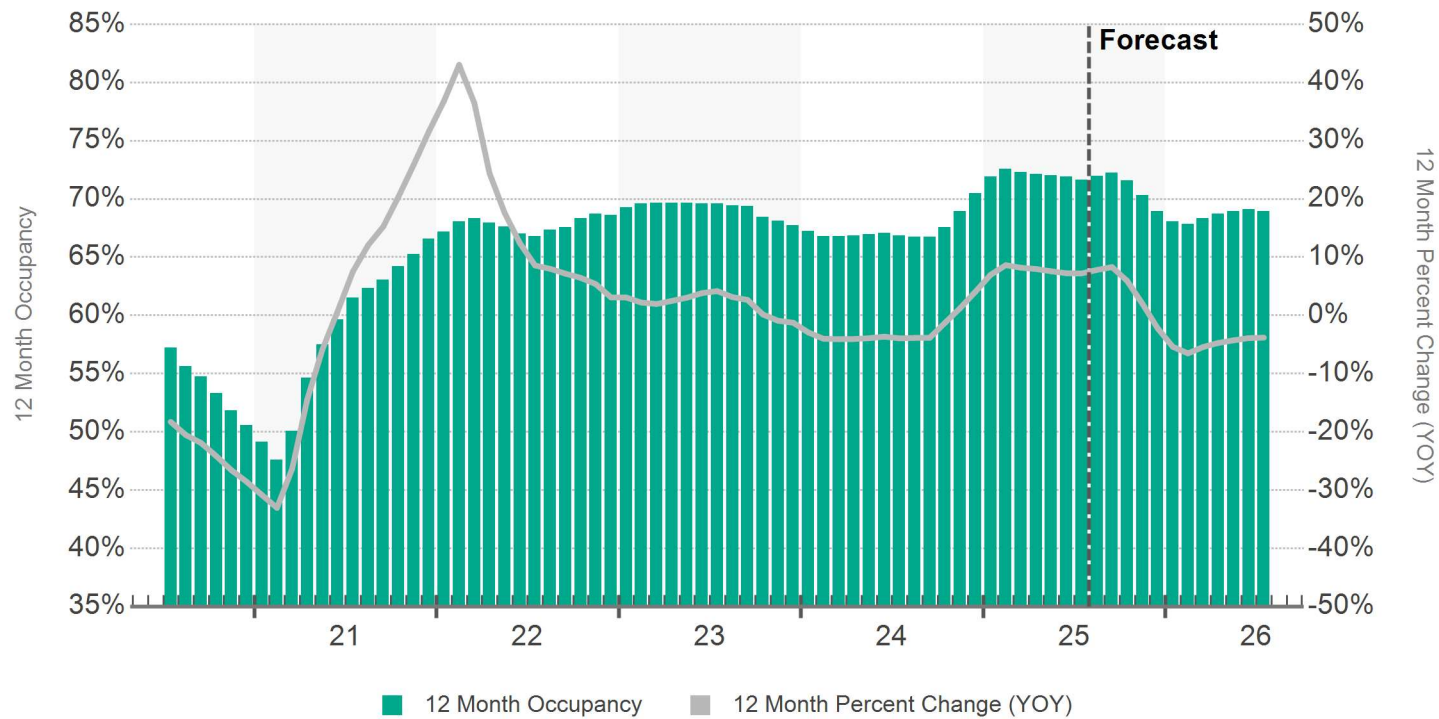
DEMAND CHANGE



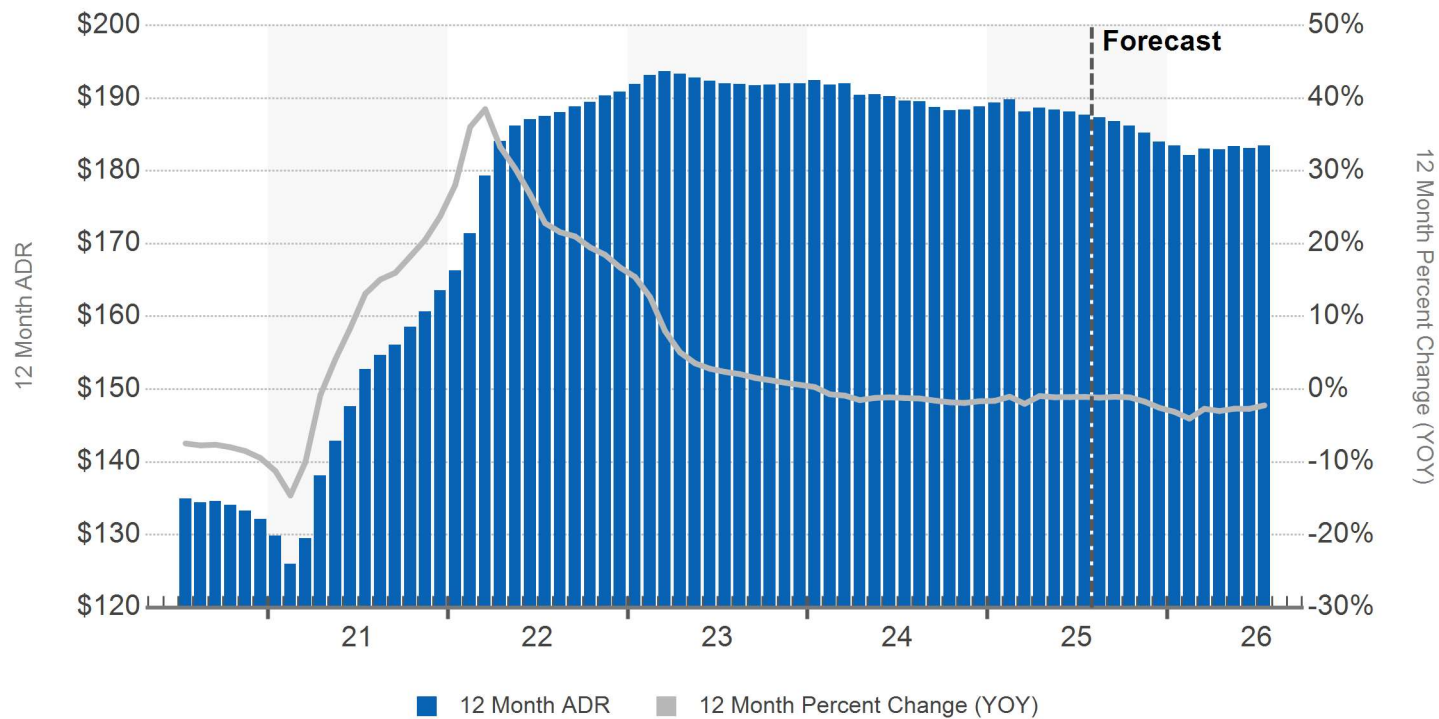
SUPPLY & DEMAND CHANGE



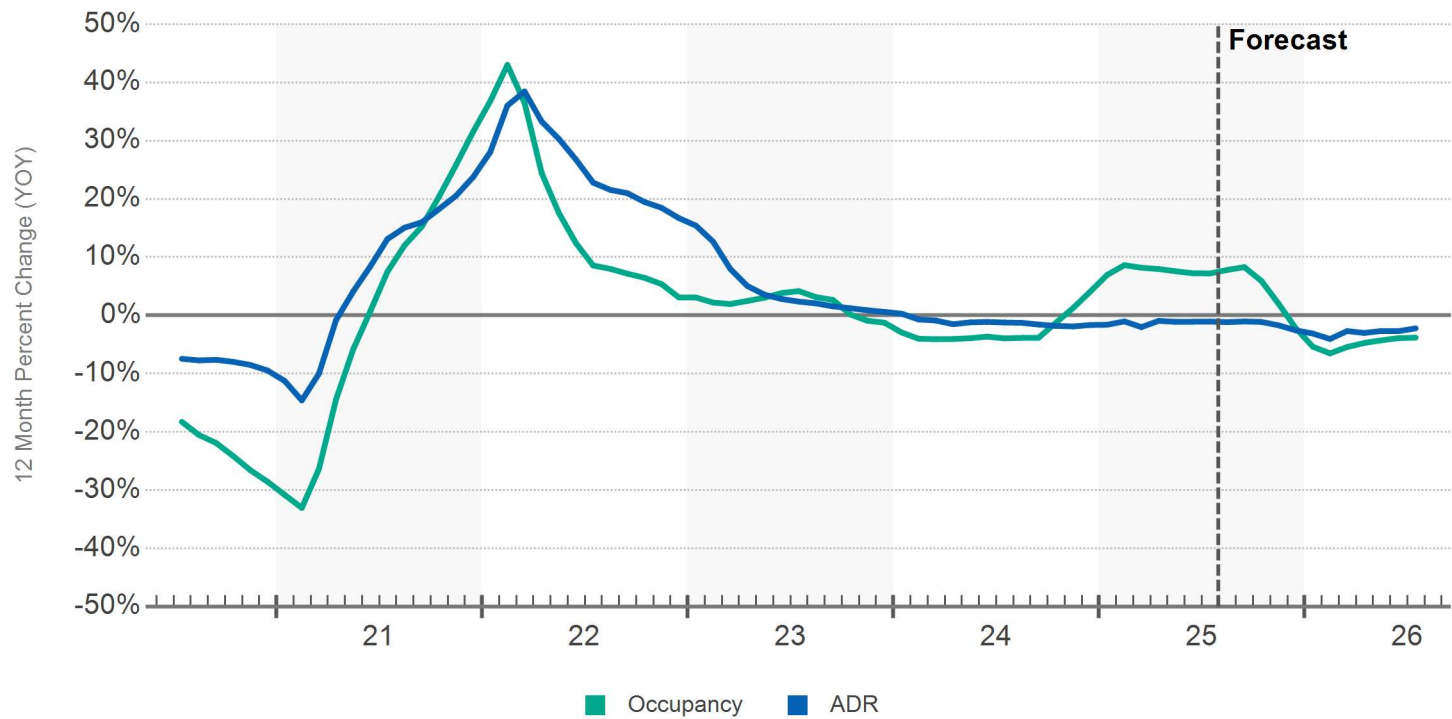
OCCUPANCY



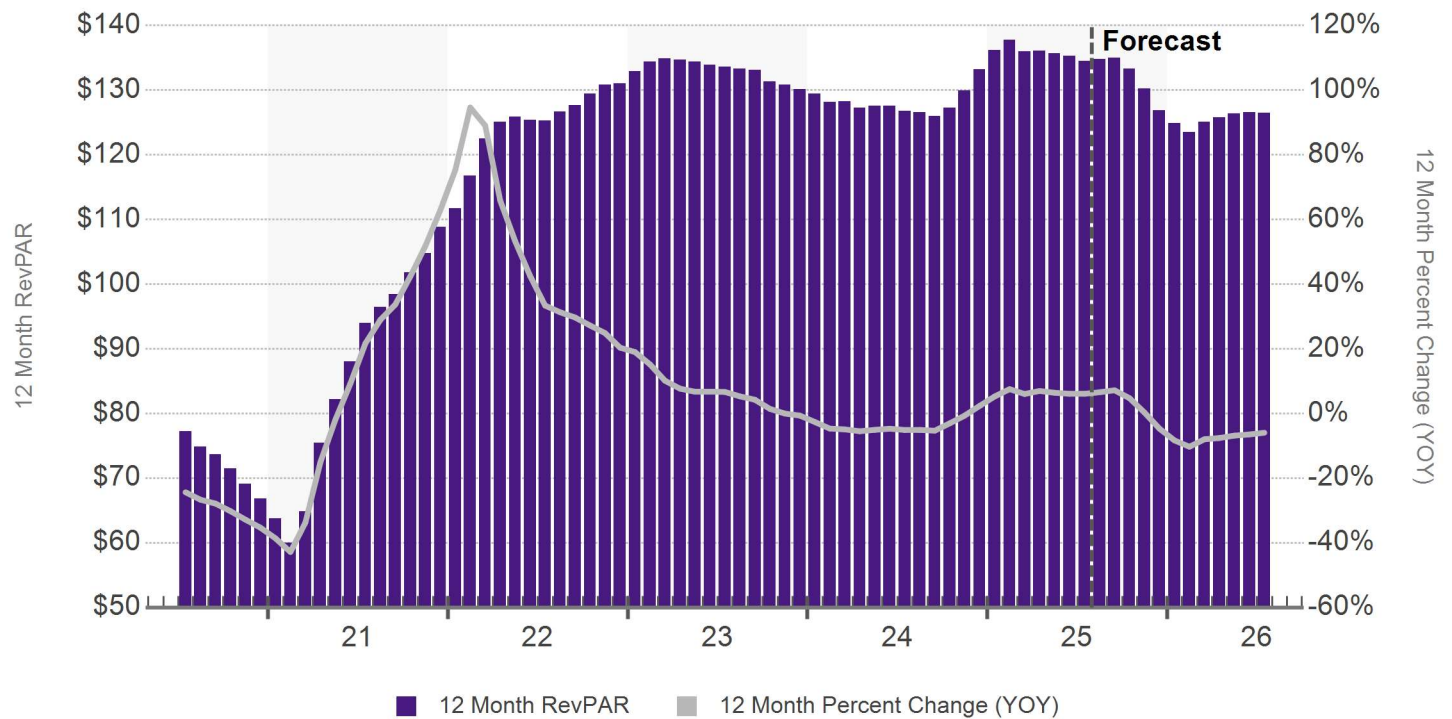
ADR



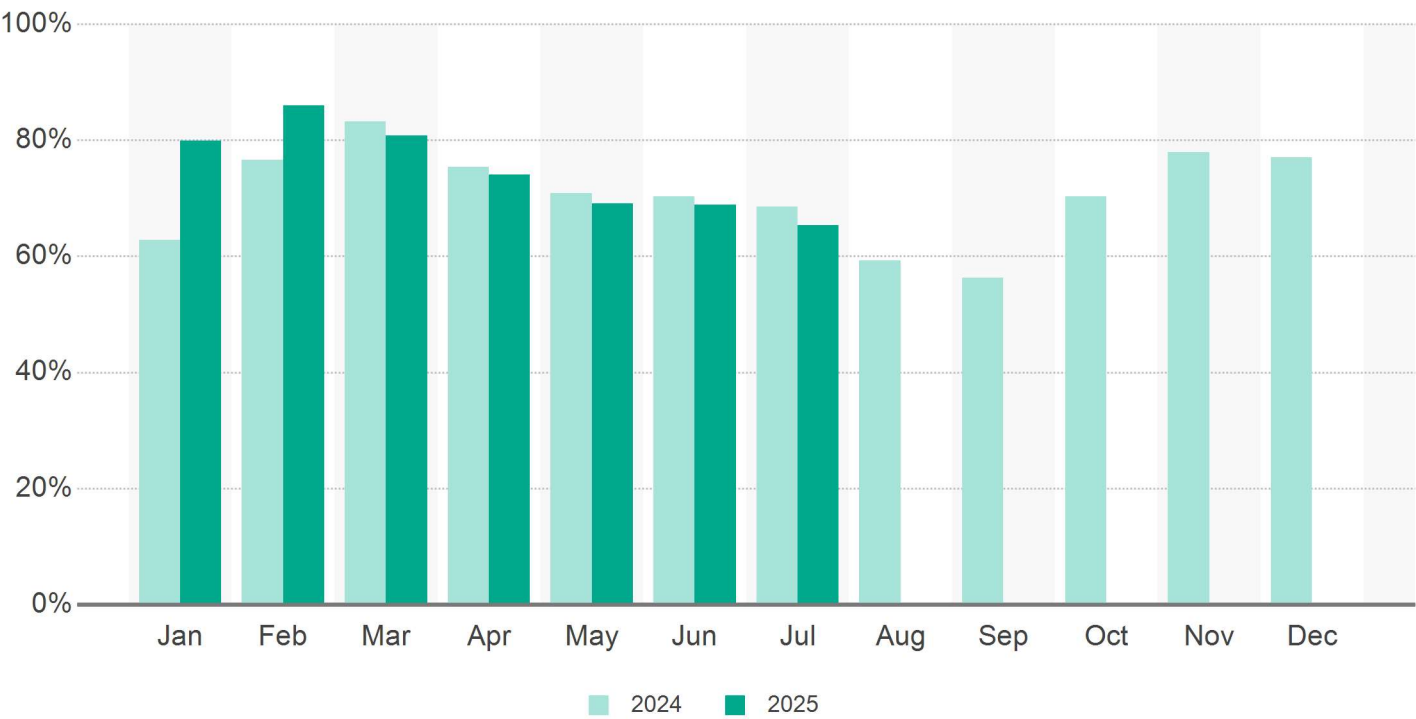
OCCUPANCY & ADR CHANGE



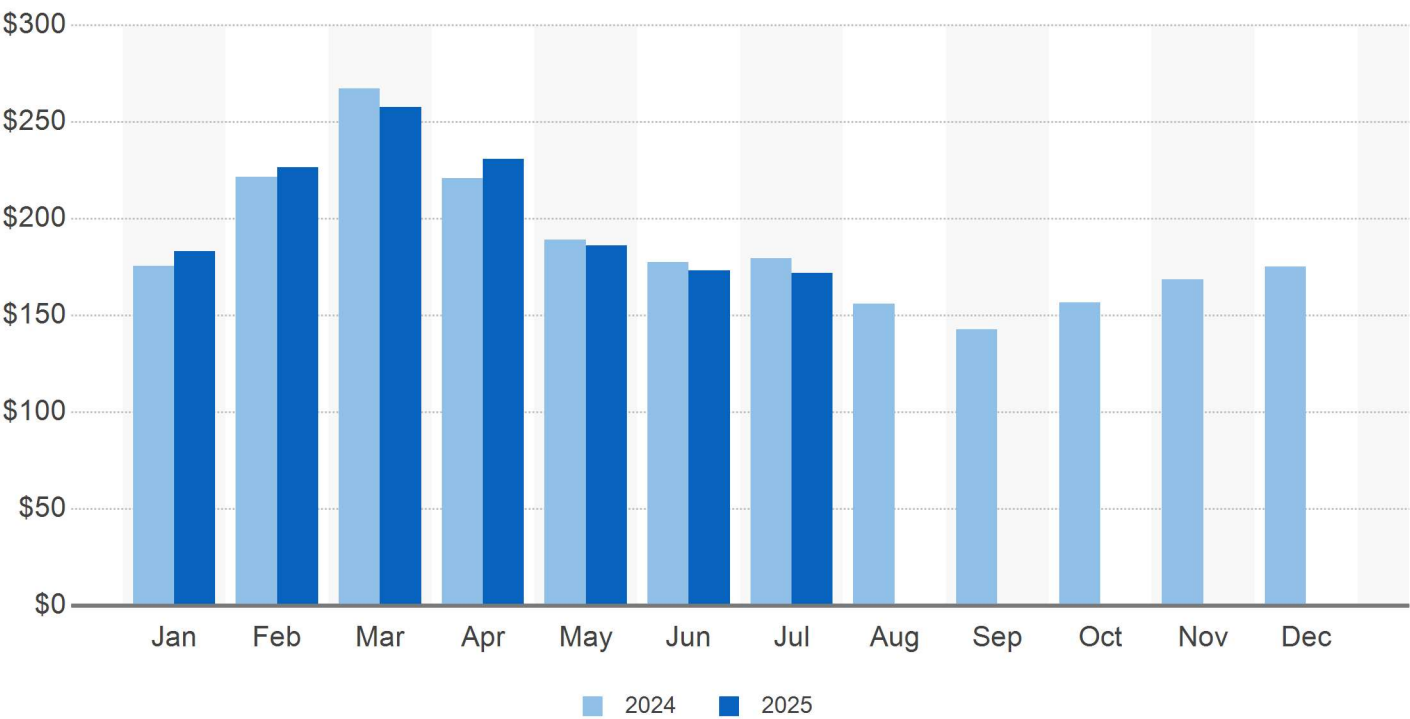
REVPAR



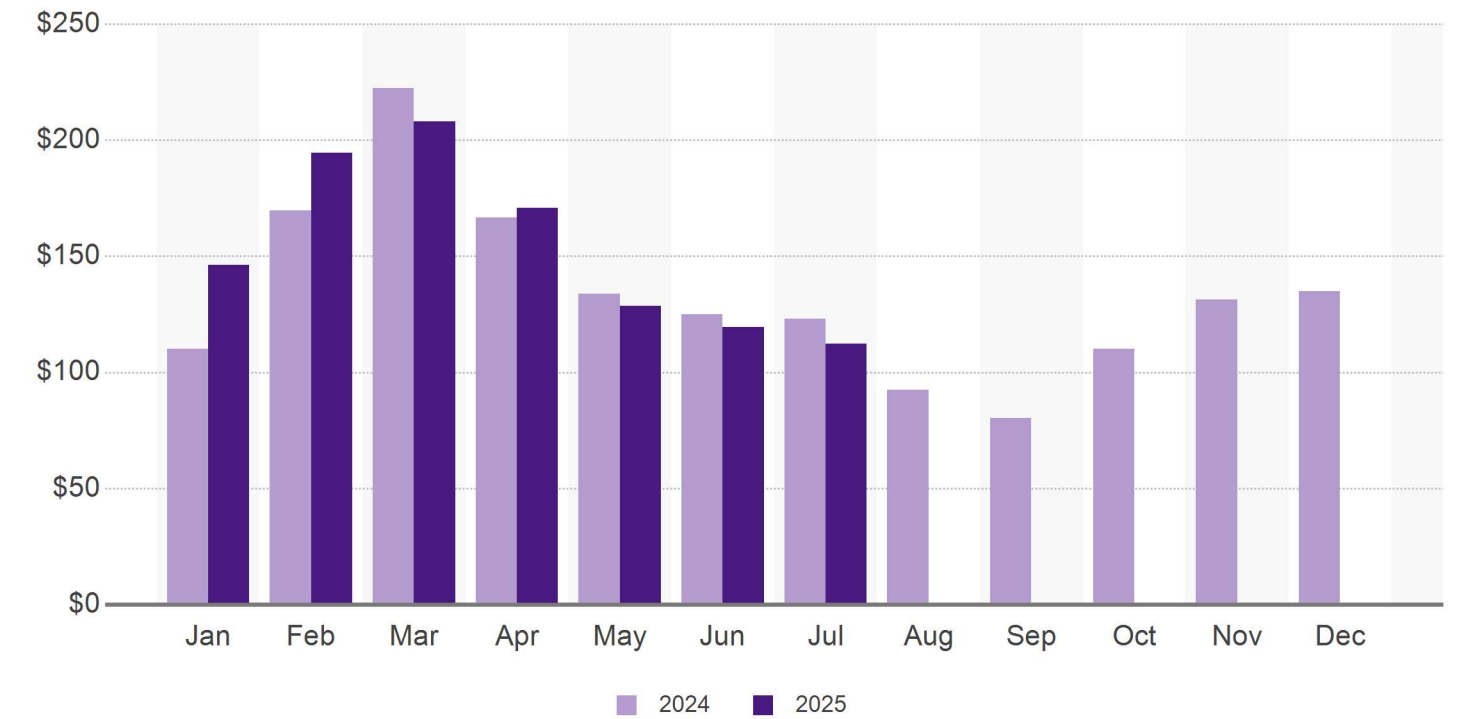
OCCUPANCY MONTHLY



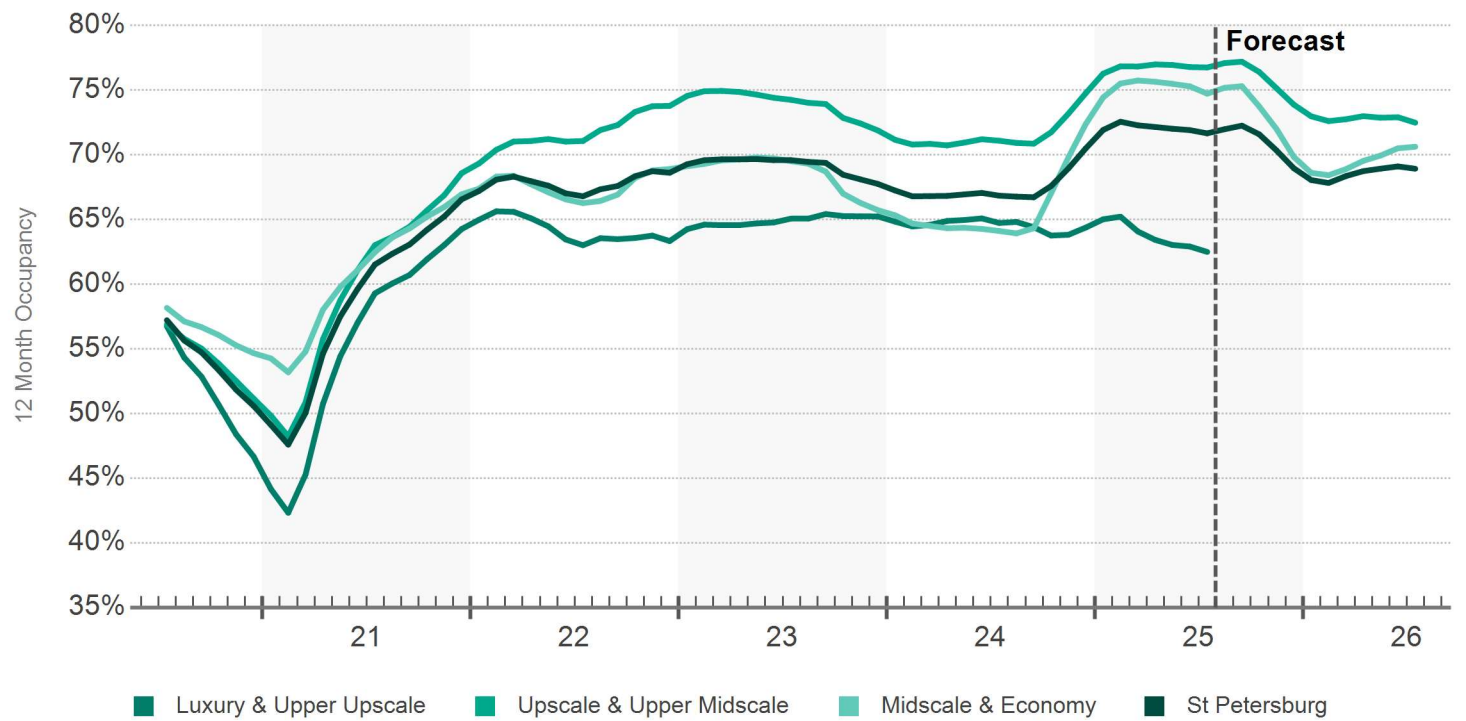
ADR MONTHLY



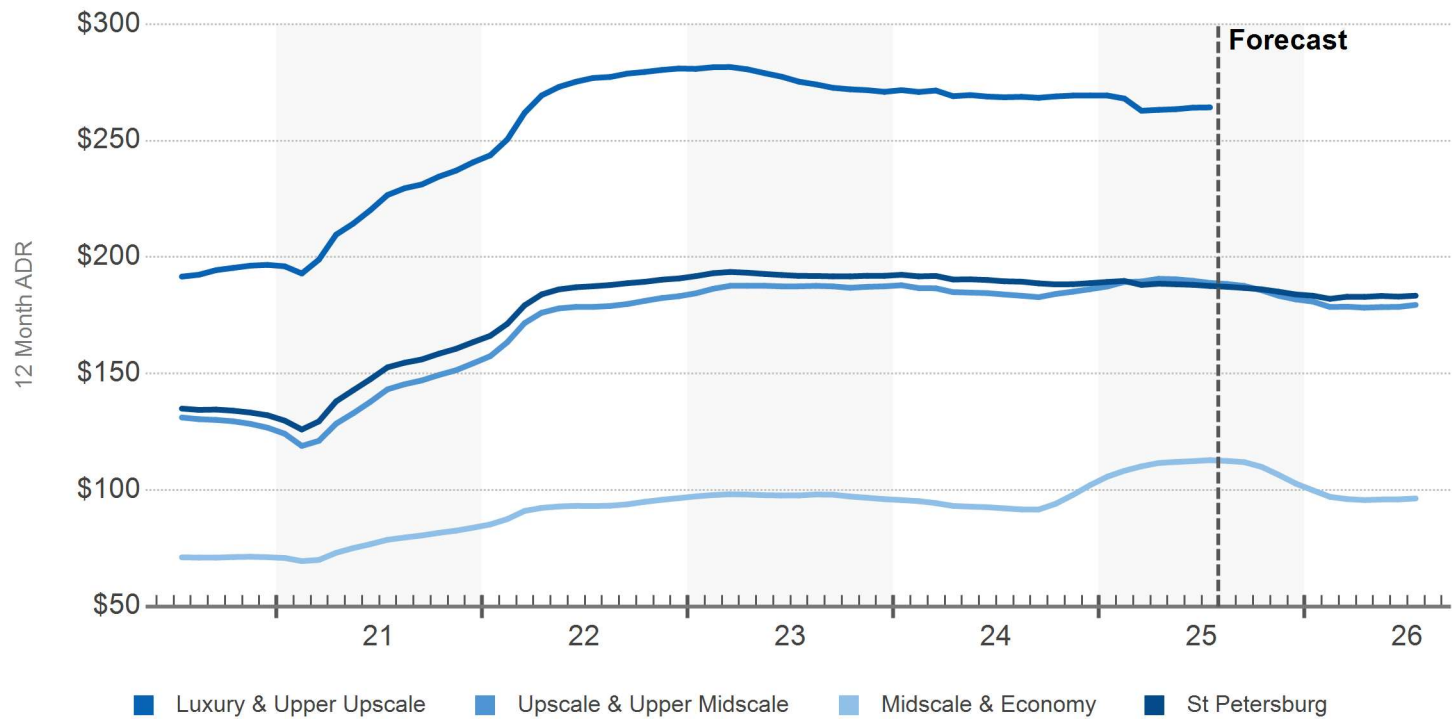
REVPAR MONTHLY



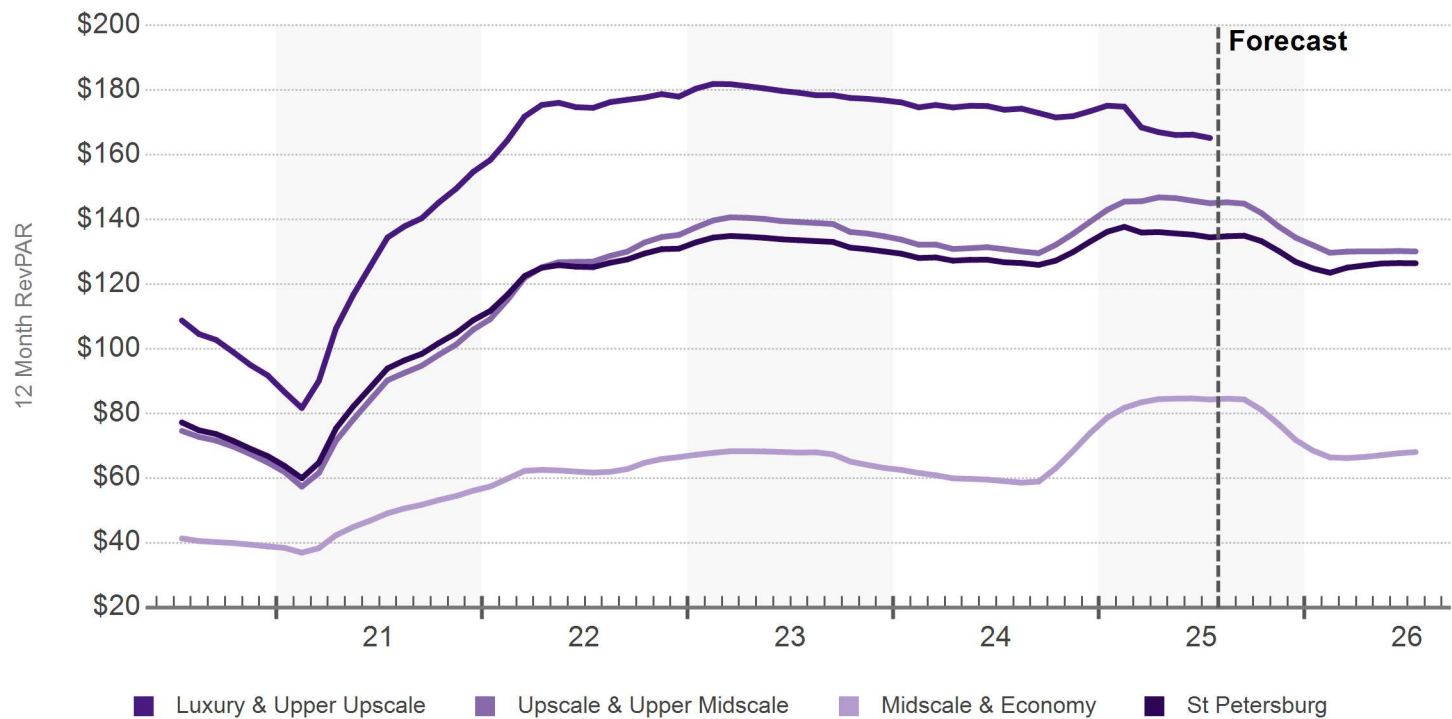
OCCUPANCY BY CLASS



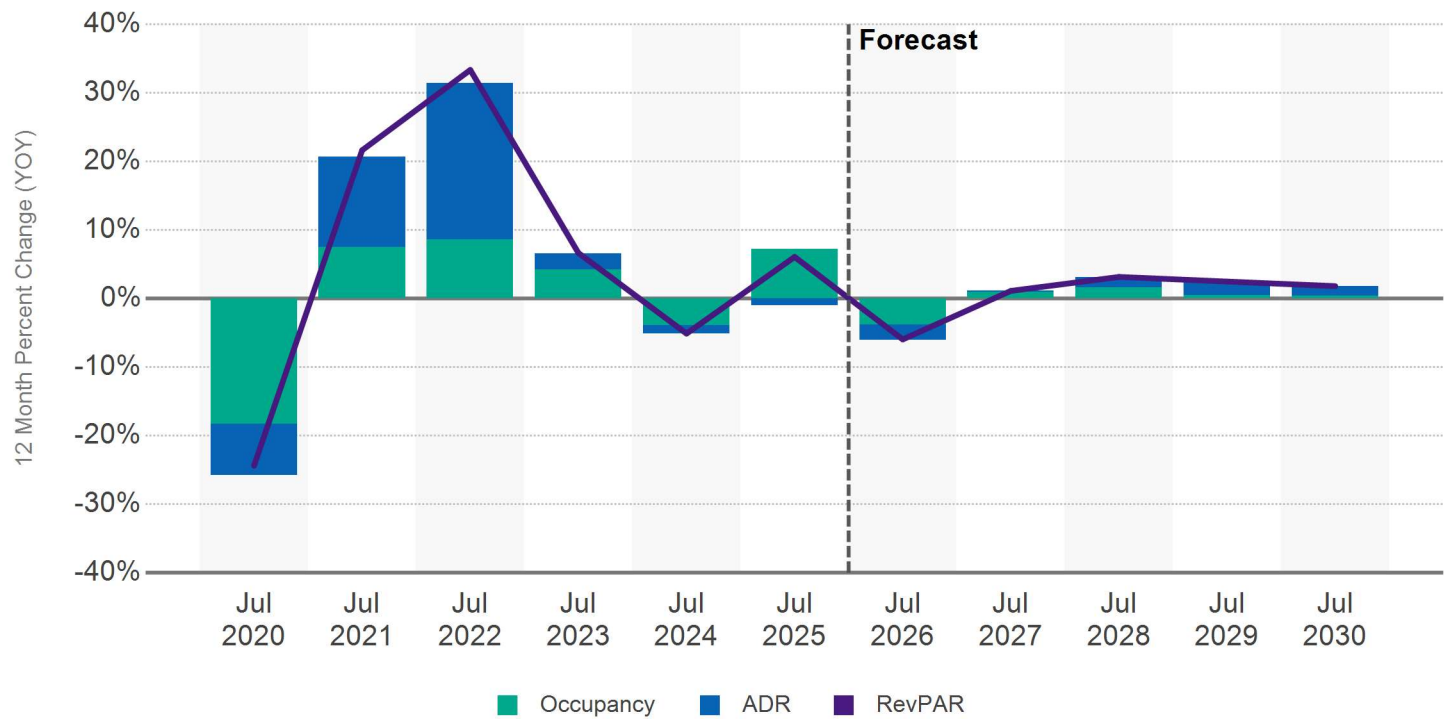
ADR BY CLASS



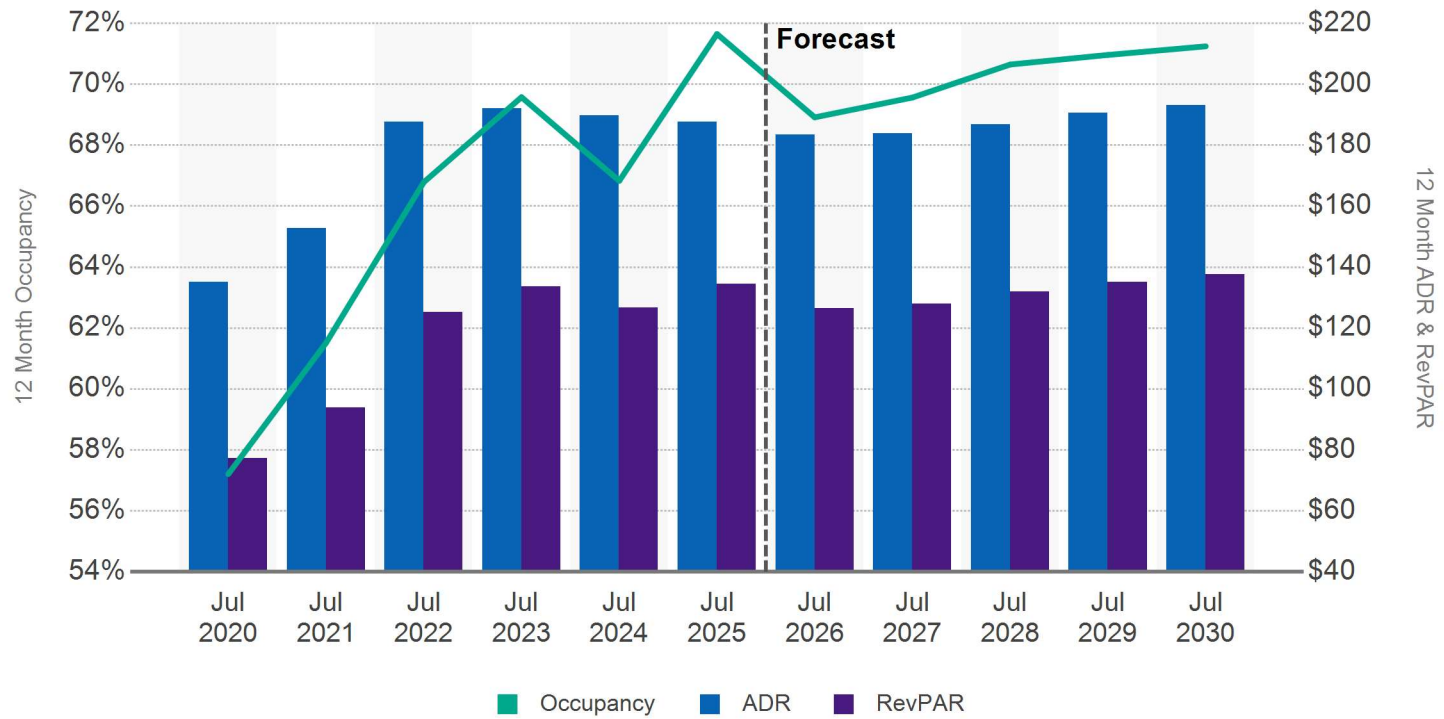
REVPAR BY CLASS



REVPAR GROWTH COMPOSITION



OCCUPANCY, ADR & REVPAR



FULL-SERVICE HOTELS PROFITABILITY (ANNUAL)

Market	2023			2022-2023 % Change	
	% of Revenues	Per Key	POR	Per Key	POR
Revenue					
Rooms	57.6%	\$69,521	\$267.08	-0.9%	-2.3%
Food	17.8%	\$21,474	\$82.50	13.5%	11.9%
Beverage	7.8%	\$9,466	\$36.36	-0.7%	-2.1%
Other F&B	5.4%	\$6,503	\$24.98	4.8%	3.4%
Other Departments	7.5%	\$9,055	\$34.79	7.0%	5.4%
Miscellaneous Income	3.9%	\$4,711	\$18.10	1.5%	0.1%
Total Revenue	100%	\$120,730	\$463.81	2.4%	1.0%
Operating Expenses					
Rooms	20.1%	\$13,999	\$53.78	4.4%	2.9%
Food & Beverage	65.3%	\$24,451	\$93.93	4.7%	3.2%
Other Departments	53.5%	\$4,847	\$18.62	-3.0%	-4.4%
Administrative & General	7.6%	\$9,224	\$35.44	4.5%	3.0%
Information & Telecommunication Systems	1.2%	\$1,506	\$5.79	6.3%	4.8%
Sales & Marketing	6.9%	\$8,275	\$31.79	8.3%	6.8%
Property Operations & Maintenance	4.3%	\$5,159	\$19.82	8.0%	6.5%
Utilities	3.2%	\$3,837	\$14.74	7.6%	6.0%
Gross Operating Profit	40.9%	\$49,431	\$189.90	-0.9%	-2.3%
Management Fees	3.7%	\$4,511	\$17.33	3.1%	1.6%
Rent	2.6%	\$3,185	\$12.24	5.8%	4.3%
Property Taxes	2.4%	\$2,854	\$10.96	18.8%	17.2%
Insurance	2.4%	\$2,921	\$11.22	37.0%	35.1%
EBITDA	29.8%	\$35,959	\$138.14	-5.3%	-6.6%
Total Labor Costs	25.5%	\$30,806	\$118.35	4.5%	3.1%

(1) For Annual P&L, the current year exchange rate is used for each year going back in time. This current year exchange rate is the average of all 12 monthly rates for that year.

(2) Percentage of Revenues for departmental expenses (Rooms, Food & Beverage, and Other Departments) are based on their respective departmental revenues. All other expense percentages are based on Total Revenue.

(3) Labor costs are already included in the operating expenses above. Amounts shown in Total Labor Costs are for additional detail only.

Construction activity in the St. Petersburg submarket has stalled recently. No hotels have opened in the submarket year-to-date through August 2025, and no hotels are under construction. For comparison, hotels under construction in Tampa Bay account for 1.3% of the existing inventory.

The muted construction pipeline reflected the submarket's reality post-hurricanes. In Q4 2024, hurricanes Helene and Milton hit the area and caused significant property destruction. Several beachfront hotels were closed for months to repair physical damage. As a result, hotel operators focused on recovering from natural disasters, and hotel developers had to reassess pipeline activity amid a substantial hike in property insurance costs.

In 2024, 255 hotel rooms were delivered in the submarket, a slight decrease from the 2023 figure. Two upper midscale hotels opened last year, including the 163-room MOXY St. Petersburg Downtown and the 92-room Galaxy Hotel, both in August. The MOXY property is located within the larger EDGE Collective mixed-use development, which contains 24,000 SF of commercial space and 3,400 SF of retail in addition to the hotel.

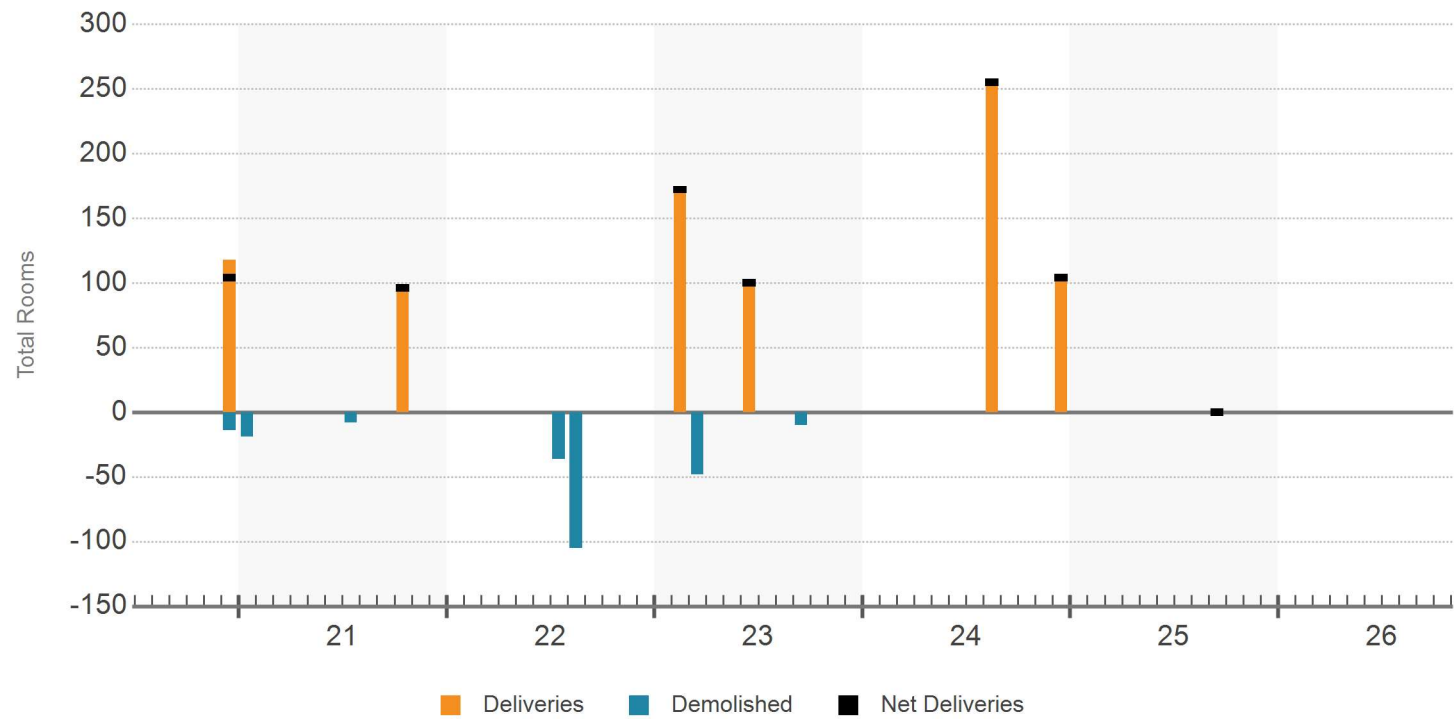
An additional 500 rooms across six projects are in final planning, with over 80% of the pipeline anticipated to open in 2027. The 161-room Autograph Collection

Madeira Beach is projected to break ground this year. Located on a 2.1-acre inland lot, the condo-hotel is planned to contain several food and beverage concepts, multiple meeting and event spaces, two resort pools, a fitness center, and a skybridge providing access to 500 feet of beachfront. The project is developed by locally based William Karns Enterprises and will be managed by Mainsail Lodging and Development.

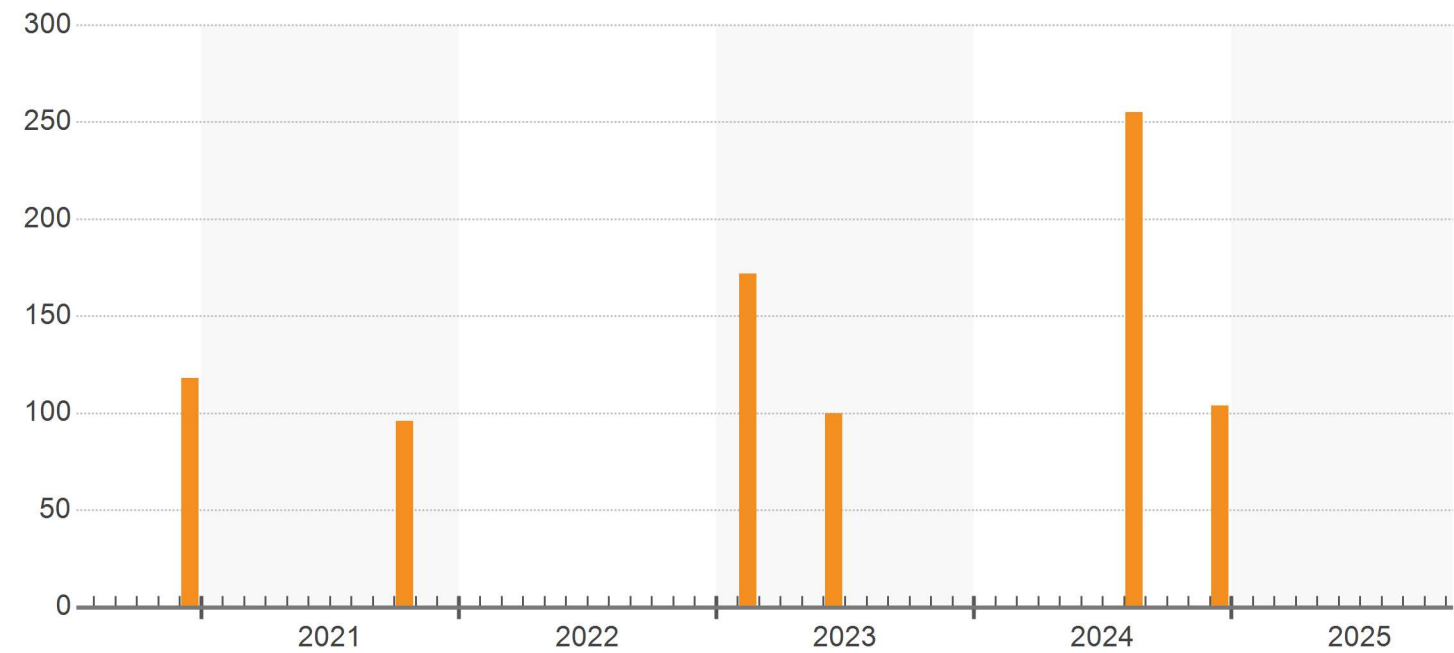
Another project in final planning by the same developer is the 87-room John's Pass Village Hotel, a Tribute Portfolio. Like the Autograph Collection, the Tribute Portfolio will be a condo-hotel, featuring restaurant and retail spaces on the ground floor, a rooftop pool and terrace, event space, a fitness center, and a 268-space parking garage. Individual condo-hotel units are available for purchase and then placed into a rental pool as part of the nightly hotel inventory. The project is planned to break ground in 2026, with an opening date in 2028.

However, timelines for projects in final planning are subject to change due to the headwinds affecting construction projects, including higher interest rates, escalating construction costs, and supply chain disruptions due to recent tariffs. Additionally, rising property insurance costs may deter hotel development in Florida.

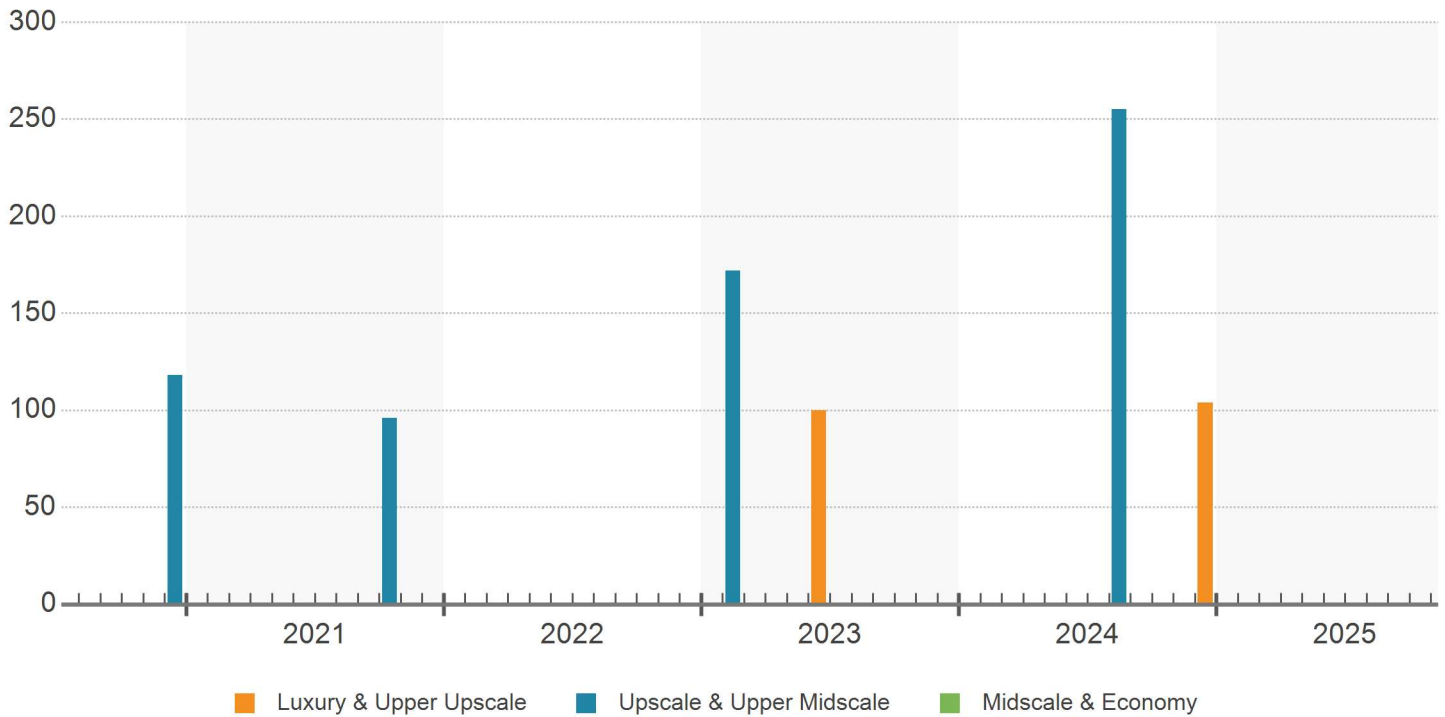
DELIVERIES & DEMOLITIONS



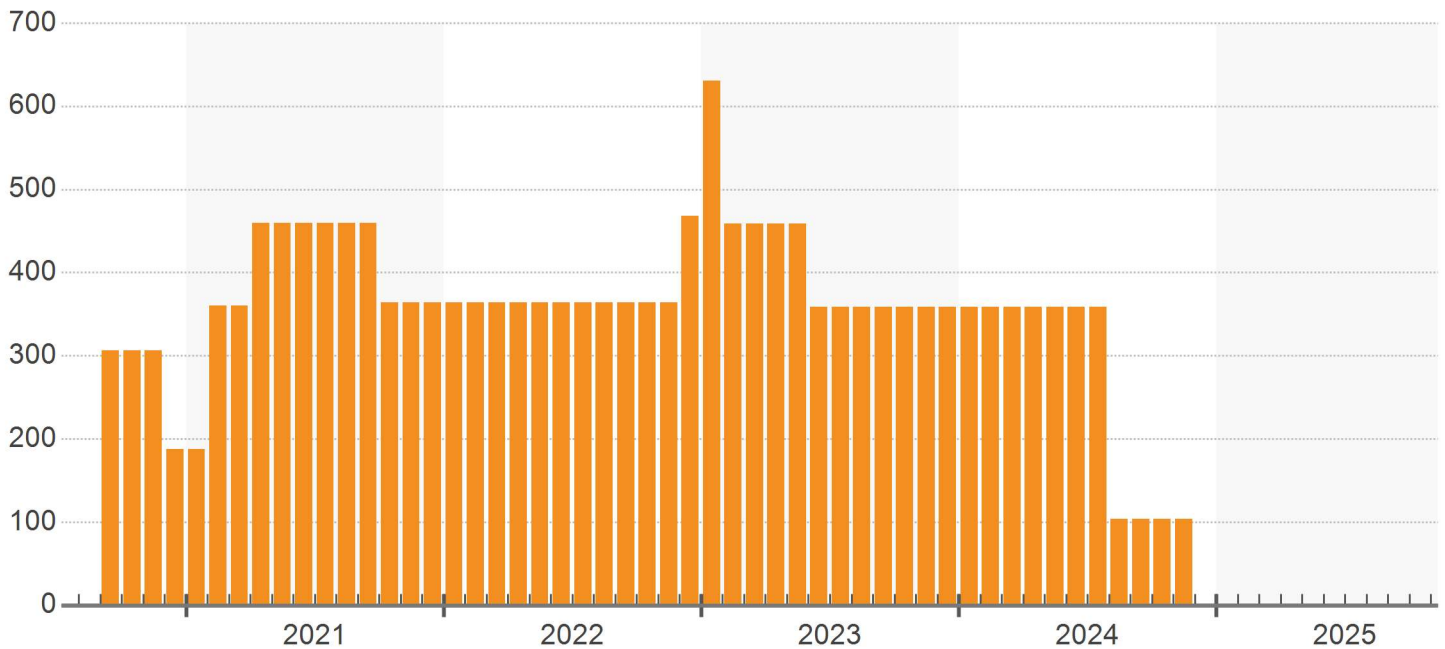
ROOMS DELIVERED



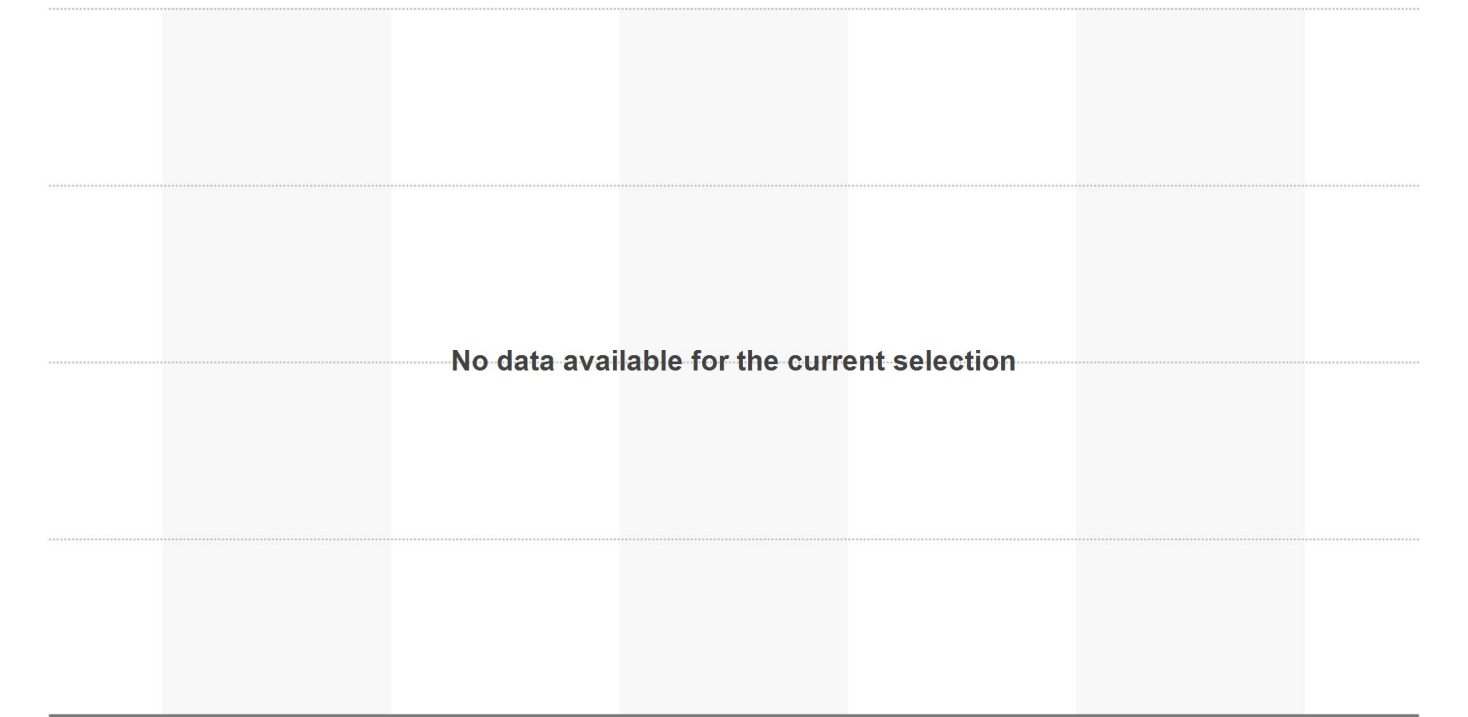
ROOMS DELIVERED BY CLASS



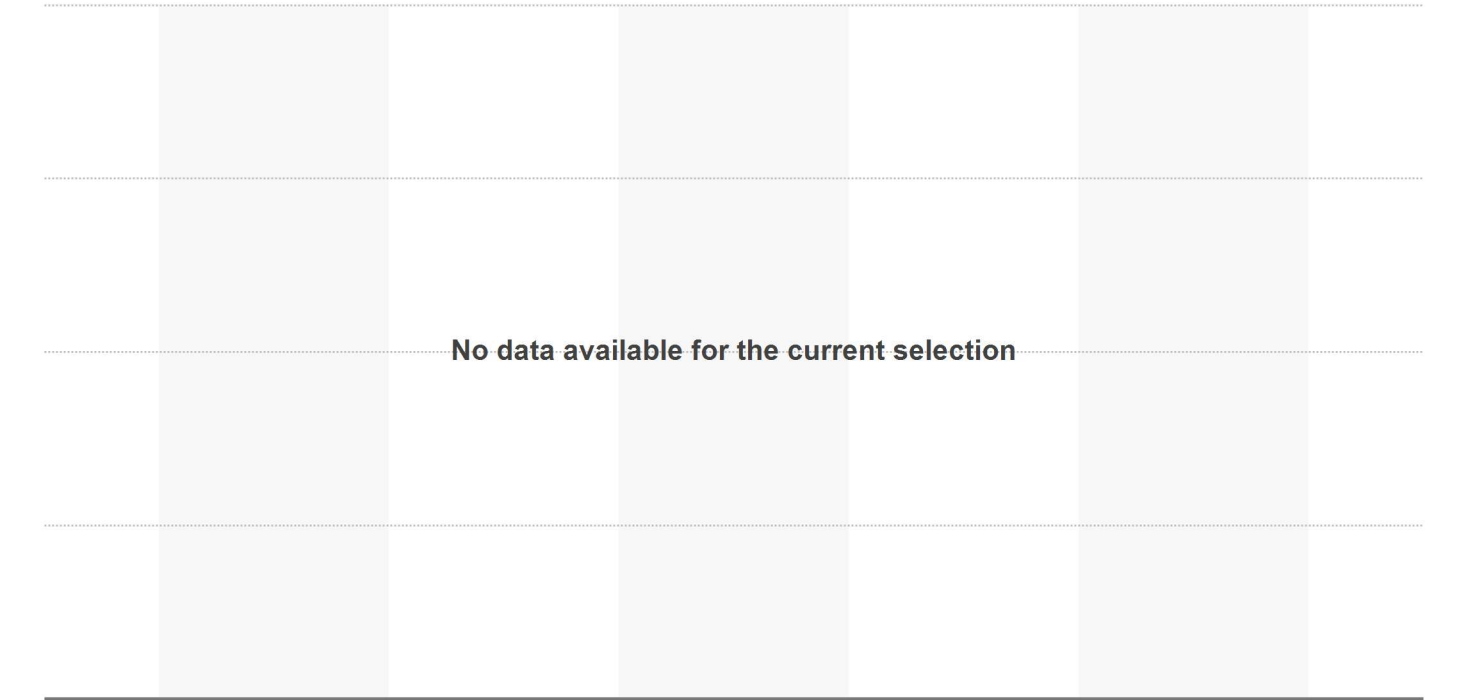
ROOMS UNDER CONSTRUCTION



TOTAL ROOMS UNDER CONSTRUCTION BY SCALE



ROOMS UNDER CONSTRUCTION BY SCALE



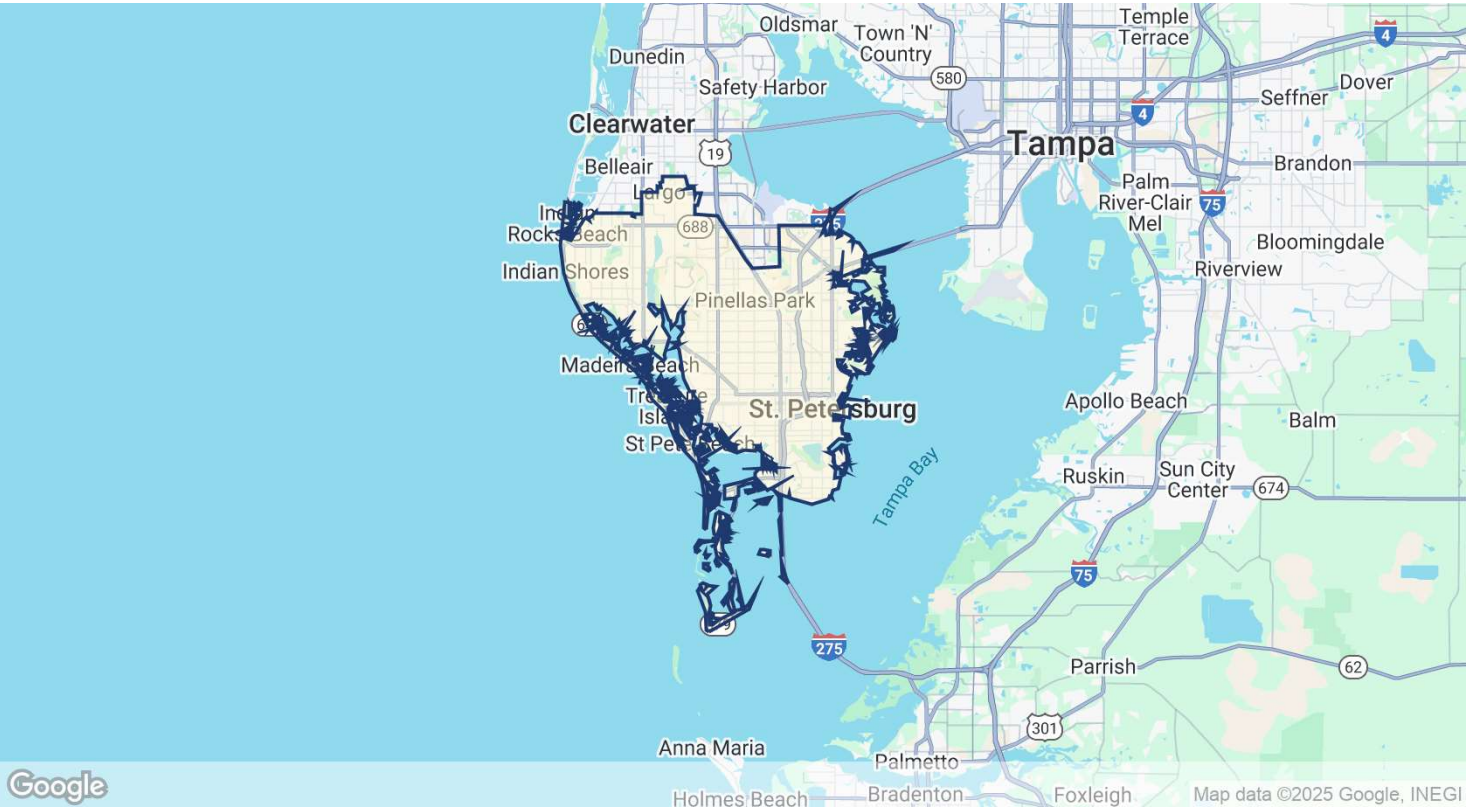
Under Construction Properties

Item 12A.

St Petersburg Hospitality

Properties	Rooms	Percent of Inventory	Average Rooms
0	0	-	-

UNDER CONSTRUCTION PROPERTIES



Sales velocity in the St. Petersburg submarket has accelerated recently. Ten hotel sales were recorded year-to-date through August 2025, totaling roughly \$32.2 million in sales volume. Last year, nine hotels traded for a cumulative deal volume of approximately \$25.8 million, significantly lower than the 2023 figure. For comparison, the rolling three-year average sales volume is \$212 million.

Coastal markets have received outsized interest from hotel investors since the onset of the pandemic. Properties in these markets generated significant cash flows as leisure travelers took regional drive-to trips and flocked to beach destinations. Material asset appreciation triggered pronounced hotel sales volume in 2021 and 2022 throughout Florida.

However, a challenging capital markets environment has resulted in a slowdown in hotel transactions, a common theme across the nation during the past few years. Continuously elevated interest rates make transactions harder to pencil, and widened bid-ask gaps reflect diverse expectations on asset pricing.

As a result, market participants reported that a sales bifurcation trend emerged more recently. Institutional investors have access to less-expensive debt, enabling them to execute portfolio deals or large single-asset transactions. Conversely, owner-operators often rely on capital raised from friends and family, making it easier to transact smaller deals.

St. Petersburg is characterized by smaller, independent

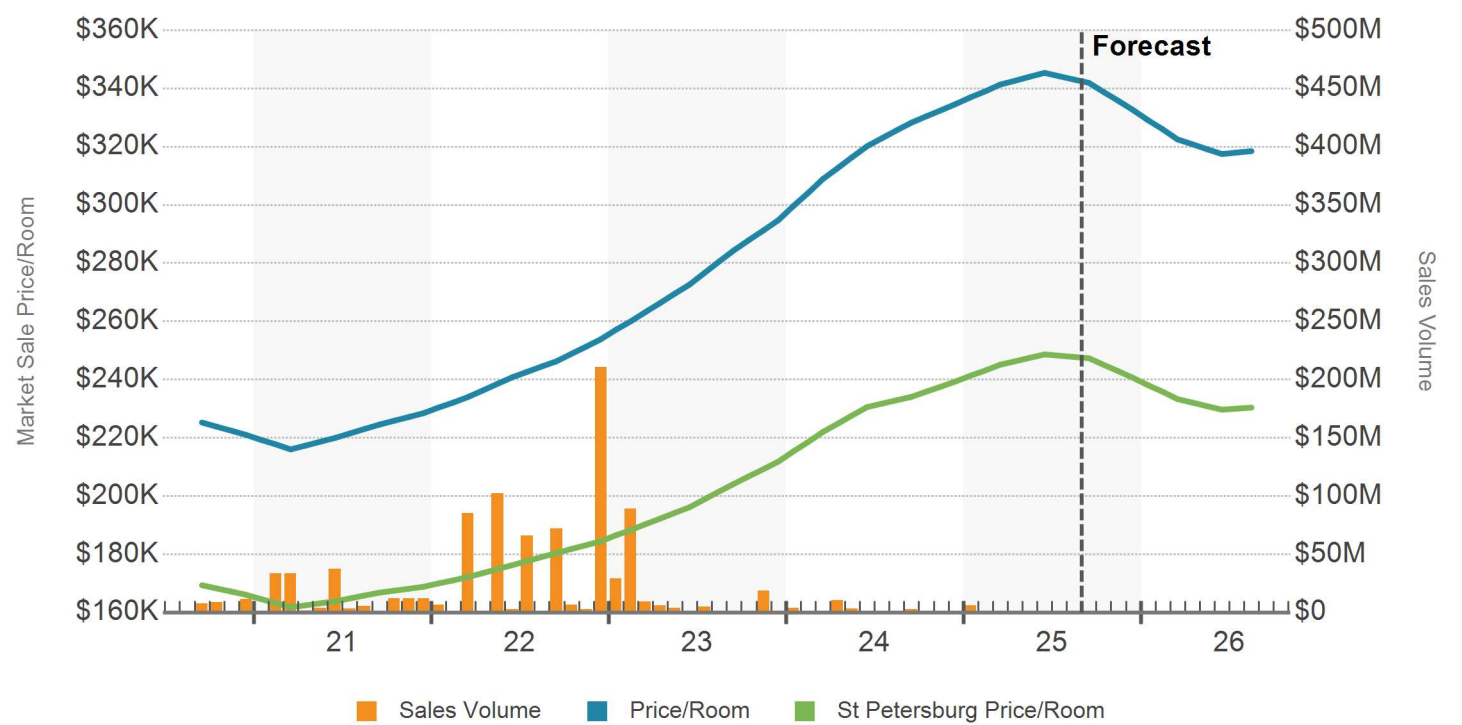
properties. The submarket contains nearly 190 existing hotels, the most among the six submarkets in Tampa Bay, but the lowest number of average rooms per building at roughly 60. As a result, smaller deals under \$20 million often account for a large bulk of hotel sales in the submarket. These transactions typically involve two individual investors, with buyers financing the acquisition with loans from relationship banks and credit unions.

The largest transaction year-to-date reflected the sales bifurcation trend. In July 2025, the 70-room former Tahitian Beach Resort in Treasure Island was sold for \$15 million or roughly \$214,000 per key. The transaction took place between two individual investors. The independent property sustained significant property damage during hurricane Helene. The buyer secured a roughly \$10.9 million loan from Synovus Bank for the acquisition and reconstruction work.

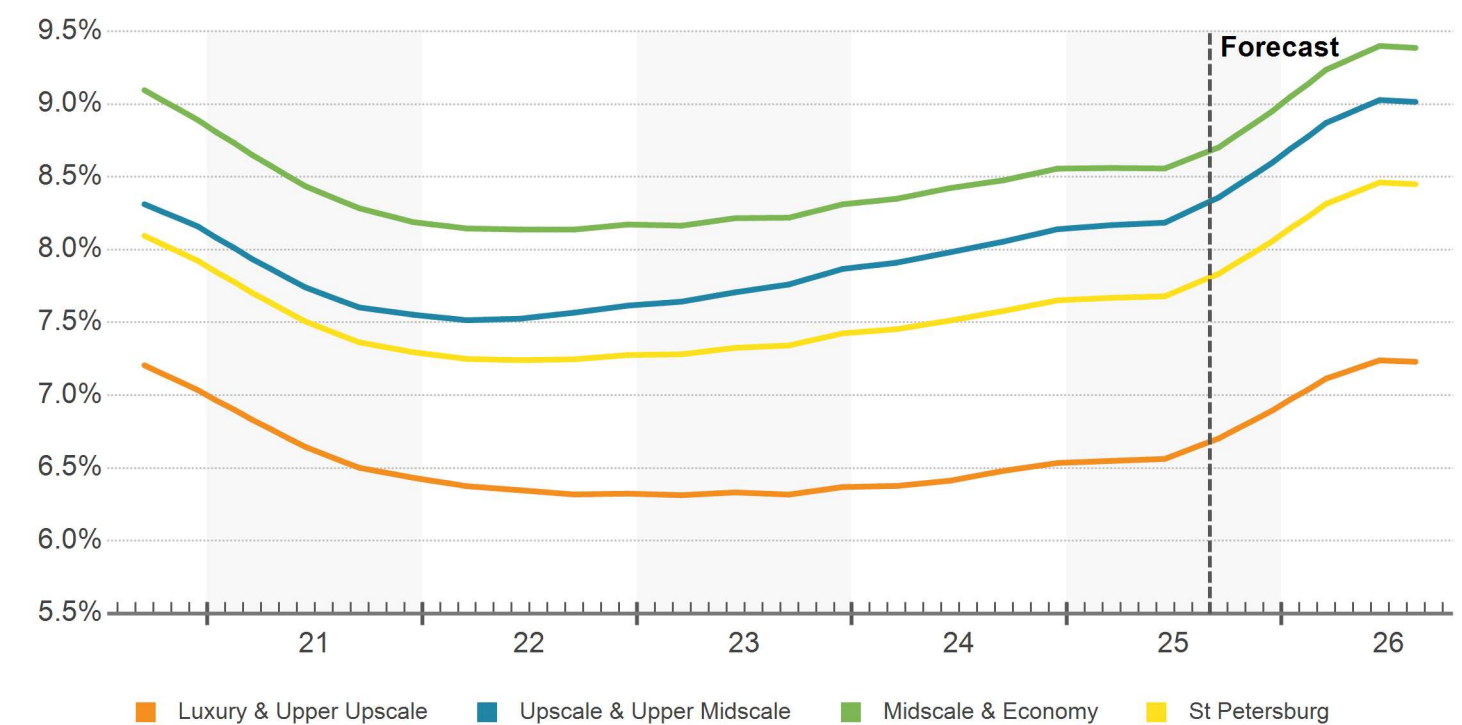
All nine sales in 2024 involved independent hotels with fewer than 40 rooms. In January 2024, the 26-room Kenwood Inn in St. Petersburg sold for \$4 million, or approximately \$154,000 per key, representing the largest sale of the year.

Two hotels are on the CMBS watchlist with debt maturity by December 2026. Additionally, the 333-room Hilton St. Petersburg Bayfront is under special servicing. Owned by Ashford Hospitality Trust, the hotel is part of a 17-hotel portfolio collateralized against a \$256.2 million loan. It has an allocation of roughly \$37.2 million. The loan was transferred to the special servicer in August 2024 due to an imminent default.

SALES VOLUME & MARKET SALE PRICE PER ROOM

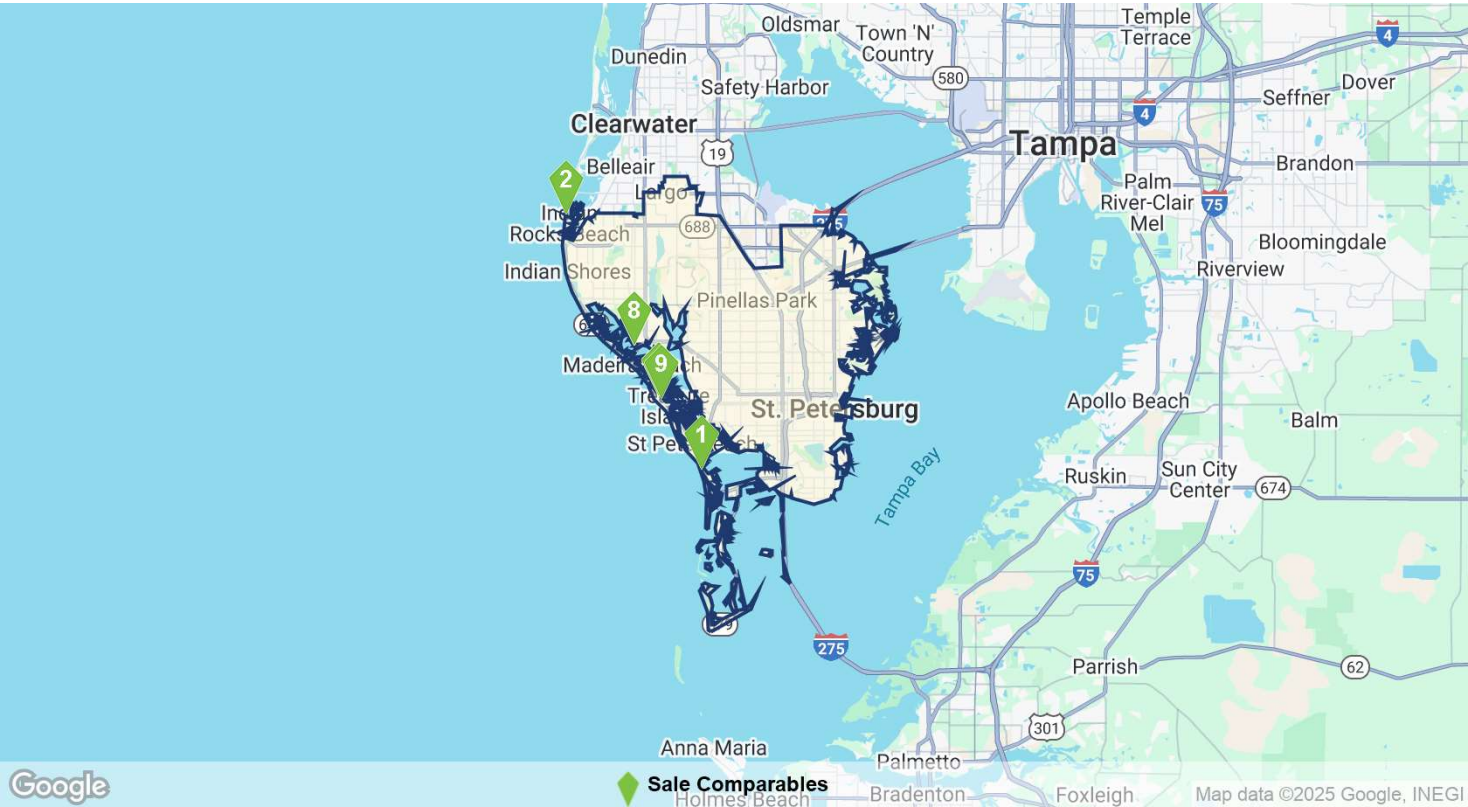


MARKET CAP RATE



Sale Comparables	Average Price/Room	Average Price	Average Cap Rate
9	\$25K	\$1.3M	5.0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sale Attributes	Low	Average	Median	High
Sale Price	\$275,000	\$1,339,125	\$325,000	\$6,123,000
Price/Room	\$2,865	\$25,030	\$9,028	\$340,167
Cap Rate	5.0%	5.0%	5.0%	5.0%
Time Since Sale in Months	1.4	5.5	3.8	11.7
Property Attributes	Low	Average	Median	High
Property Size in Rooms	14	55	36	96
Number of Floors	1	4	5	6
Total Meeting Space	250	1,485	1,485	2,720
Year Built	1946	1990	2008	2015
Class	Midscale	Upscale	Upscale	Upscale

RECENT SIGNIFICANT SALES

		Property Information				Sale Information		
	Property Name/Address	Class	Yr Built	Rooms	Brand	Sale Date	Price	Price/Room
1	Beach Haven Villas 4980 Gulf Blvd	Midscale	1949	18	-	1/6/2025	\$6,123,000	\$340,167
2	Sea Star Motel & Apartments 1803 Gulf Blvd	Upper Midscale	1946	14	-	9/23/2024	\$2,400,000	\$171,429
3	Crystal Palms Beach Resort 11605 Gulf Blvd	Upscale	2008	36	-	6/9/2025	\$500,000	\$13,889
4	Crystal Palms Beach Resort 11605 Gulf Blvd	Upscale	2008	36	-	3/19/2025	\$485,000	\$13,472
5	Crystal Palms Beach Resort 11605 Gulf Blvd	Upscale	2008	36	-	11/6/2024	\$325,000	\$9,028
6	Courtyard St. Petersburg Clearwat... 601 American Legion Dr	Upscale	2015	96	Courtyard	6/16/2025	\$305,000	\$3,177
7	Courtyard St. Petersburg Clearwat... 601 American Legion Dr	Upscale	2015	96	Courtyard	8/1/2025	\$300,000	\$3,125
8	Courtyard St. Petersburg Clearwat... 601 American Legion Dr	Upscale	2015	96	Courtyard	5/21/2025	\$275,000	\$2,865
9	Tahitian Beach Resort 11320 Gulf Blvd	Midscale	1949	70	-	7/1/2025	-	-

OVERALL SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2029	4,161,451	0	0%	2,956,036	12,162	0.4%
2028	4,161,451	0	0%	2,943,874	55,540	1.9%
2027	4,161,451	0	0%	2,888,334	24,303	0.8%
2026	4,161,451	191,895	4.8%	2,864,031	127,233	4.6%
2025	3,969,556	(123,394)	-3.0%	2,736,798	(148,381)	-5.1%
YTD	2,226,733	(207,340)	-8.5%	1,662,557	(101,220)	-5.7%
2024	4,092,950	(79,573)	-1.9%	2,885,179	58,600	2.1%
2023	4,172,523	2,739	0.1%	2,826,579	(34,008)	-1.2%
2022	4,169,784	42,630	1.0%	2,860,587	114,232	4.2%
2021	4,127,154	99,094	2.5%	2,746,355	708,787	34.8%
2020	4,028,060	7,541	0.2%	2,037,568	(809,472)	-28.4%
2019	4,020,519	21,857	0.5%	2,847,040	87,700	3.2%
2018	3,998,662	20,280	0.5%	2,759,340	(99,427)	-3.5%
2017	3,978,382	53,212	1.4%	2,858,767	74,159	2.7%
2016	3,925,170	20,449	0.5%	2,784,608	16,443	0.6%
2015	3,904,721	32,537	0.8%	2,768,165	175,960	6.8%

LUXURY & UPPER UPSCALE SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2029	1,430,636	0	0%			
2028	1,430,636	0	0%			
2027	1,430,636	0	0%			
2026	1,430,636	133,468	10.3%			
2025	1,297,168	(124,870)	-8.8%			
YTD	698,020	(188,422)	-21.3%	493,245	(144,510)	-22.7%
2024	1,422,038	(94,755)	-6.2%	915,330	(74,059)	-7.5%
2023	1,516,793	12,668	0.8%	989,389	36,952	3.9%
2022	1,504,125	24,973	1.7%	952,437	2,093	0.2%
2021	1,479,152	31,481	2.2%	950,344	274,644	40.6%
2020	1,447,671	(43,411)	-2.9%	675,700	(439,560)	-39.4%
2019	1,491,082	10,620	0.7%	1,115,260	58,043	5.5%
2018	1,480,462	(52,358)	-3.4%	1,057,217	(79,865)	-7.0%
2017	1,532,820	8,013	0.5%	1,137,082	1,834	0.2%
2016	1,524,807	28,422	1.9%	1,135,248	(13,977)	-1.2%
2015	1,496,385	13,312	0.9%	1,149,225	48,977	4.5%

UPSCALE & UPPER MIDSACLE SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2029	1,619,135	0	0%	1,209,191	5,221	0.4%
2028	1,619,135	0	0%	1,203,970	19,743	1.7%
2027	1,619,135	0	0%	1,184,227	10,891	0.9%
2026	1,619,135	38,750	2.5%	1,173,336	6,006	0.5%
2025	1,580,385	37,535	2.4%	1,167,330	13,916	1.2%
YTD	902,289	23,518	2.7%	719,435	48,604	7.2%
2024	1,542,850	49,853	3.3%	1,153,414	80,304	7.5%
2023	1,492,997	21,199	1.4%	1,073,110	(12,604)	-1.2%
2022	1,471,798	31,832	2.2%	1,085,714	98,322	10.0%
2021	1,439,966	55,804	4.0%	987,392	279,356	39.5%
2020	1,384,162	30,145	2.2%	708,036	(246,925)	-25.9%
2019	1,354,017	6,821	0.5%	954,961	15,824	1.7%
2018	1,347,196	83,326	6.6%	939,137	12,081	1.3%
2017	1,263,870	66,290	5.5%	927,056	49,535	5.6%
2016	1,197,580	19,110	1.6%	877,521	28,302	3.3%
2015	1,178,470	33,869	3.0%	849,219	71,956	9.3%

MIDSCALE & ECONOMY SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2029	1,111,680	0	0%	814,565	3,421	0.4%
2028	1,111,680	0	0%	811,144	17,036	2.1%
2027	1,111,680	0	0%	794,108	5,377	0.7%
2026	1,111,680	19,677	1.8%	788,731	26,290	3.4%
2025	1,092,003	(36,059)	-3.2%	762,441	(53,994)	-6.6%
YTD	626,424	(42,436)	-6.3%	449,877	(5,314)	-1.2%
2024	1,128,062	(34,671)	-3.0%	816,435	52,355	6.9%
2023	1,162,733	(31,128)	-2.6%	764,080	(58,356)	-7.1%
2022	1,193,861	(14,175)	-1.2%	822,436	13,817	1.7%
2021	1,208,036	11,809	1.0%	808,619	154,787	23.7%
2020	1,196,227	20,807	1.8%	653,832	(122,987)	-15.8%
2019	1,175,420	4,416	0.4%	776,819	13,833	1.8%
2018	1,171,004	(10,688)	-0.9%	762,986	(31,643)	-4.0%
2017	1,181,692	(21,091)	-1.8%	794,629	22,789	3.0%
2016	1,202,783	(27,083)	-2.2%	771,840	2,119	0.3%
2015	1,229,866	(14,644)	-1.2%	769,721	55,027	7.7%

OVERALL PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2029	71.0%	0.4%	\$191.45	2.0%	\$135.99	2.4%
2028	70.7%	1.9%	\$187.70	2.0%	\$132.78	3.9%
2027	69.4%	0.8%	\$184.09	0.3%	\$127.77	1.1%
2026	68.8%	-0.2%	\$183.58	-0.2%	\$126.34	-0.4%
2025	68.9%	-2.2%	\$184	-2.6%	\$126.86	-4.7%
YTD	74.7%	3.0%	\$205.86	-0.4%	\$153.70	2.6%
2024	70.5%	4.1%	\$188.84	-1.7%	\$133.12	2.3%
2023	67.7%	-1.3%	\$192.01	0.6%	\$130.07	-0.7%
2022	68.6%	3.1%	\$190.87	16.7%	\$130.94	20.3%
2021	66.5%	31.5%	\$163.53	23.8%	\$108.82	62.8%
2020	50.6%	-28.6%	\$132.12	-9.5%	\$66.83	-35.3%
2019	70.8%	2.6%	\$145.94	2.1%	\$103.34	4.7%
2018	69.0%	-4.0%	\$142.97	1.5%	\$98.66	-2.5%
2017	71.9%	1.3%	\$140.81	1.7%	\$101.18	3.0%
2016	70.9%	0.1%	\$138.42	5.1%	\$98.20	5.2%
2015	70.9%	5.9%	\$131.68	7.1%	\$93.35	13.4%

LUXURY & UPPER UPSCALE PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2029						
2028						
2027						
2026						
2025						
YTD	70.7%	-1.8%	\$290.79	-0.5%	\$205.48	-2.2%
2024	64.4%	-1.3%	\$269.44	-0.6%	\$173.43	-1.9%
2023	65.2%	3.0%	\$271	-3.6%	\$176.77	-0.7%
2022	63.3%	-1.4%	\$281.01	16.7%	\$177.94	15.0%
2021	64.2%	37.7%	\$240.75	22.4%	\$154.68	68.5%
2020	46.7%	-37.6%	\$196.69	-1.7%	\$91.81	-38.7%
2019	74.8%	4.7%	\$200.07	2.9%	\$149.65	7.8%
2018	71.4%	-3.7%	\$194.36	1.5%	\$138.80	-2.3%
2017	74.2%	-0.4%	\$191.53	0.4%	\$142.08	0.1%
2016	74.5%	-3.1%	\$190.73	5.2%	\$142	2.0%
2015	76.8%	3.5%	\$181.24	6.7%	\$139.20	10.5%

UPSCALE & UPPER MIDSACLE PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2029	74.7%	0.4%	\$186.91	2.0%	\$139.59	2.5%
2028	74.4%	1.7%	\$183.22	1.6%	\$136.24	3.3%
2027	73.1%	0.9%	\$180.35	0.1%	\$131.90	1.0%
2026	72.5%	-1.9%	\$180.20	-0.9%	\$130.58	-2.8%
2025	73.9%	-1.2%	\$181.87	-2.4%	\$134.33	-3.5%
YTD	79.7%	4.5%	\$203.42	1.8%	\$162.20	6.3%
2024	74.8%	4.0%	\$186.27	-0.6%	\$139.26	3.3%
2023	71.9%	-2.6%	\$187.49	2.3%	\$134.76	-0.3%
2022	73.8%	7.6%	\$183.24	18.7%	\$135.18	27.6%
2021	68.6%	34.1%	\$154.44	21.8%	\$105.90	63.3%
2020	51.2%	-27.5%	\$126.79	-9.6%	\$64.86	-34.5%
2019	70.5%	1.2%	\$140.29	1.0%	\$98.94	2.2%
2018	69.7%	-5.0%	\$138.90	2.9%	\$96.83	-2.2%
2017	73.4%	0.1%	\$134.97	3.1%	\$99	3.2%
2016	73.3%	1.7%	\$130.87	5.2%	\$95.89	7.0%
2015	72.1%	6.1%	\$124.34	8.4%	\$89.60	15.1%

MIDSCALE & ECONOMY PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2029	73.3%	0.4%	\$103.34	2.0%	\$75.72	2.4%
2028	73.0%	2.1%	\$101.31	1.9%	\$73.92	4.0%
2027	71.4%	0.7%	\$99.46	1.5%	\$71.05	2.2%
2026	70.9%	1.6%	\$97.97	-4.7%	\$69.51	-3.2%
2025	69.8%	-3.5%	\$102.80	0.7%	\$71.78	-2.9%
YTD	71.8%	5.5%	\$116.66	19.8%	\$83.78	26.4%
2024	72.4%	10.1%	\$102.10	6.3%	\$73.90	17.0%
2023	65.7%	-4.6%	\$96.09	-0.5%	\$63.14	-5.0%
2022	68.9%	2.9%	\$96.53	15.1%	\$66.50	18.5%
2021	66.9%	22.5%	\$83.86	17.8%	\$56.13	44.3%
2020	54.7%	-17.3%	\$71.17	-5.3%	\$38.90	-21.7%
2019	66.1%	1.4%	\$75.16	-2.1%	\$49.67	-0.7%
2018	65.2%	-3.1%	\$76.78	2.3%	\$50.03	-0.9%
2017	67.2%	4.8%	\$75.04	7.1%	\$50.46	12.2%
2016	64.2%	2.5%	\$70.07	6.5%	\$44.96	9.2%
2015	62.6%	9.0%	\$65.79	9.7%	\$41.17	19.5%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$420,571	415	6.7%
2028	-	-	-	-	-	-	\$392,704	388	7.1%
2027	-	-	-	-	-	-	\$348,848	345	7.8%
2026	-	-	-	-	-	-	\$321,835	318	8.4%
2025	-	-	-	-	-	-	\$332,580	328	8.1%
YTD	7	\$8M	3.3%	\$1,331,333	\$21,132	-	\$349,569	345	7.7%
2024	7	\$20M	1.2%	\$2,856,828	\$149,237	9.4%	\$334,692	331	7.7%
2023	13	\$160.4M	7.1%	\$13,366,667	\$197,052	8.6%	\$294,785	291	7.4%
2022	26	\$555.8M	16.0%	\$27,787,512	\$306,367	7.5%	\$253,907	251	7.3%
2021	21	\$154.4M	8.1%	\$8,123,947	\$165,617	10.2%	\$228,486	226	7.3%
2020	11	\$30.4M	2.8%	\$3,375,774	\$95,541	6.0%	\$220,999	218	7.9%
2019	30	\$137.7M	12.6%	\$4,917,339	\$98,067	7.1%	\$234,714	232	8.0%
2018	17	\$338.4M	9.4%	\$30,762,273	\$329,168	10.6%	\$228,178	225	8.0%
2017	20	\$417.9M	12.7%	\$29,850,786	\$297,023	6.3%	\$214,281	212	8.1%
2016	17	\$68.5M	4.8%	\$4,280,319	\$132,109	7.9%	\$192,418	190	8.3%
2015	10	\$71.2M	5.9%	\$8,895,576	\$113,681	8.0%	\$172,251	170	8.3%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

LUXURY & UPPER UPSCALE SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$789,069	450	5.7%
2028	-	-	-	-	-	-	\$736,786	420	6.0%
2027	-	-	-	-	-	-	\$654,504	373	6.7%
2026	-	-	-	-	-	-	\$603,821	344	7.2%
2025	-	-	-	-	-	-	\$623,982	356	6.9%
YTD	-	-	-	-	-	-	\$655,856	374	6.6%
2024	-	-	-	-	-	-	\$629,890	359	6.5%
2023	2	\$28.2M	2.4%	\$28,200,000	\$282,000	5.6%	\$552,780	315	6.4%
2022	12	\$413.8M	31.3%	\$45,975,916	\$321,011	-	\$470,656	268	6.3%
2021	3	\$97.7M	11.3%	\$32,561,667	\$206,086	-	\$413,557	236	6.4%
2020	2	\$339K	1.0%	\$339,000	\$8,475	-	\$396,193	226	7.0%
2019	3	\$67.4M	14.1%	\$33,700,000	\$113,851	-	\$419,134	239	7.2%
2018	4	\$299.8M	17.7%	\$99,916,667	\$412,311	3.9%	\$411,656	235	7.1%
2017	4	\$369.6M	20.0%	\$123,196,667	\$432,269	8.4%	\$385,660	220	7.2%
2016	2	\$47.5M	5.0%	\$23,762,550	\$223,753	-	\$344,242	196	7.4%
2015	4	\$32M	5.0%	\$15,998,805	\$153,099	8.0%	\$306,769	175	7.5%

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UPSCALE & UPPER MIDSACLE SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$257,371	354	7.2%
2028	-	-	-	-	-	-	\$240,318	330	7.5%
2027	-	-	-	-	-	-	\$213,480	293	8.4%
2026	-	-	-	-	-	-	\$196,949	271	8.9%
2025	-	-	-	-	-	-	\$203,525	280	8.6%
YTD	5	\$1.9M	8.3%	\$373,000	\$5,181	-	\$213,921	294	8.2%
2024	5	\$14.6M	2.3%	\$2,926,429	\$149,308	9.4%	\$204,676	281	8.1%
2023	5	\$106.9M	9.8%	\$21,370,000	\$261,247	9.0%	\$181,676	250	7.9%
2022	9	\$122.1M	10.9%	\$20,349,500	\$276,864	7.0%	\$161,154	221	7.6%
2021	5	\$17.3M	4.4%	\$3,461,000	\$96,676	11.5%	\$153,794	211	7.6%
2020	2	\$10.4M	2.7%	\$5,200,000	\$97,196	-	\$151,854	209	8.2%
2019	6	\$54.1M	13.5%	\$10,820,000	\$107,129	7.1%	\$162,777	224	8.3%
2018	5	\$26.4M	3.4%	\$8,800,000	\$212,903	-	\$152,643	210	8.4%
2017	9	\$27.5M	7.3%	\$6,875,000	\$105,364	9.0%	\$145,026	199	8.4%
2016	5	\$6.9M	2.0%	\$1,370,000	\$102,239	5.0%	\$132,243	182	8.5%
2015	3	\$34.9M	11.0%	\$11,640,033	\$98,924	-	\$119,413	164	8.5%

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MIDSCALE & ECONOMY SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$125,221	362	7.4%
2028	-	-	-	-	-	-	\$116,924	338	7.9%
2027	-	-	-	-	-	-	\$103,866	300	8.7%
2026	-	-	-	-	-	-	\$95,823	277	9.3%
2025	-	-	-	-	-	-	\$99,022	286	9.0%
YTD	2	\$6.1M	0.6%	\$6,123,000	\$340,167	-	\$104,080	301	8.5%
2024	2	\$5.4M	1.2%	\$2,682,828	\$149,046	-	\$96,925	280	8.6%
2023	6	\$25.4M	9.7%	\$4,225,000	\$83,115	11.2%	\$86,136	249	8.3%
2022	5	\$19.9M	2.6%	\$3,974,000	\$236,548	8.0%	\$74,927	217	8.2%
2021	13	\$39.4M	8.5%	\$3,578,636	\$141,093	9.9%	\$68,357	198	8.2%
2020	7	\$19.6M	5.2%	\$3,273,827	\$114,871	6.0%	\$66,885	193	8.9%
2019	21	\$16.2M	9.6%	\$770,738	\$52,721	-	\$71,110	205	9.0%
2018	8	\$12.2M	5.6%	\$2,447,000	\$69,124	14.0%	\$71,842	208	8.8%
2017	7	\$20.8M	9.1%	\$2,974,429	\$71,550	4.7%	\$66,147	191	9.0%
2016	10	\$14.1M	7.5%	\$1,567,778	\$59,038	8.6%	\$59,275	171	9.2%
2015	3	\$4.2M	1.9%	\$1,415,633	\$66,358	-	\$53,509	155	9.2%

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DELIVERIES & UNDER CONSTRUCTION

	Inventory			Deliveries		Net Deliveries		Under Construction	
Year	Bldgs	Rooms	% Change	Bldgs	Rooms	Bldgs	Rooms	Bldgs	Rooms
YTD	188	11,297	-1.5%	0	0	0	0	0	0
2024	189	11,465	-0.4%	3	359	3	359	-	-
2023	192	11,511	1.4%	2	272	0	214	3	359
2022	192	11,353	-1.5%	-	-	-	-	4	468
2021	196	11,522	0.6%	1	96	(1)	69	3	364
2020	198	11,457	2.9%	3	375	(6)	251	2	188
2019	196	11,131	1.7%	3	137	0	107	5	563
2018	195	10,943	-0.9%	2	126	(5)	(56)	2	92
2017	194	11,039	3.0%	2	296	0	274	1	88
2016	191	10,713	0.2%	3	139	(2)	(4)	3	384
2015	189	10,692	0%	1	96	(2)	65	1	0



Multi-Family Submarket Report

Central Pinellas

Tampa - FL USA

PREPARED BY

Brian C. Donegan
Sr. Appraiser

Central Pinellas Multi-Family

MULTI-FAMILY SUBMARKET REPORT

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Central Pinellas Multi-Family

12 Mo Delivered Units

488

12 Mo Absorption Units

484

Vacancy Rate

7.2%

12 Mo Asking Rent Growth

-0.5%

Multifamily fundamentals in the Central Pinellas Submarket could be shifting as the second half of 2025 gets underway. After a multi-quarter run of positive absorption, trends started to change in the second quarter.

Market participants indicated that the fourth quarter of 2024 was particularly strong for the submarket. Properties saw an uptick in demand in what is typically a light quarter for apartment leasing from displaced residents due to the 2024 hurricane season. Two major storms impacted the region through late September into early October.

Many coastal communities saw record flooding, damaging thousands of homes and some apartment communities. It is possible that the softness in the second quarter was due to residents returning to their homes following repairs.

Vacancy has risen over the course of this year, up from 6.8% at the end of 2024 to its current rate of 7.2%. That is due to weak absorption in the second quarter, coupled with the completion of nearly 490 units in the first quarter.

As renter demand has downshifted, so too has rent growth. While Central Pinellas' average asking rent is up -0.5% year over year, it has been steadily declining over the past few months. The submarket's daily rent ended the second quarter down 2% from just three months prior.

Upward pressure on vacancy will likely be limited over the coming quarters as only 660 units are under construction. However, there has already been and will likely continue to be downward pressure on rents from hurricane-related move-outs.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	12,690	8.4%	\$2,149	\$2,131	93	0	655
3 Star	15,603	6.8%	\$1,643	\$1,623	(7)	0	0
1 & 2 Star	5,144	5.3%	\$1,332	\$1,325	(11)	0	0
Submarket	33,437	7.2%	\$1,811	\$1,794	75	0	655

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.1% (YOY)	7.2%	7.0%	10.0%	2009 Q1	3.7%	2021 Q4
Absorption Units	484	418	328	2,111	2021 Q2	(591)	2007 Q3
Delivered Units	488	463	317	1,837	2021 Q2	0	2013 Q1
Demolished Units	0	11	8	206	2005 Q3	0	2025 Q2
Asking Rent Growth	-0.5%	3.1%	2.3%	22.7%	2021 Q4	-3.9%	2009 Q4
Effective Rent Growth	-0.3%	3.1%	2.3%	24.4%	2021 Q4	-4.0%	2009 Q4
Sales Volume	\$437M	\$283.1M	N/A	\$945.5M	2021 Q2	\$15.5M	2009 Q4

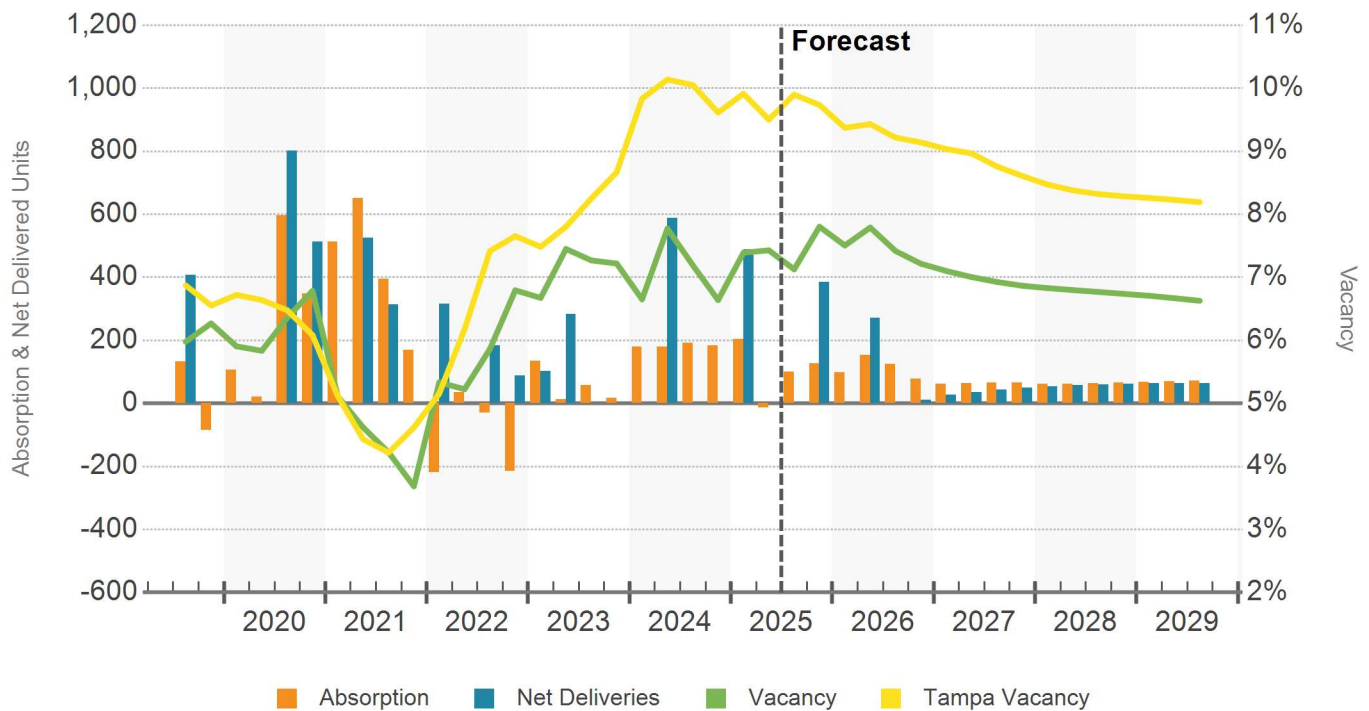
Renter demand has downshifted so far this year as hundreds of units have come online. As a result, the submarket's vacancy rate has increased by 100 basis points since year-end 2024 to its current rate of 7.2%. The submarket absorbed roughly 180 units over the first six months of this year, half of what was recorded over the same period last year.

Some of the softening is likely due to residents returning to their homes that were damaged in last year's hurricane season. The submarket saw an uptick in renter demand in the fourth quarter of 2024 as displaced residents sought temporary housing.

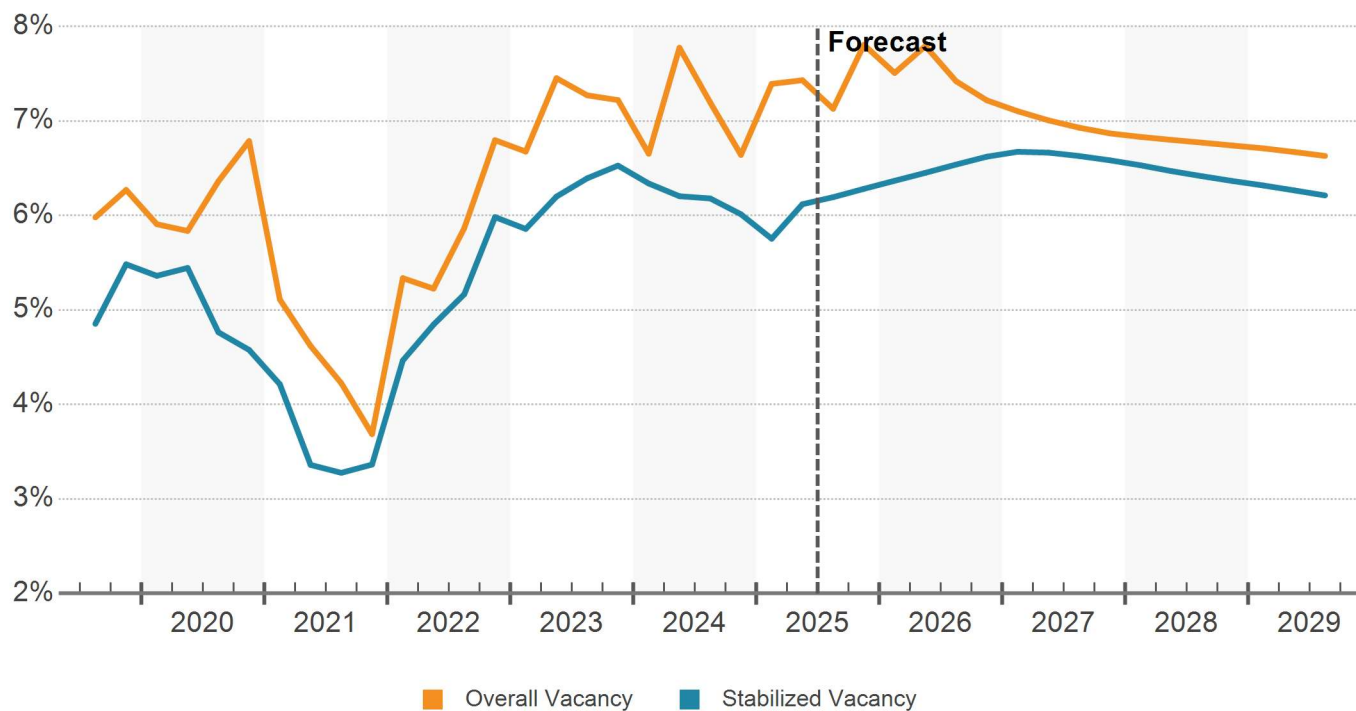
While new construction is not as much of a factor here as in other submarkets in the region, the delivery of 490 units in the first quarter also impacted vacancy rates. Those new units outpaced renter demand at a rate of more than two units to one, causing the vacancy rate to rise.

Renter demand is forecast to remain muted here, and the upward pressure on vacancy from new construction should be limited over the coming quarters. However, further move-outs by displaced residents are possible, which could negatively impact the submarket's vacancy rate.

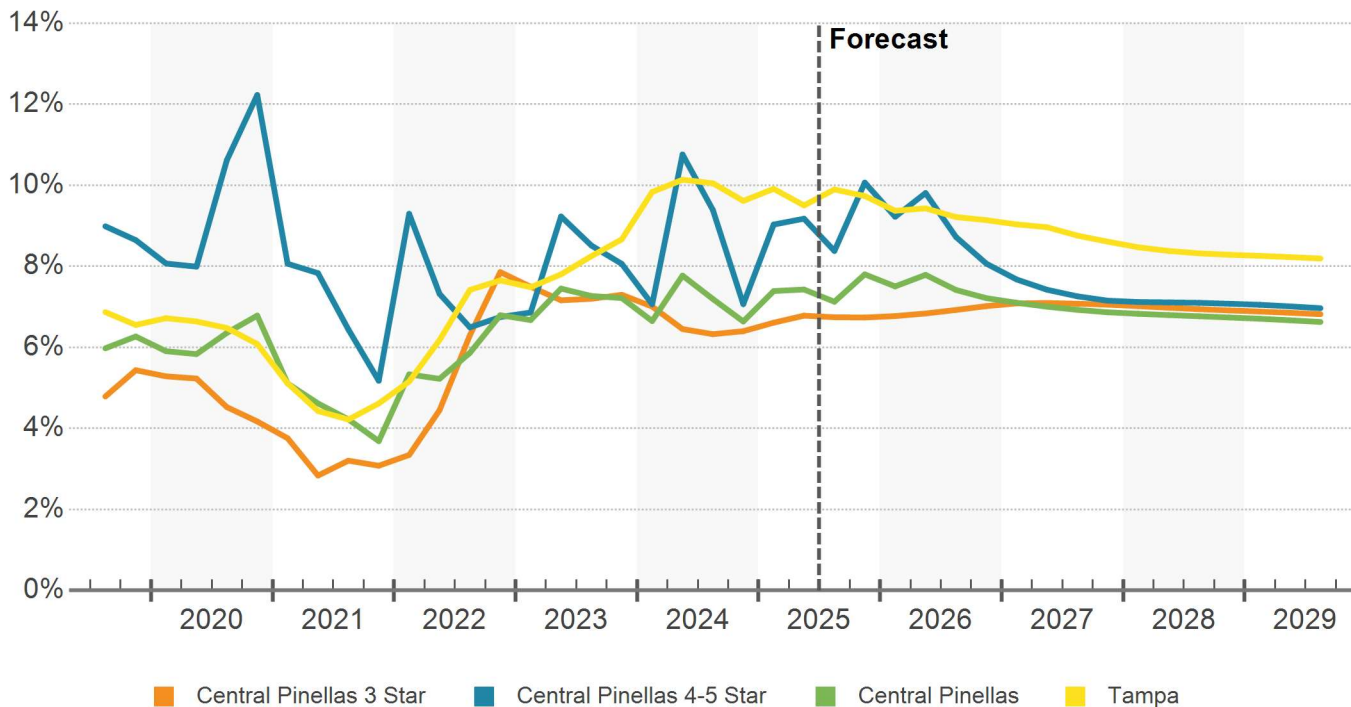
ABSORPTION, NET DELIVERIES & VACANCY



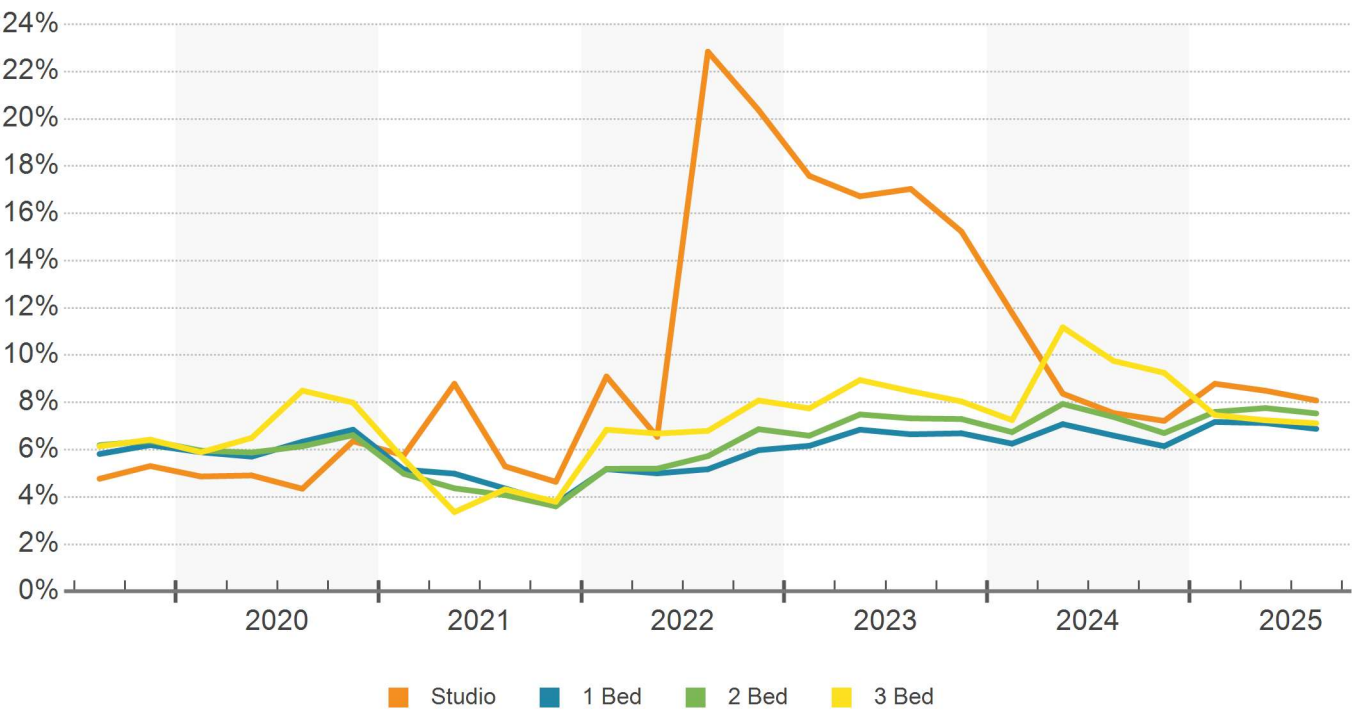
OVERALL & STABILIZED VACANCY



VACANCY RATE



VACANCY BY BEDROOM



Softening renter demand has caused landlords to drop rates over the past few months. While asking rates are up compared to this time last year, at \$1,810/month, they are down 2% from the end of March 2025. Renter demand downshifted in the second quarter, likely due to displaced residents from the 2024 hurricane season returning to their homes.

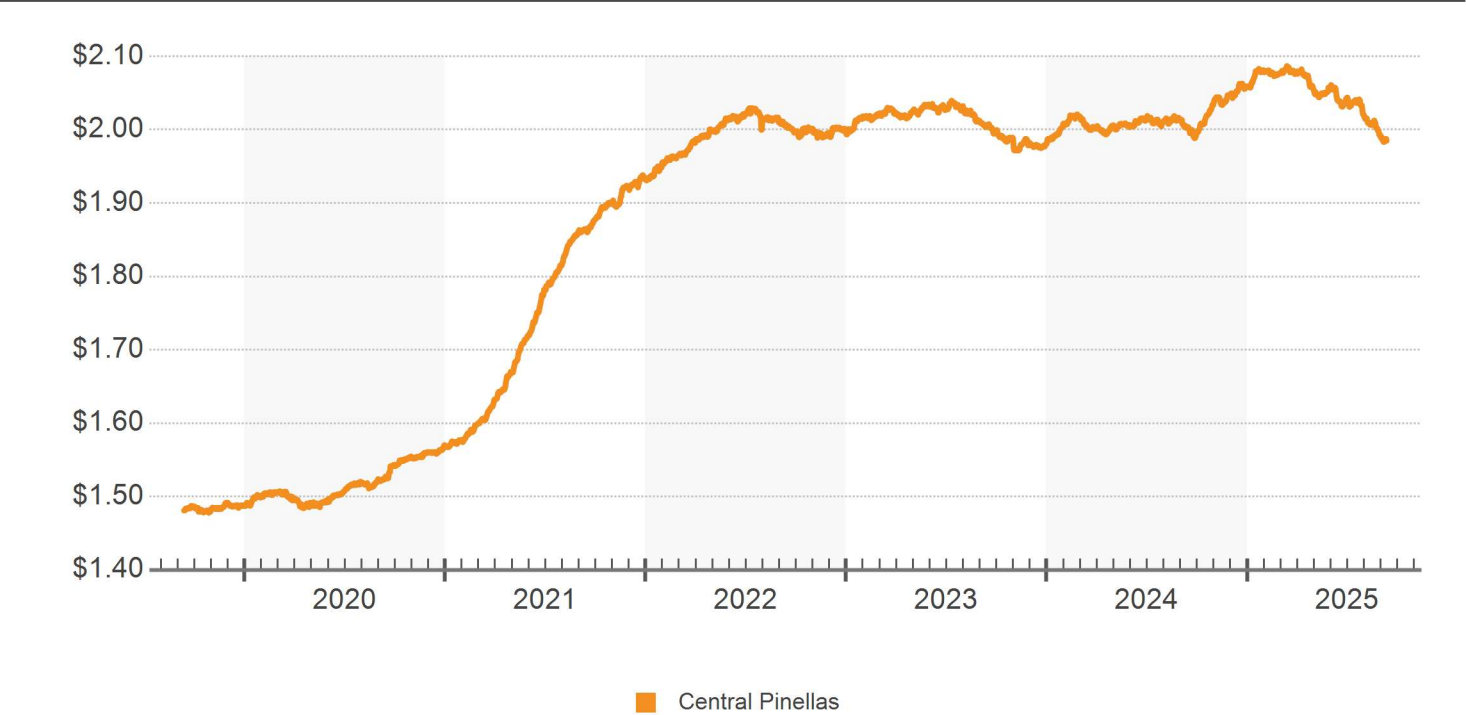
Rent growth for 4 & 5 Star properties has stalled, with rents changing just -0.6% year over year to \$2,150/month. In comparison, 3 Star properties have

recorded a -0.4% increase from this time last year to \$1,640/month.

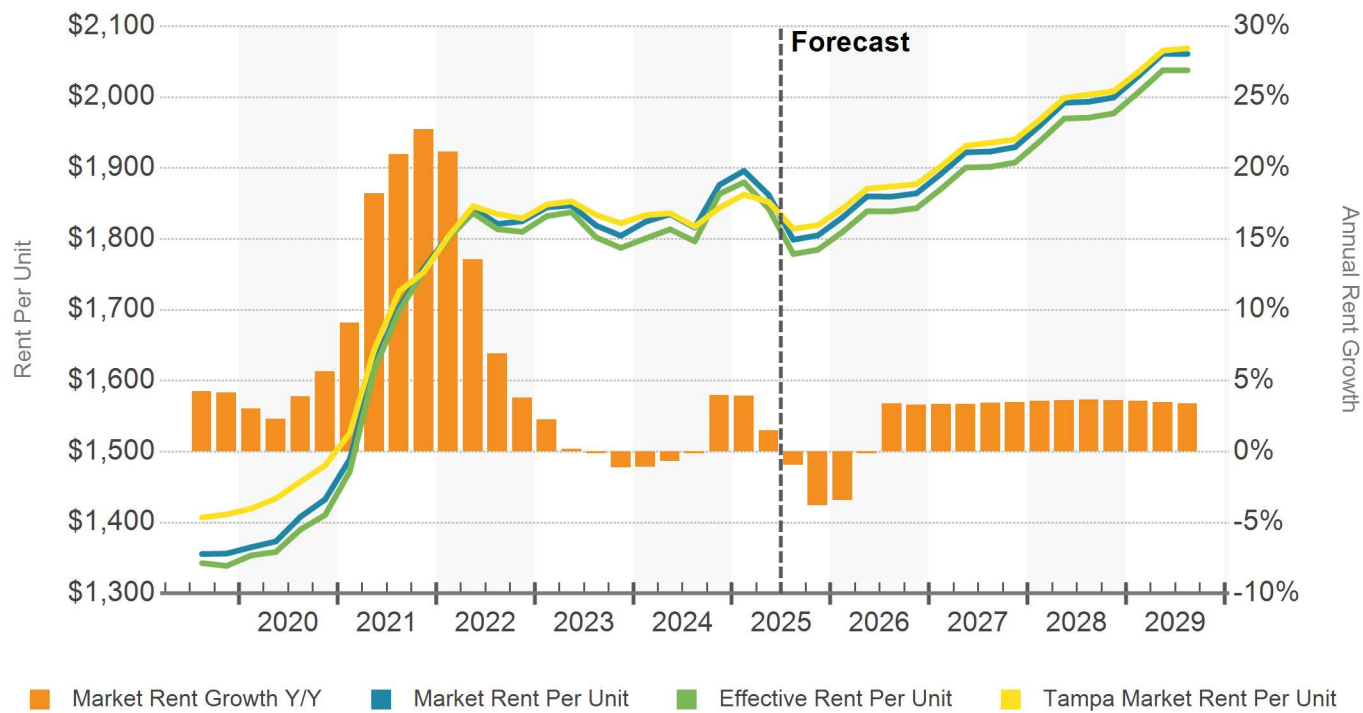
The lack of new construction makes concessions few and far between here. Effective rents are up -0.3% in the Central Pinellas Submarket, compared to less than 0.5% in Southeast Tampa, a high-construction submarket.

Rent growth will likely continue to moderate over the coming quarters as renter demand is forecast to remain light.

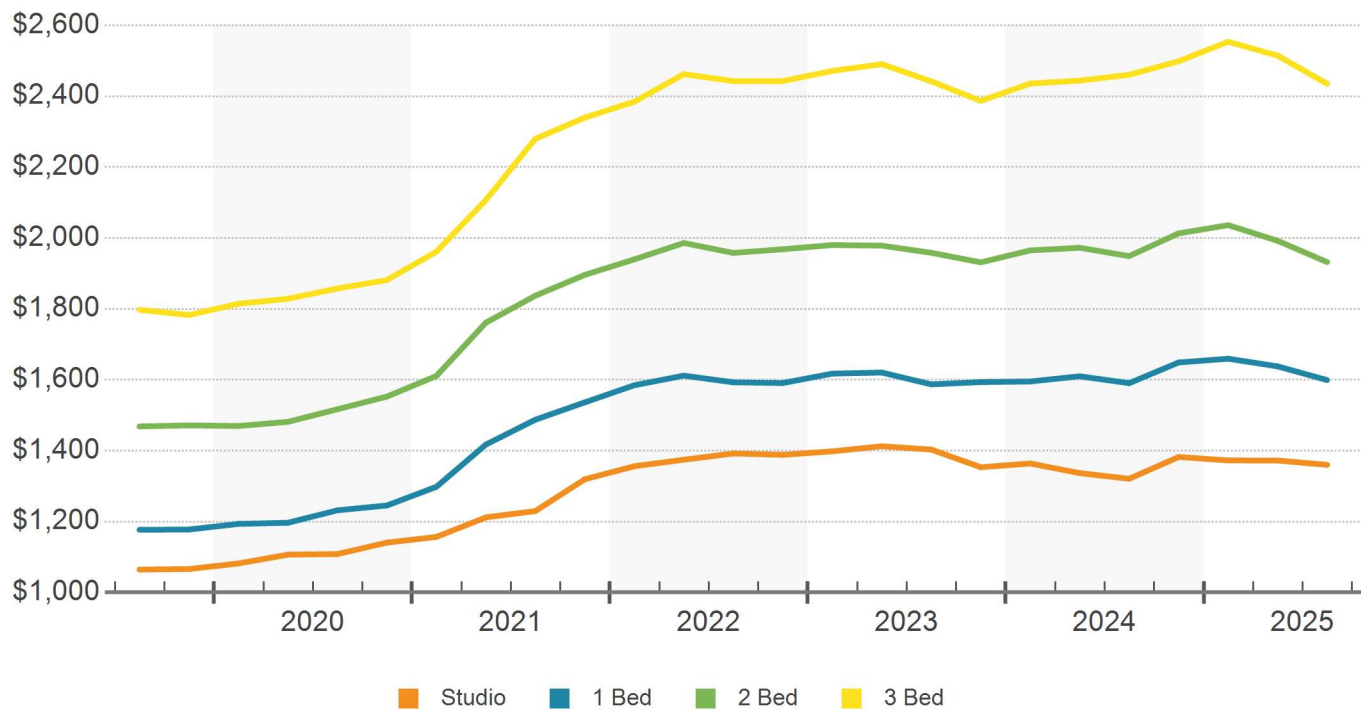
DAILY ASKING RENT PER SF



MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT BY BEDROOM



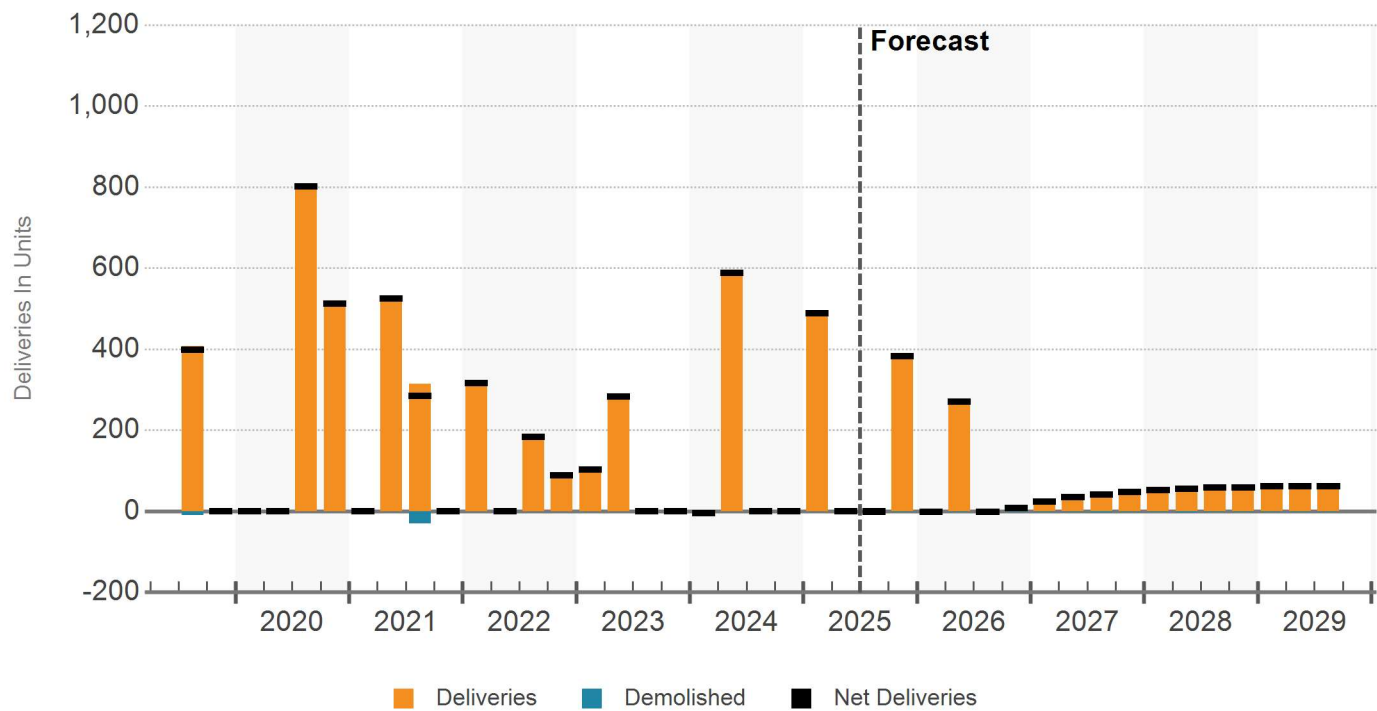
Pinellas County is the most densely populated county in Florida, and as a result, there is limited land available for new construction. While other areas of Tampa Bay, like Pasco County and Southeast Hillsborough, have seen tens of thousands of units completed over the past five years, Central Pinellas has only added 3,500 units.

That trend will continue over the next few years, as only 660 units are under construction. Further, only 470 units have broken ground over the past six quarters. As a result, Central Pinellas will likely see its future annual completion rate fall back in line with pre-pandemic

norms in 2026 and 2027.

The properties that have been completed here over the past few quarters have average asking rents well above the submarket average of \$1,810/month. Linz Bayview is the largest completion so far this year with 398 units. With an average asking monthly rent of \$2,660, it is one of the more expensive properties in Central Pinellas. The property was 15% occupied at the end of the second quarter, with an average of 10 move-ins per month since completion in February.

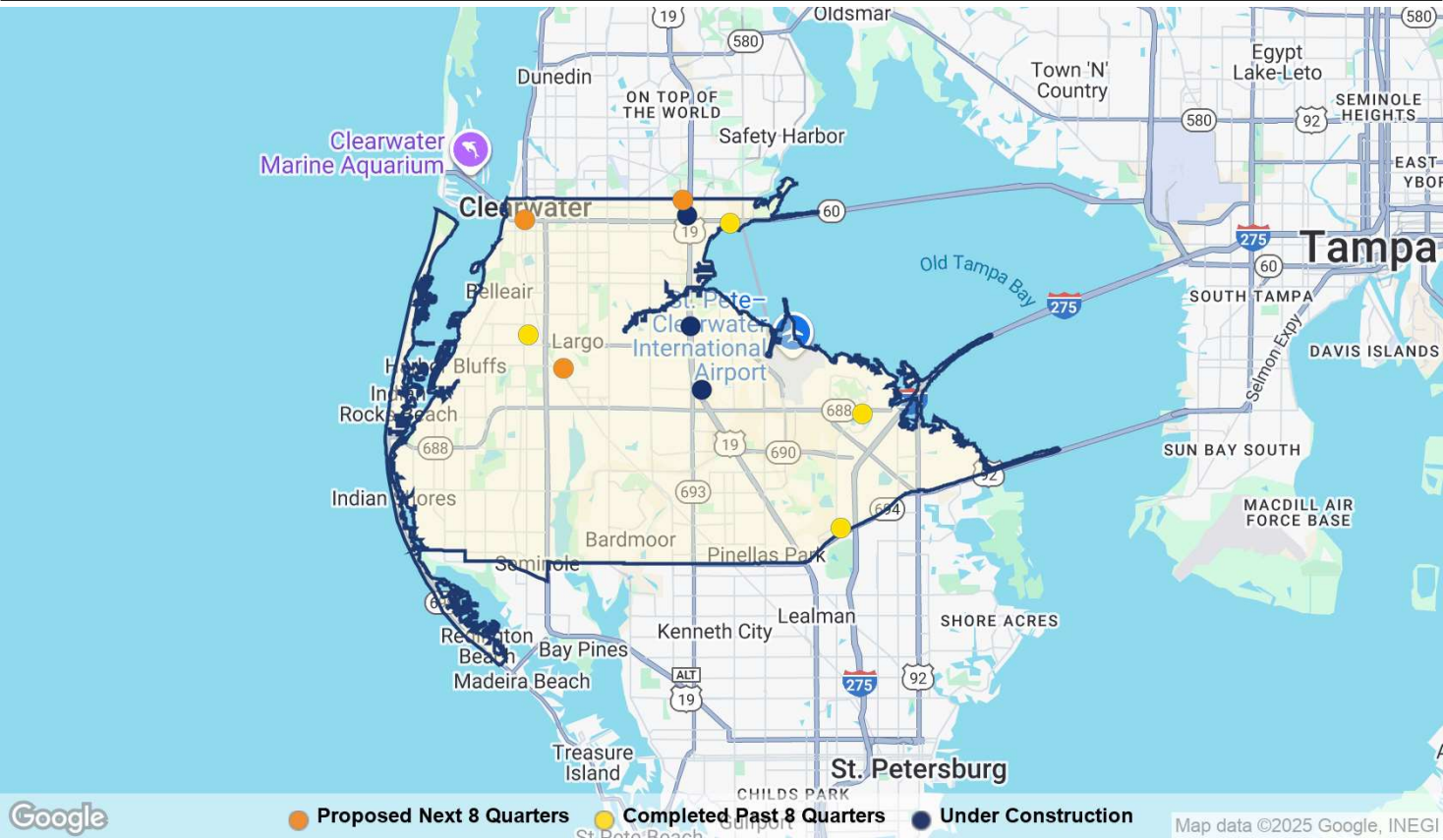
DELIVERIES & DEMOLITIONS



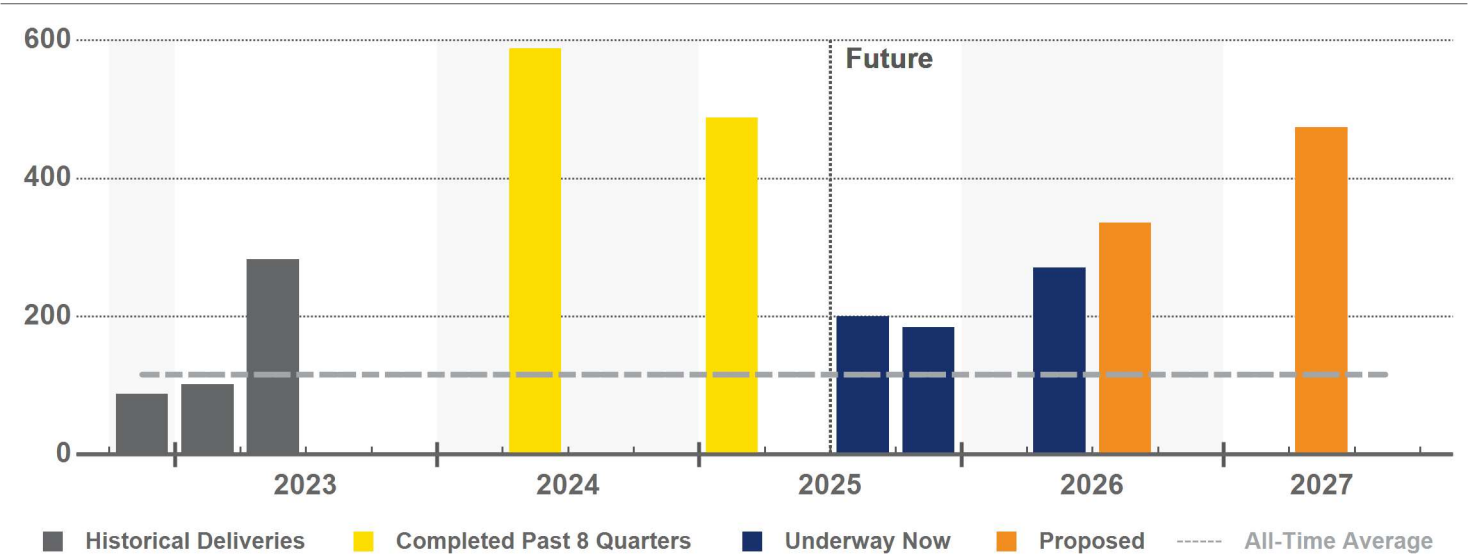
Central Pinellas Multi-Family

All-Time Annual Avg. Units	Delivered Units Past 8 Qtrs	Delivered Units Next 8 Qtrs	Proposed Units Next 8 Qtrs
464	1,076	655	810

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



Central Pinellas Multi-Family

RECENT DELIVERIES

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Everest Largo 605 4th St NW	★ ★ ★ ★ ★	90	3	Oct 2023	Mar 2025	Bradley Construction Co Inc Green Home Management
2	Linz Bayview 2975 Gulf To Bay Blvd	★ ★ ★ ★ ★	398	5	Apr 2023	Feb 2025	Davis Development Davis Development
3	Marlowe Gateway 2790 Grand Ave	★ ★ ★ ★ ★	412	5	Sep 2022	May 2024	Greystar Real Estate Partners Greystar Real Estate Partners
4	Park & Main 221 Main N	★ ★ ★ ★ ★	176	17	Jan 2023	May 2024	KAST Construction Echelon Real Estate Services LLC

UNDER CONSTRUCTION

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Lantower Bayside Apart... 16485 US Highway 19 N	★ ★ ★ ★ ★	271	4	Jan 2025	May 2026	Lantower Residential Lantower Residential
2	20788 US Highway 19 N	★ ★ ★ ★ ★	200	3	Mar 2025	Oct 2025	- -
3	Revel 6430 142nd Ave N	★ ★ ★ ★ ★	184	4	Dec 2022	Nov 2025	The Rinaldi Group Roers Companies

PROPOSED

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Lantower Clearwater Ap... 2551 Drew St	★ ★ ★ ★ ★	434	5	Sep 2025	Jun 2027	Lantower Residential H&R REIT
2	Allora 800 8th Ave SE	★ ★ ★ ★ ★	336	4	Oct 2025	Aug 2026	Belleair Development Group, Inc. Trammell Crow Residential
3	Development Opportunity 504 S Myrtle Ave	★ ★ ★ ★ ★	40	6	Dec 2025	Jun 2027	- -

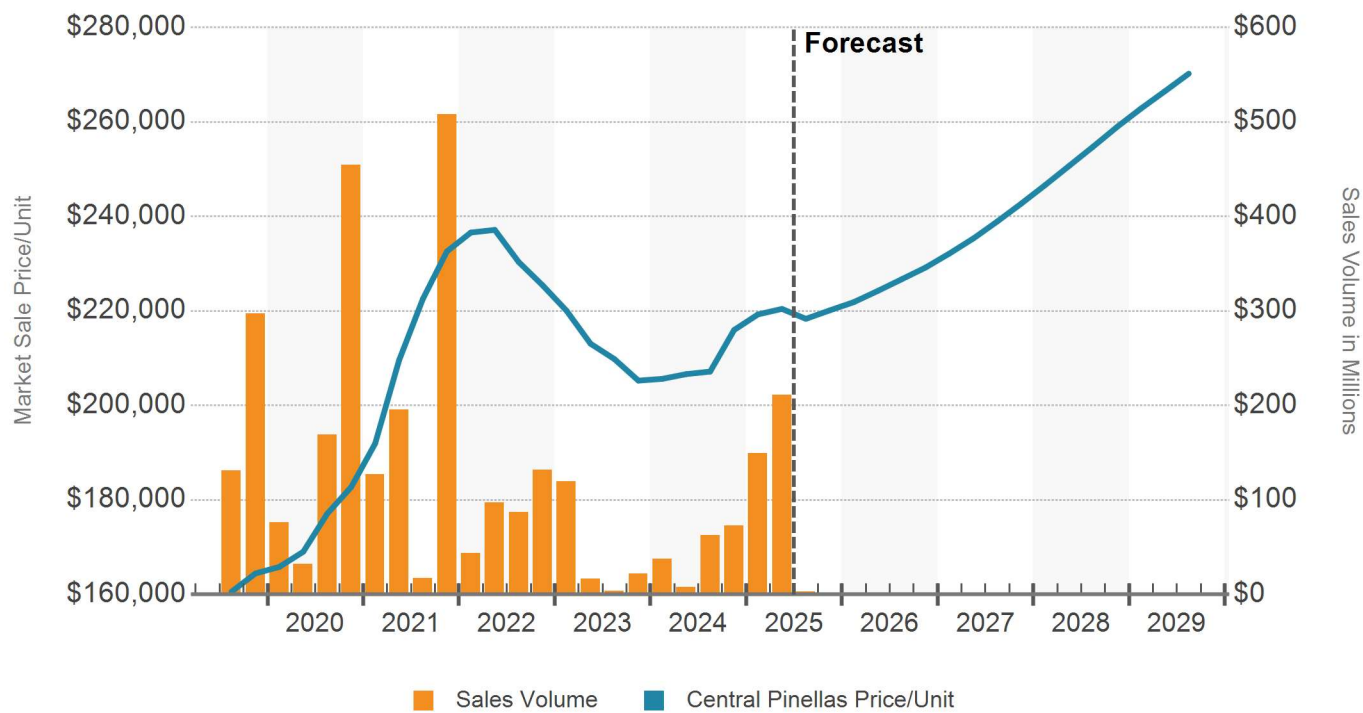
The Central Pinellas Submarket has been one of the most active in the region in terms of sales volume over the past year. All told, the submarket has recorded \$448 million in total sales volume over that period. Further, the submarket has surpassed \$100 million in quarterly sales volume for two consecutive quarters, a feat not seen since early 2023. Even if no additional transactions were to occur this year, 2025 is already well above volumes recorded in 2023 and 2024, with \$162 million and \$180 million, respectively.

As volumes have improved, so too has pricing. Overall, the submarket average price per unit is around \$220,000 as of the third quarter of 2025. That is up 7% from this time last year. In addition, cap rates have also improved, down 10 basis points year over year to 5.4%%.

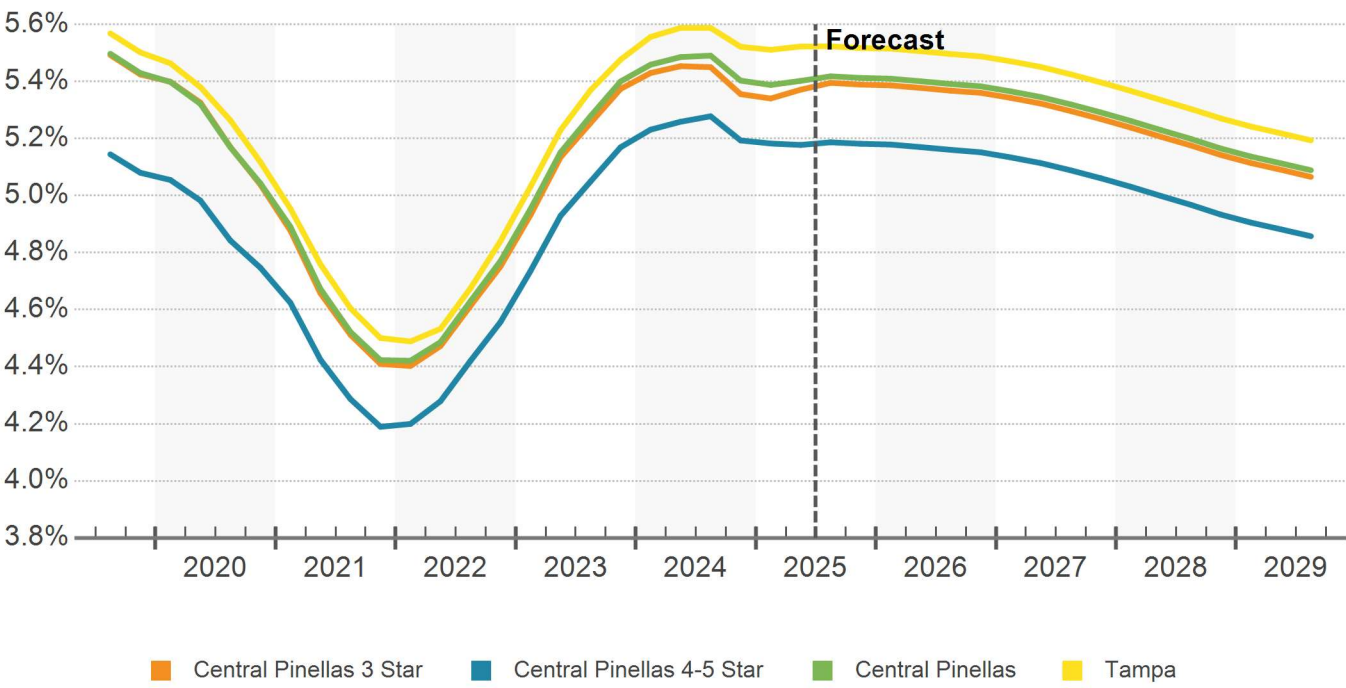
Central Pinellas saw the first multifamily transaction to break \$400,000 per unit since 2022 earlier this year. Greystar purchased two properties, one in Central Pinellas and another in Orlando, for roughly \$220 million, \$432,000 per unit. The Sands at Clearwater, a 240-unit, 4 Star property in Clearwater, traded for approximately \$105 million, or \$438,000 per unit. Starwood, the seller, purchased The Sands in August 2022 with three other properties at \$280,000 per unit.

The Central Pinellas Submarket enters the second half of 2025 with strong transaction volume momentum. Market participants are more optimistic about investment volumes going forward. However, recently shifting fundamentals like weak renter demand and rent growth could stymie future trades in the coming quarters.

SALES VOLUME & MARKET SALE PRICE PER UNIT



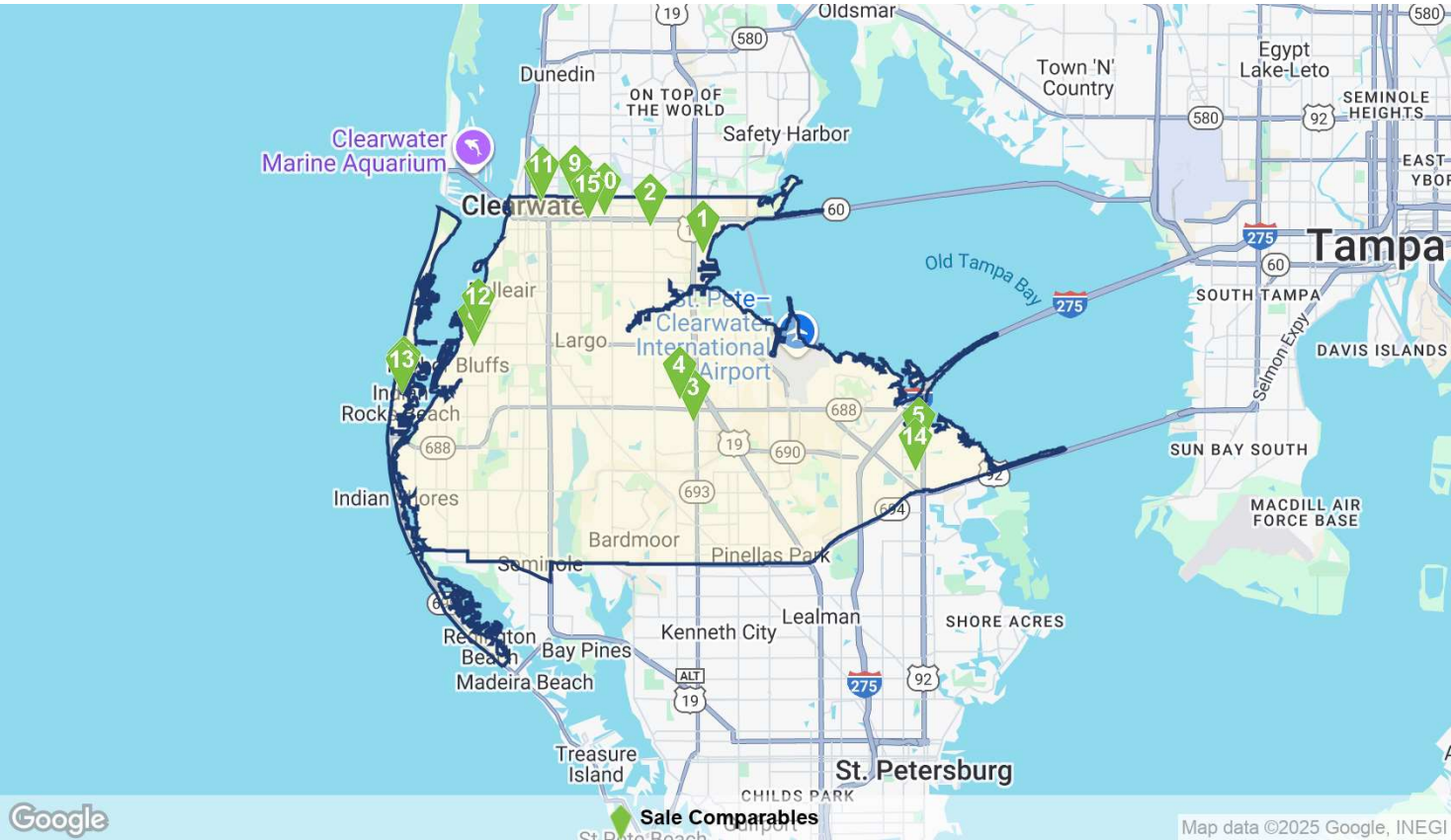
MARKET CAP RATE



Central Pinellas Multi-Family

Sale Comparables	Avg. Price/Unit (thous.)	Average Price (mil.)	Average Vacancy at Sale
16	\$263	\$33.6	6.0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$800,000	\$33,592,308	\$2,000,000	\$139,000,000
Price/Unit	\$77,416	\$262,914	\$154,166	\$438,212
Cap Rate	5.6%	6.4%	6.2%	7.7%
Vacancy Rate At Sale	0%	6.0%	5.2%	9.1%
Time Since Sale in Months	0.4	4.4	4.1	10.0
Property Attributes	Low	Average	Median	High
Property Size in Units	5	125	12	360
Number of Floors	1	2	2	15
Average Unit SF	326	806	802	1,161
Year Built	1946	1977	1971	2020
Star Rating	★★★★★	★★★★★ 2.8	★★★★★	★★★★★

Sales Past 12 Months

Item 12A.

Central Pinellas Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address		Property Information				Sale Information			
		Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
1	Camden Clearwater 19355 US Highway 19 N	★★★★★	2020	360	8.1%	5/22/2025	\$139,000,000	\$386,111	\$340
2	The Sands at Clearwater 2168 Druid Rd	★★★★★	2014	240	1.7%	2/28/2025	\$105,171,000	\$438,212	\$432
3	Charleston on 66 12700 66th St N	★★★★★	2017	258	5.4%	11/14/2024	\$72,000,000	\$279,069	\$255
4	Oasis at Bayside Apartments 305 Glades Cir	★★★★★	1974	304	5.8%	3/12/2025	\$42,250,000	\$138,980	\$151
5	Gateway on 4th 501 116th Ave N	★★★★★	1975	304	4.9%	6/30/2025	\$37,030,000	\$121,809	\$154
6	1100 Apex 1100 Cleveland St	★★★★★	2019	134	8.2%	6/30/2025	\$32,625,000	\$243,470	\$143
7	Sea Gull Apartments 1801-1803 Bay Blvd	★★★★★	1958	7	0%	7/2/2025	\$2,000,000	\$285,714	\$561
8	209 Bel Forest Dr	★★★★★	1970	12	8.3%	4/22/2025	\$1,850,000	\$154,166	\$149
9	115 N San Remo Ave	★★★★★	1971	8	0%	7/31/2025	\$1,100,000	\$137,500	\$116
10	407 S Jupiter Ave	★★★★★	1951	11	9.1%	12/20/2024	\$1,025,000	\$93,181	\$150
11	1143 Grove St	★★★★★	1947	12	0%	1/10/2025	\$929,000	\$77,416	\$210
12	2643 Pinehurst Ave	★★★★★	1957	5	0%	3/31/2025	\$920,000	\$184,000	\$273
13	1517 Bay Palm Blvd	★★★★★	1953	6	0%	5/2/2025	\$800,000	\$133,333	\$84
4	Oasis at Bayside Apartments 305 Glades Cir	★★★★★	1974	304	5.8%	9/2/2025	-	-	-
14	Bridges at Bayside 500 110th Ave N	★★★★★	1986	208	8.2%	9/2/2025	-	-	-
15	509 Crest Ave	★★★★★	1946	8	0%	6/30/2025	-	-	-

Central Pinellas Multi-Family

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2029	34,707	245	0.7%	280	0.8%	0.9
2028	34,462	225	0.7%	253	0.7%	0.9
2027	34,237	146	0.4%	254	0.7%	0.6
2026	34,091	274	0.8%	454	1.3%	0.6
2025	33,817	868	2.6%	418	1.2%	2.1
YTD	33,437	488	1.5%	266	0.8%	1.8
2024	32,949	583	1.8%	733	2.2%	0.8
2023	32,366	385	1.2%	221	0.7%	1.7
2022	31,981	587	1.9%	(429)	-1.3%	-
2021	31,394	808	2.6%	1,729	5.5%	0.5
2020	30,586	1,313	4.5%	1,075	3.5%	1.2
2019	29,273	398	1.4%	429	1.5%	0.9
2018	28,875	419	1.5%	396	1.4%	1.1
2017	28,456	529	1.9%	674	2.4%	0.8
2016	27,927	531	1.9%	272	1.0%	2.0
2015	27,396	686	2.6%	1,147	4.2%	0.6
2014	26,710	1,611	6.4%	834	3.1%	1.9
2013	25,099	348	1.4%	533	2.1%	0.7

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2029	13,998	254	1.8%	257	1.8%	1.0
2028	13,744	234	1.7%	227	1.7%	1.0
2027	13,510	155	1.2%	266	2.0%	0.6
2026	13,355	281	2.1%	522	3.9%	0.5
2025	13,074	782	6.4%	335	2.6%	2.3
YTD	12,690	398	3.2%	195	1.5%	2.0
2024	12,292	588	5.0%	664	5.4%	0.9
2023	11,704	283	2.5%	110	0.9%	2.6
2022	11,421	316	2.8%	120	1.1%	2.6
2021	11,105	838	8.2%	1,520	13.7%	0.6
2020	10,267	1,313	14.7%	833	8.1%	1.6
2019	8,954	408	4.8%	482	5.4%	0.8
2018	8,546	431	5.3%	369	4.3%	1.2
2017	8,115	508	6.7%	529	6.5%	1.0
2016	7,607	531	7.5%	447	5.9%	1.2
2015	7,076	686	10.7%	1,147	16.2%	0.6
2014	6,390	1,611	33.7%	705	11.0%	2.3
2013	4,779	348	7.9%	413	8.6%	0.8

Central Pinellas Multi-Family

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2029	15,603	0	0%	19	0.1%	0
2028	15,603	0	0%	22	0.1%	0
2027	15,603	0	0%	(6)	0%	0
2026	15,603	0	0%	(44)	-0.3%	0
2025	15,603	90	0.6%	31	0.2%	2.9
YTD	15,603	90	0.6%	17	0.1%	5.3
2024	15,513	0	0%	140	0.9%	0
2023	15,513	102	0.7%	180	1.2%	0.6
2022	15,411	271	1.8%	(476)	-3.1%	-
2021	15,140	0	0%	166	1.1%	0
2020	15,140	0	0%	192	1.3%	0
2019	15,140	(10)	-0.1%	(38)	-0.3%	0.3
2018	15,150	0	0%	12	0.1%	0
2017	15,150	29	0.2%	176	1.2%	0.2
2016	15,121	0	0%	(186)	-1.2%	0
2015	15,121	0	0%	(28)	-0.2%	0
2014	15,121	0	0%	103	0.7%	0
2013	15,121	0	0%	42	0.3%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2029	5,106	(9)	-0.2%	4	0.1%	-
2028	5,115	(9)	-0.2%	4	0.1%	-
2027	5,124	(9)	-0.2%	(6)	-0.1%	1.5
2026	5,133	(7)	-0.1%	(24)	-0.5%	0.3
2025	5,140	(4)	-0.1%	52	1.0%	-
YTD	5,144	0	0%	54	1.0%	0
2024	5,144	(5)	-0.1%	(71)	-1.4%	0.1
2023	5,149	0	0%	(69)	-1.3%	0
2022	5,149	0	0%	(73)	-1.4%	0
2021	5,149	(30)	-0.6%	43	0.8%	-
2020	5,179	0	0%	50	1.0%	0
2019	5,179	0	0%	(15)	-0.3%	0
2018	5,179	(12)	-0.2%	15	0.3%	-
2017	5,191	(8)	-0.2%	(31)	-0.6%	0.3
2016	5,199	0	0%	11	0.2%	0
2015	5,199	0	0%	28	0.5%	0
2014	5,199	0	0%	26	0.5%	0
2013	5,199	0	0%	78	1.5%	0

Central Pinellas Multi-Family

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2029	2,286	6.6%	(0.2)	\$2,066	\$2.27	3.3%	(0.3)	\$2,043	\$2.25
2028	2,322	6.7%	(0.1)	\$2,000	\$2.20	3.6%	0.1	\$1,977	\$2.17
2027	2,351	6.9%	(0.3)	\$1,930	\$2.12	3.5%	0.2	\$1,908	\$2.10
2026	2,460	7.2%	(0.6)	\$1,864	\$2.05	3.3%	7.1	\$1,843	\$2.03
2025	2,639	7.8%	1.2	\$1,805	\$1.99	-3.8%	(7.8)	\$1,785	\$1.96
YTD	2,410	7.2%	0.6	\$1,811	\$1.99	-0.5%	(4.4)	\$1,794	\$1.97
2024	2,188	6.6%	(0.6)	\$1,876	\$2.06	4.0%	5.1	\$1,863	\$2.04
2023	2,337	7.2%	0.4	\$1,805	\$1.98	-1.1%	(4.9)	\$1,787	\$1.96
2022	2,173	6.8%	3.1	\$1,825	\$2	3.8%	(18.9)	\$1,810	\$1.98
2021	1,157	3.7%	(3.1)	\$1,758	\$1.93	22.7%	17.1	\$1,754	\$1.92
2020	2,075	6.8%	0.5	\$1,433	\$1.57	5.6%	1.5	\$1,411	\$1.54
2019	1,835	6.3%	(0.2)	\$1,356	\$1.49	4.1%	0.3	\$1,339	\$1.47
2018	1,864	6.5%	0	\$1,302	\$1.43	3.8%	(0.5)	\$1,278	\$1.40
2017	1,842	6.5%	(0.6)	\$1,254	\$1.37	4.3%	(0.9)	\$1,227	\$1.34
2016	1,984	7.1%	0.8	\$1,203	\$1.32	5.2%	(0.8)	\$1,179	\$1.29
2015	1,725	6.3%	(1.9)	\$1,143	\$1.25	6.0%	2.9	\$1,129	\$1.24
2014	2,187	8.2%	2.6	\$1,078	\$1.18	3.1%	0.8	\$1,059	\$1.16
2013	1,411	5.6%	(0.8)	\$1,045	\$1.14	2.3%	-	\$1,031	\$1.13

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2029	969	6.9%	(0.2)	\$2,439	\$2.42	3.3%	(0.3)	\$2,412	\$2.39
2028	973	7.1%	(0.1)	\$2,362	\$2.34	3.6%	0.1	\$2,336	\$2.32
2027	967	7.2%	(0.9)	\$2,281	\$2.26	3.4%	0.2	\$2,255	\$2.24
2026	1,078	8.1%	(2.0)	\$2,205	\$2.19	3.2%	8.2	\$2,180	\$2.16
2025	1,316	10.1%	3.0	\$2,136	\$2.12	-5.0%	(10.6)	\$2,112	\$2.10
YTD	1,071	8.4%	1.4	\$2,149	\$2.13	-0.6%	(6.2)	\$2,131	\$2.11
2024	869	7.1%	(1.0)	\$2,248	\$2.23	5.7%	7.6	\$2,229	\$2.21
2023	944	8.1%	1.3	\$2,127	\$2.11	-1.9%	(3.9)	\$2,109	\$2.09
2022	771	6.8%	1.6	\$2,169	\$2.15	2.0%	(22.7)	\$2,148	\$2.13
2021	575	5.2%	(7.1)	\$2,127	\$2.11	24.7%	20.7	\$2,122	\$2.11
2020	1,256	12.2%	3.6	\$1,706	\$1.69	4.0%	0.6	\$1,665	\$1.65
2019	774	8.6%	(1.3)	\$1,640	\$1.63	3.4%	0.5	\$1,611	\$1.60
2018	848	9.9%	0.2	\$1,587	\$1.57	2.9%	(0.9)	\$1,547	\$1.54
2017	786	9.7%	(0.9)	\$1,543	\$1.53	3.8%	(0.1)	\$1,502	\$1.49
2016	807	10.6%	0.4	\$1,487	\$1.48	3.9%	(0.7)	\$1,449	\$1.44
2015	723	10.2%	(8.3)	\$1,431	\$1.42	4.6%	2.0	\$1,411	\$1.40
2014	1,183	18.5%	12.7	\$1,368	\$1.36	2.6%	1.2	\$1,336	\$1.33
2013	278	5.8%	(1.9)	\$1,333	\$1.32	1.4%	-	\$1,309	\$1.30

Central Pinellas Multi-Family

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2029	1,059	6.8%	(0.1)	\$1,880	\$2.20	3.4%	(0.3)	\$1,857	\$2.17
2028	1,079	6.9%	(0.1)	\$1,819	\$2.13	3.7%	0.1	\$1,796	\$2.10
2027	1,101	7.1%	0	\$1,754	\$2.05	3.5%	0.2	\$1,733	\$2.03
2026	1,095	7.0%	0.3	\$1,695	\$1.98	3.3%	6.4	\$1,674	\$1.96
2025	1,051	6.7%	0.3	\$1,640	\$1.92	-3.1%	(5.5)	\$1,620	\$1.90
YTD	1,066	6.8%	0.4	\$1,643	\$1.91	-0.4%	(2.9)	\$1,623	\$1.89
2024	993	6.4%	(0.9)	\$1,692	\$1.97	2.4%	3.3	\$1,683	\$1.96
2023	1,132	7.3%	(0.6)	\$1,652	\$1.93	-0.8%	(6.0)	\$1,635	\$1.91
2022	1,211	7.9%	4.8	\$1,666	\$1.94	5.2%	(17.4)	\$1,654	\$1.93
2021	466	3.1%	(1.1)	\$1,583	\$1.85	22.6%	15.1	\$1,580	\$1.84
2020	632	4.2%	(1.3)	\$1,291	\$1.50	7.6%	2.7	\$1,280	\$1.49
2019	823	5.4%	0.2	\$1,200	\$1.40	4.9%	0.3	\$1,190	\$1.39
2018	793	5.2%	(0.1)	\$1,144	\$1.33	4.6%	(0.2)	\$1,128	\$1.31
2017	805	5.3%	(1.0)	\$1,094	\$1.27	4.7%	(2.2)	\$1,074	\$1.25
2016	950	6.3%	1.2	\$1,045	\$1.22	6.9%	(0.9)	\$1,028	\$1.20
2015	764	5.1%	0.2	\$977	\$1.14	7.8%	4.1	\$966	\$1.12
2014	738	4.9%	(0.7)	\$906	\$1.05	3.7%	0	\$894	\$1.04
2013	842	5.6%	(0.3)	\$873	\$1.02	3.7%	-	\$865	\$1.01

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2029	258	5.1%	(0.2)	\$1,537	\$1.92	3.5%	(0.3)	\$1,527	\$1.90
2028	271	5.3%	(0.2)	\$1,485	\$1.85	3.8%	0.2	\$1,476	\$1.84
2027	284	5.5%	(0.1)	\$1,431	\$1.78	3.6%	0.2	\$1,423	\$1.77
2026	287	5.6%	0.3	\$1,381	\$1.72	3.4%	3.9	\$1,373	\$1.71
2025	271	5.3%	(1.1)	\$1,336	\$1.67	-0.5%	(3.0)	\$1,328	\$1.66
YTD	272	5.3%	(1.0)	\$1,332	\$1.64	0%	(2.5)	\$1,325	\$1.63
2024	326	6.3%	1.3	\$1,343	\$1.65	2.5%	0.5	\$1,336	\$1.64
2023	261	5.1%	1.4	\$1,310	\$1.61	2.0%	(5.0)	\$1,299	\$1.59
2022	191	3.7%	1.5	\$1,284	\$1.58	7.0%	(5.4)	\$1,279	\$1.57
2021	116	2.3%	(1.4)	\$1,200	\$1.47	12.3%	6.9	\$1,197	\$1.47
2020	188	3.6%	(1.0)	\$1,069	\$1.30	5.5%	0.6	\$1,064	\$1.30
2019	238	4.6%	0.3	\$1,013	\$1.24	4.9%	(0.9)	\$1,010	\$1.23
2018	223	4.3%	(0.5)	\$966	\$1.18	5.8%	0.4	\$960	\$1.17
2017	250	4.8%	0.4	\$913	\$1.11	5.4%	0.5	\$905	\$1.10
2016	228	4.4%	(0.2)	\$866	\$1.05	4.9%	(0.7)	\$861	\$1.05
2015	238	4.6%	(0.5)	\$825	\$1	5.6%	2.1	\$820	\$1
2014	266	5.1%	(0.5)	\$781	\$0.95	3.5%	1.8	\$775	\$0.94
2013	291	5.6%	(1.5)	\$755	\$0.92	1.7%	-	\$750	\$0.91

Central Pinellas Multi-Family

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2029	-	-	0%	-	-	-	\$273,771	386	5.1%
2028	-	-	0%	-	-	-	\$258,904	365	5.2%
2027	-	-	0%	-	-	-	\$242,697	342	5.3%
2026	-	-	0%	-	-	-	\$229,169	323	5.4%
2025	-	-	-	-	-	-	\$220,123	310	5.4%
YTD	14	\$363.7M	5.7%	\$33,061,364	\$261,261	6.4%	\$219,231	309	5.4%
2024	12	\$180.6M	2.6%	\$16,416,073	\$208,278	6.9%	\$215,961	305	5.4%
2023	22	\$162.1M	2.2%	\$8,530,850	\$242,644	6.7%	\$205,255	289	5.4%
2022	31	\$359.6M	5.5%	\$12,399,893	\$207,500	7.3%	\$225,406	318	4.8%
2021	47	\$847.1M	13.8%	\$18,022,714	\$194,907	5.9%	\$232,583	328	4.4%
2020	36	\$731.8M	14.6%	\$25,234,210	\$181,451	6.0%	\$182,744	258	5.0%
2019	50	\$804.9M	16.9%	\$18,718,000	\$164,899	5.8%	\$164,463	232	5.4%
2018	37	\$318.6M	9.0%	\$9,957,056	\$135,470	6.1%	\$148,395	209	5.7%
2017	37	\$318.9M	11.0%	\$9,966,129	\$103,343	7.2%	\$139,181	196	5.9%
2016	40	\$651.8M	19.6%	\$18,622,229	\$120,077	7.1%	\$128,696	181	6.0%
2015	42	\$471.6M	16.1%	\$11,791,138	\$107,363	7.1%	\$121,986	172	6.1%
2014	21	\$184.8M	8.1%	\$9,239,517	\$85,393	7.9%	\$110,495	156	6.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2029	-	-	0%	-	-	-	\$358,544	384	4.8%
2028	-	-	0%	-	-	-	\$339,113	363	4.9%
2027	-	-	0%	-	-	-	\$317,894	341	5.1%
2026	-	-	0%	-	-	-	\$300,195	322	5.2%
2025	-	-	-	-	-	-	\$288,511	309	5.2%
YTD	4	\$276.8M	7.4%	\$92,265,333	\$377,106	-	\$288,016	309	5.2%
2024	2	\$133.3M	4.4%	\$66,630,000	\$244,066	-	\$281,861	302	5.2%
2023	2	\$119.7M	3.5%	\$59,850,000	\$291,951	-	\$269,697	289	5.2%
2022	2	\$130.9M	4.3%	\$65,446,450	\$263,897	-	\$297,135	318	4.6%
2021	6	\$498.5M	14.7%	\$83,083,400	\$305,080	-	\$309,092	331	4.2%
2020	4	\$244.5M	10.4%	\$61,125,000	\$228,718	5.0%	\$245,154	263	4.7%
2019	6	\$407.2M	19.9%	\$67,861,805	\$227,979	4.9%	\$222,273	238	5.1%
2018	2	\$124.8M	7.5%	\$62,390,000	\$194,969	4.8%	\$200,934	215	5.3%
2017	2	\$112.1M	7.5%	\$56,050,000	\$184,072	4.7%	\$189,800	203	5.4%
2016	6	\$357.5M	30.9%	\$59,583,333	\$152,192	5.3%	\$176,196	189	5.6%
2015	5	\$238.2M	21.3%	\$47,640,000	\$157,958	5.3%	\$165,556	177	5.6%
2014	-	-	0%	-	-	-	\$148,731	159	6.0%

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Central Pinellas Multi-Family

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2029	-	-	0%	-	-	-	\$229,910	391	5.0%
2028	-	-	0%	-	-	-	\$217,377	370	5.1%
2027	-	-	0%	-	-	-	\$203,722	347	5.3%
2026	-	-	0%	-	-	-	\$192,333	328	5.4%
2025	-	-	-	-	-	-	\$184,641	314	5.4%
YTD	4	\$81.3M	5.9%	\$27,093,333	\$132,163	7.7%	\$183,486	312	5.4%
2024	4	\$42M	1.8%	\$10,507,681	\$151,190	5.5%	\$182,297	310	5.4%
2023	3	\$11.4M	0.6%	\$3,786,902	\$127,648	8.6%	\$171,592	292	5.4%
2022	6	\$185.1M	6.1%	\$30,847,333	\$195,856	5.5%	\$187,734	320	4.8%
2021	15	\$258.8M	12.8%	\$17,250,508	\$133,933	5.2%	\$192,451	328	4.4%
2020	12	\$467.6M	20.6%	\$46,763,850	\$170,796	5.5%	\$150,178	256	5.0%
2019	12	\$346.7M	17.2%	\$31,522,613	\$133,519	5.2%	\$134,474	229	5.4%
2018	10	\$172.4M	10.9%	\$19,152,778	\$120,122	5.6%	\$120,906	206	5.8%
2017	8	\$177.3M	10.7%	\$22,157,439	\$109,083	6.0%	\$112,702	192	6.0%
2016	14	\$276.9M	18.8%	\$21,302,692	\$97,615	7.2%	\$103,280	176	6.1%
2015	14	\$205.8M	16.2%	\$14,697,857	\$83,953	7.2%	\$99,173	169	6.2%
2014	9	\$174M	13.3%	\$19,331,092	\$86,687	7.0%	\$90,842	155	6.4%

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1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2029	-	-	0%	-	-	-	\$186,885	375	5.7%
2028	-	-	0%	-	-	-	\$176,779	355	5.8%
2027	-	-	0%	-	-	-	\$165,836	333	6.0%
2026	-	-	0%	-	-	-	\$156,644	314	6.1%
2025	-	-	-	-	-	-	\$150,332	302	6.1%
YTD	6	\$5.6M	1.0%	\$1,119,800	\$130,209	6.0%	\$149,207	299	6.1%
2024	6	\$5.3M	1.0%	\$1,057,216	\$122,932	8.4%	\$147,109	295	6.1%
2023	17	\$31M	3.9%	\$2,216,103	\$183,582	6.1%	\$140,178	281	6.1%
2022	23	\$43.6M	5.9%	\$2,077,143	\$149,384	7.8%	\$153,592	308	5.4%
2021	26	\$89.8M	15.1%	\$3,454,214	\$115,140	6.1%	\$155,823	313	5.1%
2020	20	\$19.7M	5.1%	\$1,310,240	\$86,963	6.2%	\$119,611	240	5.8%
2019	32	\$51M	11.0%	\$1,959,786	\$102,318	6.5%	\$105,456	212	6.3%
2018	25	\$21.5M	6.0%	\$1,022,419	\$77,512	6.7%	\$95,476	192	6.7%
2017	27	\$29.6M	17.4%	\$1,343,482	\$34,691	8.2%	\$88,181	177	6.8%
2016	20	\$17.3M	5.3%	\$1,083,938	\$71,665	8.0%	\$82,560	166	6.9%
2015	23	\$27.7M	8.8%	\$1,317,881	\$63,768	8.3%	\$78,149	157	7.0%
2014	12	\$10.8M	3.2%	\$982,773	\$68,857	8.7%	\$70,913	142	7.3%

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DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2029	-	34,708	6.6%	-	254	-	245	-	-
2028	-	34,463	6.7%	-	233	-	224	-	-
2027	-	34,239	6.9%	-	156	-	147	-	-
2026	-	34,092	7.2%	-	281	-	274	-	-
2025	-	33,818	7.8%	-	872	-	869	-	-
YTD	391	33,437	7.2%	2	488	2	488	3	655
2024	389	32,949	6.6%	2	588	1	583	3	672
2023	388	32,366	7.2%	2	385	2	385	5	1,260
2022	386	31,981	6.8%	4	587	4	587	4	981
2021	382	31,394	3.7%	3	838	2	808	4	687
2020	380	30,586	6.8%	4	1,313	4	1,313	5	1,181
2019	376	29,273	6.3%	2	408	1	398	5	1,611
2018	375	28,875	6.5%	2	431	1	419	3	768
2017	374	28,456	6.5%	3	537	2	529	3	565
2016	372	27,927	7.1%	2	531	2	531	4	671
2015	370	27,396	6.3%	2	686	2	686	3	781
2014	368	26,710	8.2%	5	1,611	5	1,611	3	1,067
2013	363	25,099	5.6%	2	348	2	348	5	1,611

Restricted Appraisal Report

Prepared for:
CITY OF MADEIRA BEACH

Subject Property:
555 150th Avenue
Madeira Beach, Florida

Effective Date of Value: September 11, 2025

Date of Report: September 17, 2025

By:
Robert Emil Keller
Lic. Real Estate Broker
BK3137346

September 17, 2025

Megan Wepfer
City of Madeira Beach
Public Works Director

Clint Belk
City of Madeira Beach
Acting City Manager

RE: Property located at 555 150th Ave Madeira Beach, FL 33708 Transmittal letter

Ms. Wepfer:

Pursuant to our engagement, the above-referenced property was appraised in accordance with recognized appraisal principles appropriate for this property type. The effective date of value is September 11, 2025, and the date of this report is September 17, 2025. At the request of the City of Madeira Beach, this appraisal has been prepared in a Restricted Appraisal Report format, as defined under USPAP Standards Rule 2. This format provides a summary of the appraisal process, subject and market data, and valuation analyses. The purpose of this appraisal is to develop an opinion of the “As-Is” market value of the subject property’s fee simple interest as of the effective date.

The subject property is valued at **\$27,500,000**.

The subject consists of a 4.59-acre (199,940 square foot) site located at 555 150th Avenue, Madeira Beach, Florida.

The analyses, opinions, and conclusions in this appraisal were developed in compliance with the current Uniform Standards of Professional Appraisal Practice (USPAP). The opinion of value reflects market conditions and the likely actions of market participants as of the effective date. It is based on the information available and presented in this report and does not represent a forecast of future value. Changes in market or property conditions may affect the subject’s value.

Restricted appraisal report will follow, this transmittal letter was provided at your request to accommodate meeting deadlines, final value will not change and will reflect the above-mentioned value and As-Of date of September 11, 2025.

Robert Emil Keller
Lic. Real Estate Broker
BK3137346

Restricted Appraisal Report – September 17, 2025

Restricted Appraisal Report

Engagement Letter

REK Realty
ROBERT E KELLER

1018 Oak Lake Dr
(727) 638-6660
Clearwater, FL 33764
Rekrealty@gmail.com

APPRAISAL ENGAGEMENT AGREEMENT

This Appraisal Engagement Agreement (“Agreement”) is entered into as of September 4, 2025 (“Effective Date”), by and between:

- **ROBERT E. KELLER, Licensed Real Estate Broker, hereinafter referred to as “Broker,” and**
- **CITY OF MADEIRA BEACH, a Florida municipal corporation, hereinafter referred to as “Client.”**

The Broker and Client may be referred to herein individually as a “Party” and collectively as the “Parties.”

1. SCOPE OF SERVICES

1.1 Broker agrees to perform an Appraisal Service for the real property identified in Section 5 (“Subject Property”).

1.2 The appraisal shall be conducted in compliance with Florida Statutes, Chapter 475, Part I, and shall be performed under Broker’s Real Estate Brokerage license.

1.3 The appraisal shall:

- **Evaluate the property in fee simple estate as of September 4, 2025;**

- **Be prepared solely for the purpose of establishing a market value to assist the Client in evaluating a potential purchase;**
 - **Be expressly acknowledged as not a Certified Appraisal prepared by a state-certified appraiser, but rather an appraisal prepared by a Licensed Real Estate Broker.**
- 1.4 All supporting data used in the development of the appraisal shall be retained by Broker in Broker's files.**

2. LIMITATIONS

2.1 Broker shall not be obligated under this Agreement to provide court testimony, depositions, or appearances.

2.2 If Client requires Broker to provide testimony or appear in court, such services shall be billed at \$450.00 per hour, with a four (4) hour minimum.

3. APPRAISAL METHODS

3.1 Broker shall primarily utilize the Sales Comparison Approach to value and shall develop a final Opinion of Value based upon such methodology.

4. COMPENSATION

4.1 Client agrees to pay Broker a total fee of Six Thousand Dollars (\$6,000.00) ("Fee").

4.2 The Fee shall be paid as follows:

- **Fifty percent (50%) due upon execution of this Agreement;**
- **Fifty percent (50%) due upon delivery of the final appraisal report.**

4.3 Broker shall deliver the completed appraisal report on or before September 26, 2025.

5. SUBJECT PROPERTY

The property subject to this Agreement is:

555 150th Avenue, Madeira Beach, FL 33708

6. TERM AND EFFECTIVE DATE

Restricted Appraisal Report – September 17, 2025

6.1 This Agreement shall become effective as of the date executed by both Parties.

6.2 This Agreement may not be amended except by written instrument signed by both Parties.

7. MISCELLANEOUS

7.1 This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior oral or written agreements.

7.2 If any provision of this Agreement is found to be invalid or unenforceable, the remainder shall continue in full force and effect.

7.3 This Agreement shall be governed by the laws of the State of Florida.

8. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates written below.

**CLIENT:
CITY OF MADEIRA BEACH**

**By: _____
Robin Gomez
City Manager**

Date: _____

**BROKER:
ROBERT E. KELLER
Licensed Real Estate Broker
Email: Rekrealty@gmail.com**

Signature: _____

Date: _____

Identification of Appraisal Assignment

Property Identification

The subject property consists of a 4.59-acre site located at 555 150th Avenue, Madeira Beach, Florida (Parcel ID: 09-31-15-00000-140-0100).

Client Identification

This appraisal was prepared for CITY OF MADEIRA BEACH.

Purpose of the Appraisal

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest.

Intended Use

The intended use of this appraisal is to assist the client in evaluating a potential purchase of the subject property.

Intended Users

This appraisal is for the sole use of CITY OF MADEIRA BEACH. Reliance by third parties or unintended users is not permitted.

Assignment Dates

Date of Report: September 17, 2025

Date of Inspection: September 11, 2025

Valuation Date (As-Is): September 04, 2025

No personal property or intangible assets are included in this valuation.

Property and Sales History

Current Ownership

The subject is owned by Madeira Beach Project, LLC, which acquired the property on July 12, 2018, for \$5,700,000 (Deed Book 20130, Page 1944, Pinellas County Records).

Submerged Land Leases

The property also includes two leases with FL INT IMP FUND TRE for submerged land for docks and slips, current improvements were damaged during recent storms, conditions were unable to be determined as appraiser was unable to access covered docks and slips.

Three-Year Sales History

Public records and owner interviews confirm that the subject property has not transferred during the three years prior to the effective date of this appraisal.

Current listings

The property most recent offering for sale by Marcus & Millichap as a permitted development of mixed uses consisting of Hotel, Residential and Marina. Asking price was noted at \$28,000,000 or \$140 price per land sf. Offering information stored in appraisers workfile.

Current Contract Status

Unknown

Definitions

Market Value

The most probable price a property should bring in a competitive, open market under fair conditions of sale, with buyer and seller acting prudently, knowledgeably, and without undue stimulus.

Property Rights Appraised

The appraisal considers the fee simple estate, defined as absolute ownership unencumbered by other interests, subject only to governmental powers of taxation, eminent domain, police power

Value

- As-Is Market Value: The market value of the property in its current physical condition, use, and zoning as of the appraisal date.

Scope of Work

The scope of this appraisal included:

- Examination of the subject's legal and physical characteristics (site size, zoning, easements, floodplain, access, and visibility).
- Highest and Best Use analysis, considering legal, physical, locational, and financial feasibility.
- Application of the Sales Comparison Approach to estimate As-Is Market Value.
- Preparation of a written Restricted Appraisal Report in compliance with USPAP Standard 2.

I understand the Competency Rule of USPAP, and I meet the standards. No significant real property appraisal assistance was provided to Robert E Keller who is signing this report.

This report is being conducted in accordance with USPAP as a Restricted Appraisal Report and is being performed by a Licensed Real Estate Broker and is not and should not be considered a Certified Appraisal Report as per Fs. 475 pt 2. as described in the engagement letter to this report, engagement letter is made part as a reference attached to the report.

Subject Property Analysis

The subject is bound by the following

- North: Tom Stuart Causeway
- South: Boca Ciega Bay
- East: CW Bill Young VA Medical Center
- West: Madeira Beach Marina

Access & Visibility

The site has ample frontage and good overall access, with visibility in both directions along 150th Avenue.

Site Description

- Land Area: 199,850 SF (4.59 acres)
- Shape: Rectangular
- Topography: Level
- Frontage: 358 feet on 150th Avenue; 931 mol. feet on Boca Ciega Bay
- Flood Zone: Zone VE
- Utilities: All available to site

Other Conditions

Soils are assumed suitable for development. No adverse easements or encumbrances were observed.

Market Analysis

The subject property is considered to offer good buyer appeal and in a competitive environment of waterfront and beach location. Based on comparable land sales in the Greater Tampa Bay Market, the following conclusions were made:

- Exposure Time: Six to Twelve months
- Marketing Period: Six to Twelve months

Highest & Best Use Analysis

- Legally Permissible: Planned Development zoning supports mixed-use including hotel, residential, retail, and marina uses.
- Physically Possible: Rectangular, level site with good access and visibility.
- Financially Feasible: Market conditions support near-term development; scarcity of waterfront sites adds to demand.
- Maximally Productive: Development of a marine-related commercial use, consistent with entitlements and market demand.

Conclusion: Highest and best use as vacant is development for mixed use Residential with tourist commercial and marine-related commercial purposes based on the features of the site.

Land Valuation

Approach

The Sales Comparison Approach was, comparing four waterfront/commercial land sales. Adjustments were made for market conditions, location, and physical attributes. The income approach and the cost approach were not used or developed for this assignment as it would not yield meaningful results.

Findings

- Adjusted value range: \$134.64 to \$140.50/SF
- Median: \$137.65/SF
- Average: \$137.61/SF

Final Land Value Conclusion

- Land Area: 199,850 SF
- Concluded Unit Value: \$138.37/SF
- As-Is Market Value (Fee Simple): \$27,500,000 (rounded)
- Effective Date: September 17, 2025

Comparable Land Sales

Comparable Sales	Location	Sale Date	Size	Price	Price/Unit
805 Gulfview Blvd, Clearwater, FL 33767	Waterfront	1/29/2024	132,117	\$24,750,000	\$187.33
715 S Gulfview Blvd, Clearwater, FL 33767	Waterfront	6/7/2022	224,100	\$31,000,000	\$138.33
444 Bay Ave, Clearwater, FL 33756	Waterfront	11/10/2023	111,405	\$15,000,000	\$134.64
3105 Bay Oaks Ct Tampa FL 33629	Waterview	6/7/2019	210,830	\$26,250,000	\$124.51

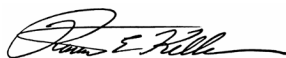
Land Valuation Summary

Comparable	Comparable Sales	Price/Unit	Net Adjustment %	Adjusted Value
1	805 Gulfview Blvd, Clearwater, FL 33767	\$187.33	-25.00%	\$140.50
2	715 S Gulfview Blvd, Clearwater, FL 33767	\$138.33	0.00%	\$138.33
3	444 Bay Ave, Clearwater, FL 33756	\$134.64	0.00%	\$134.64
4	3105 Bay Oaks Ct Tampa FL 33629	\$124.51	10.00%	\$136.96

Adjusted Value Summary

Comparable	Comparable Sales	Adjusted Value		Weight %	Weight Adj
1	805 Gulfview Blvd, Clearwater, FL 33767	\$140.50		25.00%	\$35.13
2	715 S Gulfview Blvd, Clearwater, FL 33767	\$138.33		55.00%	\$76.08
3	444 Bay Ave, Clearwater, FL 33756	\$134.64		10.00%	\$13.46
4	3105 Bay Oaks Ct Tampa FL 33629	\$136.96		10.00%	\$13.70
			Weight Avg Sf	100.00%	\$138.37

Based on the analysis of comparable sales, all sales offered support in the final valuation as noted above. The reconciled land value is \$138.37/SF, resulting in an As-Is Market Value of \$27,500,000 for the subject property (rounded).



Robert Emil Keller
 Lic. Real Estate Broker
 BK3137346
 September 17, 2025

Assumptions, Limiting Conditions, and Liability Statement

Assumptions and Limiting Conditions

- The appraisers may or may not have been provided with a current survey of the subject property. If verification is required, a survey by a licensed surveyor is recommended.
- No responsibility is assumed for matters legal in nature. Title is assumed to be marketable and free of liens, encumbrances, or assessments, unless otherwise noted.
- Any exhibits, photographs, or maps are included only to assist the reader in visualizing the property. The appraisers have not performed a boundary survey and assume no responsibility in connection with such matters.
- Unless otherwise noted, it is assumed that there are no encroachments, zoning violations, deed restrictions, or other regulatory issues affecting the property.
- No responsibility is assumed for environmental conditions, including but not limited to hazardous substances, toxic waste, or other pollutants. Unless otherwise stated, the appraisers have not conducted testing and make no representation regarding environmental compliance.
- Information used in this report has been obtained from sources deemed reliable; however, no warranty is given for its accuracy.
- This report is intended solely for the stated client and intended use. Possession of this report does not carry the right of publication or distribution.
- The appraisers are not obligated to provide testimony or appear in legal proceedings as a result of this appraisal without prior written agreement.
- The conclusions and value opinions apply only as of the date(s) of valuation stated herein.
- The appraisers certify that they hold no current or contemplated financial interest in the property, unless otherwise disclosed.
- No portion of this report may be disseminated to the public through advertising, sales, or other media without prior written consent of the authors.
- This report must be read and relied upon in its entirety. No individual section or conclusion is intended to stand alone.
- No responsibility is assumed for compliance with the Americans with Disabilities Act (ADA) unless specifically noted.
- The appraisers are not qualified to detect asbestos, mold, or other hazardous materials. Unless otherwise stated, this appraisal assumes none are present.

- The analysis assumes that financial and operating information provided, including rent rolls and income/expense statements, are accurate and complete.

Limit of Liability

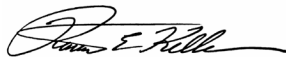
The liability of the appraisers, their firm, officers, employees, and agents are limited to the client only. There is no liability to any third party. The maximum liability for any claim arising from or relating to this appraisal assignment shall not exceed the fee paid for the services rendered. No other liability, whether in contract, tort, or otherwise, shall be assumed.

Appraiser's Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
8. No one provided significant real property appraisal assistance to the person(s) signing this certification.

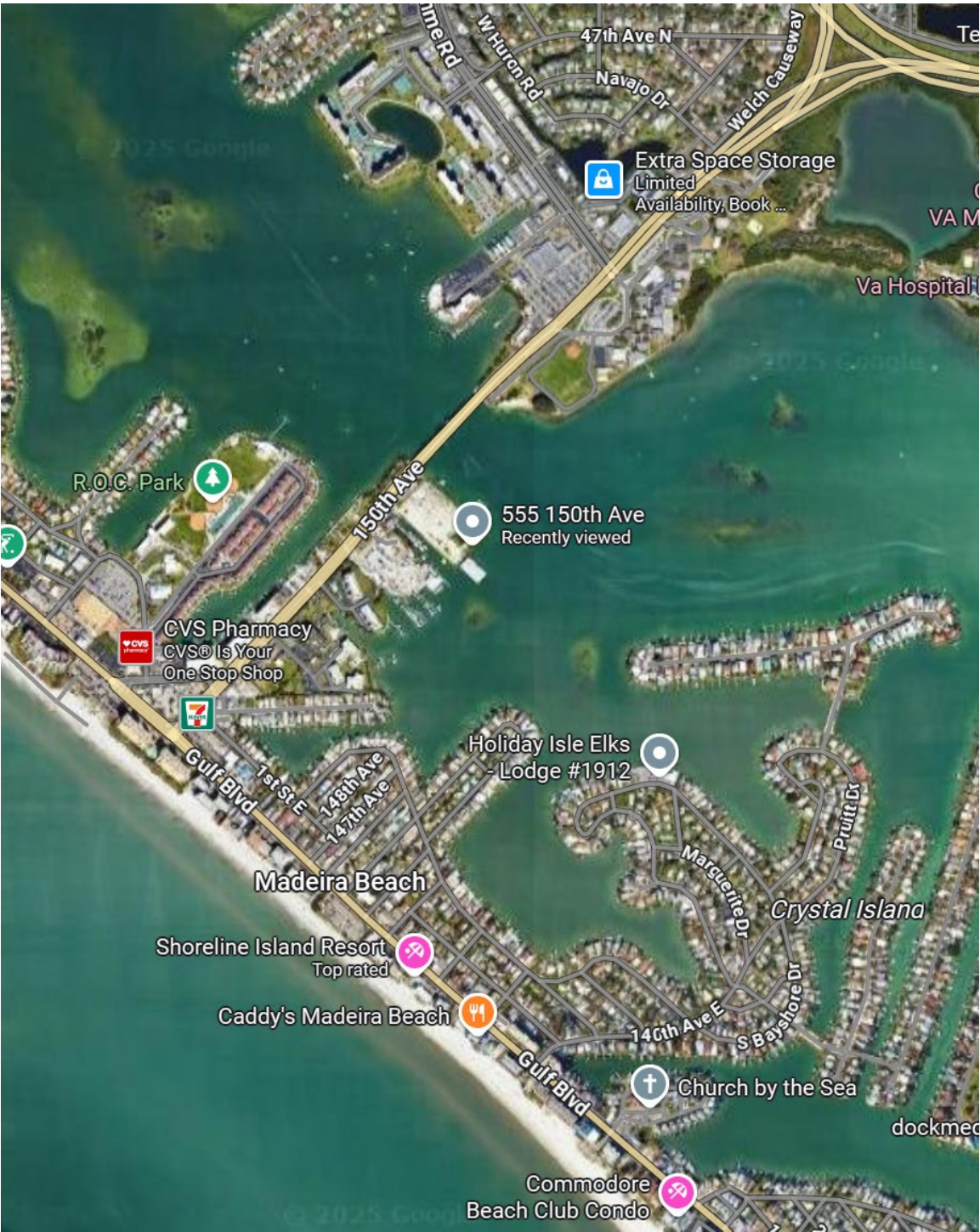
Respectfully submitted,



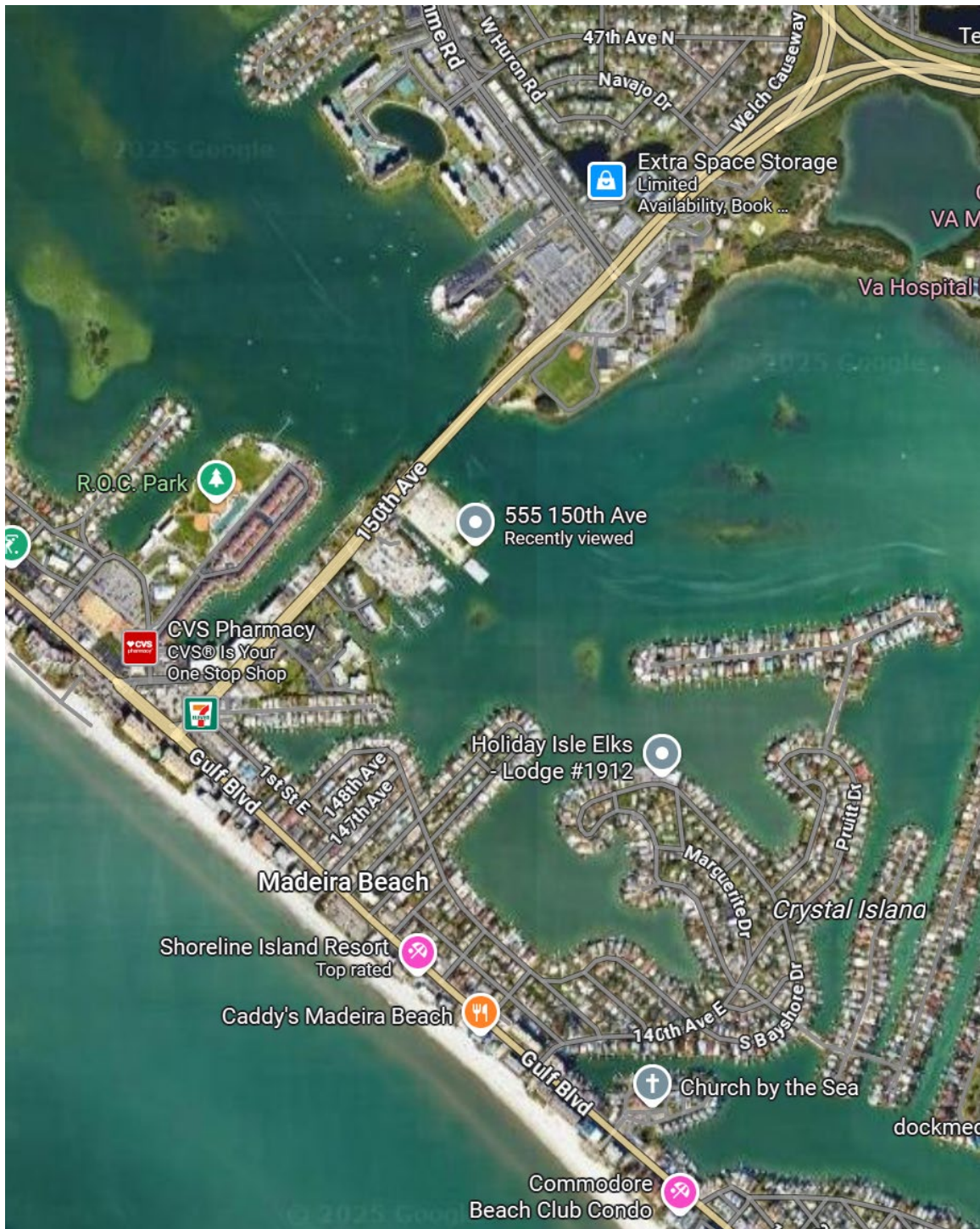
Robert Emil Keller
Lic. Real Estate Broker
BK3137346

Date: September 17, 2025

Location Map



Subject Photos















































Gulf Beaches Public Library

Service Contract for

City of Madeira Beach

October 1, 2025 through September 30, 2026

This agreement made and entered into between the Gulf Beaches Public Library, Inc., Madeira Beach, Florida, and the City of Madeira Beach in Pinellas County, Florida.

Whereas the Gulf Beaches Public Library, Inc. now maintains and operates a public library at 200 Municipal Drive, Madeira Beach, Florida, the City of Madeira Beach agrees to pay the Gulf Beaches Public Library, Inc., an amount of **\$99,078.00** (Ninety-Nine Thousand, Seventy-Eight Dollars) for the fiscal year beginning October 1, 2025 and ending September 30, 2026. Payments amounting to **\$24,769.50** (Twenty-Four Thousand, Seven Hundred Sixty-Nine Dollars and Fifty Cents) are to be made on October 1, 2025, January 1, 2026, April 1, 2026 and July 1, 2026.

The aforementioned figure is based on the population of the five municipalities of Madeira Beach, North Redington Beach, Redington Beach, Redington Shores and Treasure Island.

The Gulf Beaches Public Library, Inc. shall submit to the City of Madeira Beach an annual report of its financial conditions prepared by an independent certified auditor on or before March 31, 2026.

This agreement shall be effective for one year beginning October 1, 2025 and ending September 30, 2026 and shall be binding on the parties, their successors and assigns.

The Gulf Beaches Public Library, Inc. has submitted agreements similar to this one to the Town of North Redington Beach, the Town of Redington Beach, the Town of Redington Shores and the City of Treasure Island.

In witness wherefore, the parties have caused these present to be duly executed

this _____ day of _____, 2025.

Attest:

Anne-Marie Brooks
 Mayor, City of Madeira Beach

Clara VanBlargan, MMC, MSM
 City Clerk, City of Madeira Beach

Chairperson, Gulf Beaches Public Library

Secretary, Gulf Beaches Public Library

From: [Paulson, Karen](#)
To: [VanBlargan, Clara](#)
Cc: [Anne-Marie Brooks](#)
Subject: FW: DR 4673 PW 2746 Large Project Closeout
Date: Wednesday, September 24, 2025 2:04:47 PM
Attachments: [DR 4673_PW 2746_Madeira Beach City of FIR.pdf](#)

Clara, the attached document is a final payment owed to us from FEMA for the administrative work, referred to as CAT Z, I did for Hurricane Ian. Anne Marie asked that we add this to the */01 BOC meeting so they can approve it. She would need to sign the Final Inspection Report and the Project Worksheet.

Please let me know if there is anything specific I need to do for this.

Thank you,

Karen Paulson
 Finance Operations Manager
 City of Madeira Beach
 727-391-9951, ext. 222



From: Anshu Ajmera <Anshu.Ajmera@ey.com>
Sent: September 22, 2025 12:17 PM
To: Anne-Marie Brooks <abrooks@madeirabeachfl.gov>
Cc: FDEM EY Shared Mailbox <fdem.ey@ey.com>; FDEM PA Grants <fdempagrants@em.myflorida.com>; Paulson, Karen <kpaulson@madeirabeachfl.gov>
Subject: DR 4673 PW 2746 Large Project Closeout

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

We have completed a final inspection for DR 4673 PW 2746 and have the Final Inspection Report (FIR) ready for your review. The FIR is attached to the email. Please sign pages 5 and 6 in the document attached at your earliest convenience. Please send the signed document back to us via email. You are responsible for signing the inspection within fourteen (14) calendar days. If you don't sign within the fourteen days, the Division may process the closeout without your signature.

Please let me know if you have any questions.

Thank you,
 Anshu



Anshu Ajmera

Contractor on behalf of
 Florida Division of Emergency Management
 Bureau of Recovery

(she/her)

Phone: +1 212-466-9742 ext. 69742
 Email: anshu.ajmera@ey.com

How's my customer service? Please contact the Florida Division of Emergency Management directly: Email: FDEM-PA-CustomerService@em.myflorida.com
 Phone: (850) 815-4454 | Darryn Gipson, Contractor Liaison

Any tax advice in this e-mail should be considered in the context of the tax services we are providing to you. Preliminary tax advice should not be relied upon and may be insufficient for penalty protection.

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

Notice required by law: This e-mail may constitute an advertisement or solicitation under U.S. law, if its primary purpose is to advertise or promote a commercial product or service. You may choose not to receive advertising and promotional messages from Ernst & Young LLP (except for My EY, which tracks e-mail preferences through a separate process) at this e-mail address by opting out of emails through EY's [Email Preference Center](#). Our principal postal address is One Manhattan West, New York, NY 10001. Thank you. Ernst & Young LLP

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Data Sheet:	First: Please complete all the information highlighted in pink, Second: You must then complete the Line Item Reconciliation sheets and the Explain sheets to complete the process, Third: The input information will populate on the appropriate forms including the PW & FIR only leaving you to complete the SC Form.		
State Abbreviation:	FL	State Disaster is in (Abb)	
Disaster No:	4673	FEMA Disaster Number	
County:	Pinellas County	County that damage was in	
Applicant Name:	Madeira Beach, City of	Organization Name	
Applicant Address:	300 Municipal Drive, Madeira Beach, FL, 33708-1916	Files Located at:	Need Complete address
Applicant Contact:	Anne Brooks	Contact Name	
Contact Title:	Mayor	Contact Title	
Closing Meeting Date:	9/22/2025	Date You meet to close FIR	
FEMA Contact at Mtg:		Your Name ?	
FIPS No:	103-42400-00	Applicant's NEMIS ID Number	
PW Category:	Z	FEMA Work Category	
Close Out PO ID:		Your Unique Project # (not used in output)	
Original PW Project ID:	751858	Original PO's Project ID (see original PW)	
NEMIS PW # :	2746	NEMIS PW Number you are closing	
If Version Written Enter #:	2746 V0	PW # ___ V ___ If you are writing one to close out	
PA Proj Comp Date:	3/29/24	From NEMIS PW	
Act PW Proj Comp Date:	11/3/23	From Original PW if work Complete	
Location:	City of Madeira Beach	Where is it ?	
Description of Work Performed:	Management Costs	Like " Emergency Protective Measures "	
Damaged Facility:	City of Madeira Beach - Management Costs	What is it ?	
PW/FIR Prepared By:	Anshu Ajmera	Your Name	
Title:	Grant Manager	Your Title	
Date:	9/22/25	Date PW Written	
GPS Reading N :	N/A	GPS Reading at Damage Site	
GPS Reading W :	N/A	GPS Reading at Damage Site	
Original PW Version 0 Amount:	\$ 8,054.06	Enter Total Dollars & Cents	
Obligated PW Version 1 Amount:		Enter Total Dollars & Cents	
Obligated PW Version 2 Amount:		Enter Total Dollars & Cents	
This project closes as written with no version necessary			
This project closes with the attached final PW Version			
DON'T FORGET TO FILL YOUR "SPECIAL CONSIDERATIONS FORM" MANUALLY			
All Project Worksheets must have "SPECIAL CONSIDERATION" Form			
PLEASE REMEMBER TO CHECK ALL FORMS - THIS IS ONLY A TOOL TO HELP YOU COMPLETE YOUR WORK EFFICIENTLY			
Please provide short narrative explaining why the over-run / under-run occurred (Mandatory-will populate on PW)			
The closeout team reviewed supporting documentation for management costs. Discrepancies were identified in the documentation reviewed and will be addressed in this version.			
Force account labor payroll register was reviewed to determine that all regular time was documented and that each employee was eligible for overtime. The closeout team reviewed the applicant overtime policy and benefits calculations and did not identify exempt employees included in the overtime expenses. The payroll register and proof of payment documentation were reviewed for consistency with the scope of work. Obligated costs were \$8,054.06, however the applicant submitted claimed costs of \$4,332.71, which were \$3,721.25 less than obligated. Ineligible amounts were:\$432.07 due to paystubs not provided, \$91.02 due to discrepancies between claimed hours and timesheet hours for an employee, and \$42.28 due to variances exceeding \$1 between individual claimed amounts and recalculated amounts.			
All previous versions of this project worksheet have been obligated for a total amount of \$8,054.06. Based on an inspection of the supporting documentation, \$3,767.34 has been identified as eligible resulting in a closeout net under-run of \$4,286.72.			

Madeira Beach, City of FIPS # = 103-42400-00 2746 = NEMIS ID Number FEMA - 4673 DR - FL CAT= Z				LINE ITEM RECONCILIATION								Sheet 1
				Location = City of Madeira Beach				Facility = City of Madeira Beach - Management Costs				
Item #	Line Item	Type of Units	Original PW Quantity	Unit Cost \$	Original PW Cost	Closeout Quantity Claimed	Unit Cost \$	Closeout Cost Claimed	Final Eligible Quantity	Unit Cost \$	Final Eligible Cost	Final Eligible Overrun/ Underrun
1	9905 (Management Costs)	Lump Sum	1.00	\$ 8,054.06	\$ 8,054.06	1.00	\$ 3,767.34	\$ 3,767.34	1.00	\$ 3,767.34	\$ 3,767.34	\$ (4,286.72)
2					\$ -			\$ -			\$ -	\$ -
3					\$ -			\$ -			\$ -	\$ -
4					\$ -			\$ -			\$ -	\$ -
5					\$ -			\$ -			\$ -	\$ -
6					\$ -			\$ -			\$ -	\$ -
7					\$ -			\$ -			\$ -	\$ -
8					\$ -			\$ -			\$ -	\$ -
9					\$ -			\$ -			\$ -	\$ -
10					\$ -			\$ -			\$ -	\$ -
11					\$ -			\$ -			\$ -	\$ -
12					\$ -			\$ -			\$ -	\$ -
13					\$ -			\$ -			\$ -	\$ -
14					\$ -			\$ -			\$ -	\$ -
15					\$ -			\$ -			\$ -	\$ -
Totals (This Page):					\$ 8,054.06			\$ 3,767.34			\$ 3,767.34	\$ (4,286.72)
Accumulated Totals:					\$ 8,054.06			\$ 3,767.34			\$ 3,767.34	\$ (4,286.72)
Summary:												
The closeout team reviewed supporting documentation for management costs. Discrepancies were identified in the documentation reviewed and will be addressed in this version.												
Force account labor payroll register was reviewed to determine that all regular time was documented and that each employee was eligible for overtime. The closeout team reviewed the applicant overtime policy and benefits calculations and did not identify exempt employees included in the overtime expenses. The payroll register and proof of payment documentation were reviewed for consistency with the scope of work. Obligated costs were \$8,054.06, however the applicant submitted claimed costs of \$4,332.71, which were \$3,721.25 less than obligated. Ineligible amounts were: \$432.07 due to paystubs not provided, \$91.02 due to discrepancies between claimed hours and timesheet hours for an employee, and \$42.28 due to variances exceeding \$1 between individual claimed amounts and recalculated amounts.												
All previous versions of this project worksheet have been obligated for a total amount of \$8,054.06. Based on an inspection of the supporting documentation, \$3,767.34 has been identified as eligible resulting in a closeout net under-run of \$4,286.72.												
Recommendation:												

Madeira Beach, City of
 103-42400-00
 2746 = NEMIS ID Number
 FEMA - 4673 DR - FL CAT= Z

DI #	DI Description	Original PW Amount	Final Eligible Cost	Final Eligible Overrun/ Underrun	Comments
1383358	Management Costs (Madeira Beach, City of)	\$ 8,054.06	\$ 3,767.34	\$ (4,286.72)	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
	Totals	\$ 8,054.06	\$ 3,767.34	\$ (4,286.72)	

Large Project Closeout

Date: 9/22/2025

Applicant: Madeira Beach, City of

FEMA - 4673 DR - FL

PW # 2746

Original Amount On PW: \$ 8,054.06

Applicant Claimed Amount: \$ 3,767.34

Total Project Amount Eligible : \$ 3,767.34

Prepared by: Anshu Ajmera

I. Background: (Damage description, dimensions and other pertinent info.)**SCOPE OF WORK: Subrecipient Management Cost for Project #751858****WORK COMPLETED:**

This is a Public Assistance Subrecipient Management Costs project which allows the Subrecipient to receive actual costs for Management Costs, up to a fixed estimate Management Costs award. The final fixed estimate cannot exceed 5.00% of all of the Subrecipient's eligible emergency and permanent work subawards.

The applicant utilized force account labor to conduct Management Cost related activities pertaining to eligible PA awards.

Cost share for this version is 100%. All work and costs on this project fall from 10/3/2022 to 11/3/2023.

For additional detail, please see the project report.

II. Discussion: Review and analysis of submitted documentation resulted in the following determinations:**1. Item:** 9905 (Management Costs)

Units = Lump Sum

A. Work Accomplished by:
☒ Force Account
 ☐ Contractor
 ☐ N/A
B.

PW Quantity =	1	Claimed Quantity =	1	Eligible Quantity =	1
Unit Cost = \$	8,054.06	Unit Cost = \$	3,767.34	Unit Cost = \$	3,767.34
PW Cost = \$	8,054.06	Claimed Cost = \$	3,767.34	Eligible Cost = \$	3,767.34

C. Decision Basis:

Force account labor payroll register was reviewed to determine that all regular time was documented and that each employee was eligible for overtime. The closeout team reviewed the applicant overtime policy and benefits calculations and did not identify exempt employees included in the overtime expenses. The payroll register and proof of payment documentation were reviewed for consistency with the scope of work. Obligated costs were \$8,054.06, however the applicant submitted claimed costs of \$4,332.71, which were \$3,721.25 less than obligated. Ineligible amounts were: \$432.07 due to paystubs not provided, \$91.02 due to discrepancies between claimed hours and timesheet hours for an employee, and \$42.28 due to variances exceeding \$1 between individual claimed amounts and recalculated amounts.

2. Item: 0

Units = 0

A. Work Accomplished by:
☐ Force Account
 ☐ Contractor
 ☐ N/A
B.

PW Quantity =	0	Claimed Quantity =	0	Eligible Quantity =	0
Unit Cost = \$	-	Unit Cost = \$	-	Unit Cost = \$	-
PW Cost = \$	-	Claimed Cost = \$	-	Eligible Cost = \$	-

C. Decision Basis:

FINAL INSPECTION REPORT

Item 13A.

DATE: September 22, 2025

APPLICANT NAME: Madeira Beach, City of	FIPS NUMBER: 103-42400-00	FEMA DECLARATION NUMBER: FEMA - 4673 DR - FL
--	-------------------------------------	---

P A COMPLETION DATE: 3/29/2024	NEMIS PW # 2746 PW VER 1 NA PW VER 2 NA ORIGINAL PW ID: 751858	CATEGORY: Z	PW ESTIMATED AMOUNT: \$ 8,054.06
ACTUAL COMPLETION DATE: 11/3/2023			\$ -
APPLICANT CLAIMED AMOUNT: \$ 3,767.34			\$ -
ACTUAL DOCUMENTED AMOUNT: \$ 3,767.34	ESTIMATED PROJECT TOTAL:		\$ 8,054.06
	RECOMMENDED ELIGIBLE TOTAL:		\$ 3,767.34
THE FINAL INSPECTION IS FOR AN UNDER RUN IN THE AMOUNT OF:			\$ (4,286.72)

FINAL INSPECTION PW # <u>2746 V0</u>	HAS BEEN PREPARED AS THE FINAL ACTION FOR THE PROJECT.
THE FINAL INSPECTION PW IS FOR AN UNDER RUN IN THE AMOUNT OF:	\$ (4,286.72) .
PERCENT OF DIFFERENCE BETWEEN ESTIMATED PROJECT COST AND ACTUAL COST:	<u>-53.22%</u>

COMMENTS / SUMMARY : This project closes with the attached final PW Version
On 9/22/2025 FDEM Grant Manager discussed the final inspection report and large project closeout with the applicant representative Anne Brooks, Mayor for the Madeira Beach, City of.
There are no pending time extension requests, no pending amendments, and no other pending requests.
NOTE: All documentation is on file at the Applicant's Office located at the following address: 300 Municipal Drive, Madeira Beach, FL, 33708-1916

FEMA INSPECTOR (PRINT NAME)	SIGNATURE	DATE
Anshu Ajmera	Anshu.Ajmera Digitally signed by Anshu.Ajmera DN: cn=Anshu.Ajmera, email=Anshu.Ajmera@ey.com Date: 2025.09.22 12:14:36 - 04'00'	9/22/25
GRANT MANAGER (PRINT NAME)	SIGNATURE	DATE
Anne Brooks		
LOCAL REPRESENTATIVE (PRINT NAME)	SIGNATURE	DATE

FEDERAL EMERGENCY MANAGEMENT AGENCY
PROJECT WORKSHEET

O.M.B. No. 3067-0151
 Expires April 30, 2001

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 30 minutes. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the forms. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of the forms. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collection Management, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (3067-0151). **NOTE:** Do not send your completed form to this address.

DECLARATION NO: FEMA- 4673 -DR- FL	PROJECT NO. 2746 V0	FIPS NO. 103-42400-00	DATE 09/22/25	CATEGORY Z
DAMAGE FACILITY City of Madeira Beach - Management Costs			WORK COMPLETE AS OF: 11/03/23 : 100 %	
APPLICANT Madeira Beach, City of		COUNTY Pinellas County		
LOCATION City of Madeira Beach			LATITUDE N/A	LONGITUDE N/A

DAMAGE DESCRIPTION AND DIMENSIONS

FINAL INSPECTION OF FEMA PW # 2746

SCOPE OF WORK

This PW is written to de-obligate the difference between the Actual Documented Cost and the costs shown on the Original Project Work Sheet including any Versions and/or Approved Hazard Mitigation (See accompanying Final Inspection Report & Reconciliation Forms for details). On 9/22/2025 FDEM Grant Manager discussed the final inspection report and large project closeout for this project with Anne Brooks, Mayor representing the Madeira Beach, City of.

The closeout team reviewed supporting documentation for management costs. Discrepancies were identified in the documentation reviewed and will be addressed in this version.

Force account labor payroll register was reviewed to determine that all regular time was documented and that each employee was eligible for overtime. The closeout team reviewed the applicant overtime policy and benefits calculations and did not identify exempt employees included in the overtime expenses. The payroll register and proof of payment documentation were reviewed for consistency with the scope of work. Obligated costs were \$8,054.06, however the applicant submitted claimed costs of \$4,332.71, which were \$3,721.25 less than obligated. Ineligible amounts were: \$432.07 due to paystubs not provided, \$91.02 due to discrepancies between claimed hours and timesheet hours for an employee, and \$42.28 due to variances exceeding \$1 between individual claimed amounts and recalculated amounts.

All previous versions of this project worksheet have been obligated for a total amount of \$8,054.06. Based on an inspection of the supporting documentation, \$3,767.34 has been identified as eligible resulting in a closeout net under-run of \$4,286.72.

The FDEM Grant Manager reviewed the records and recommends that this project be approved as amended. The applicant understands that this Project Worksheet Version completes the Final Project Closeout process.

Does the Scope of Work change the pre-disaster condition at site? ☐ Yes ☒ No
 Special Consideration issues included? ☒ Yes ☐ No Hazard Mitigation proposal included? ☐ Yes ☒ No
 Is there insurance coverage on facility? ☐ Yes ☒ No

ITEM	CODE	NARRATIVE	QUANTITY/UNIT	UNIT PRICE	COST
			/	\$ -	\$ -
			/	\$ -	\$ -
1	9999	Actual Documented Cost	1 / Lump Sum	\$ 3,767.34	\$ 3,767.34
2	9999	Less Previous Version(s)	1 / Lump Sum	\$ (8,054.06)	\$ (8,054.06)
			/	\$ -	\$ -
			/	\$ -	\$ -
				TOTAL COST	\$ (4,286.72)

PREPARED BY: Anshu Ajmera

TITLE: Grant Manager

FEMA Form 90-91, SEP 98

Anne Brooks

Applicant - Printed Name

Applicant - Signature

Date

**FEDERAL EMERGENCY MANAGEMENT AGENCY
SPECIAL CONSIDERATION QUESTION**

O.M.B. No. 3067-015
Expires September 30, 2005

Item 13A.

APPLICANT'S NAME Madeira Beach, City of	PA ID NO. 103-42400-00	DATE 9/22/2025
PROJECT NAME Management Costs	LOCATION City of Madeira Beach	

Form must be filled out - for each project.

1. Does the damaged facility or item of work have insurance and/or is it an insurable risk? (e.g., buildings, equipment, vehicles, etc.)		
☐ Yes	☒ No	☐ Unsure
Comments _____		
2. Is the damaged facility located within a floodplain or coastal high hazard area/or does it have an impact on a floodplain or wetland?		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		
3. Is the damaged facility or item of work located within or adjacent to a Coastal Barrier Resource System Unit or an Otherwise Protected Area?		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		
4. Will the proposed facility repairs/reconstruction change the pre-disaster condition? (e.g., footprint, material, location, capacity, use or function)		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		
5. Does the applicant have a hazard mitigation proposal or would the applicant like technical assistance for a hazard mitigation proposal?		
☐ Yes	☒ No	☐ Unsure
Comments _____		
6. Is the damaged facility on the National Register of Historic Places or the state historic listing? Is it older than 50 years? Are there other, similar buildings near the site?		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		
7. Are there any pristine or undisturbed areas on, or near, the project site? Are there large tracts of forestland?		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		
8. Are there any hazardous materials at or adjacent to the damaged facility and/or item of work?		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		
9. Are there any other environmentally or controversial issues associated with the damaged facility and/or item of work?		
☐ Yes	☐ No	☐ Unsure
Comments <u>N/A - Management Costs</u>		

RESOLUTION 2025-10

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AUTHORIZED SIGNERS OF BANKING DOCUMENTS FOR THE CITY OF MADEIRA BEACH; BY REPEALING RESOLUTION 2022-03 AND ANY OTHER RESOLUTION IN CONFLICT HEREWITH; AND BY PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the following persons were identified in Resolution 2022-03 as authorized signers of banking documents for the City of Madeira Beach:

City Manager
Assistant Finance Director
Payroll/Financial Coordinator

Robin Gomez
Patrick Cade
Karen Paulson

WHEREAS, Robin Gomez is no longer an employee of the City of Madeira Beach, Florida; and

WHEREAS, because of this recent adjustment, Resolution 2022-03 must be repealed along with any other resolutions in conflict herewith, and the list of authorized signers of banking documents for the City of Madeira Beach, Florida must be amended to reflect the change; and

WHEREAS, the Assistant Finance Director, or his designee, is authorized to execute such other documents as the banks may require to effect this change in authorized signers of documents at all participating banks; and

WHEREAS, it is desirable to have three people authorized to sign banking documents for the City.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Madeira Beach, Florida, as follows:

Section 1. That the following City personnel are authorized to sign checks, drafts or money orders drawn for the City of Madeira Beach. Each instrument must be co-signed by two (2) of these persons:

Acting City Manager
Assistant Finance Director
Finance Operations Manager

Clint Belk
Patrick Cade
Karen Paulson

Section 2. That Exhibit A attached hereto displays the signatures of the above persons authorized to sign checks, drafts or money orders drawn for the City of Madeira Beach.

Section 3. That the Assistant Finance Director, or his designee, is authorized to execute such other documents as the banks may require to effect this change in authorized signers of documents at all participating banks.

Section 4. That Resolution 2022-03 and any other resolution in conflict herewith are hereby repealed.

Section 5. That this Resolution shall become effective immediately upon its adoption.

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

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

RESOLUTION 2025-10

Exhibit A

SIGNATURES OF EMPLOYEES OF THE CITY OF MADEIRA BEACH AUTHORIZED TO SIGN CHECKS, DRAFTS OR MONEY ORDERS DRAWN FOR THE CITY OF MADEIRA BEACH AND SUCH INSTRUMENTS MUST BE CO-SIGNED BY TWO (2) OF THESE PERSONS.

CLINT BELK
Acting City Manager

PATRICK CADE
Assistant Finance Director

KAREN PAULSON
Finance Operations Manager



Memorandum

Meeting Details: October 1, 2025
Prepared For: Mayor & Board of Commissioners
From: Clint Belk, Acting City Manager
Subject: Acting City Manager Pay

Background

For discussion is the Acting City Manager pay allowance beginning 9/11/2025 and to continue until a permanent City Manager is hired.

Fiscal Impact

To be Determined

Recommendation(s)

Discuss, finalize and approve.

Attachments

City Charter, Section 5.4 City Manager.

The Board of Commissioners shall appoint a City Manager and fix compensation. The Manager shall be appointed on the basis of executive, professional, and administrative qualifications, with special reference to actual experience in, or knowledge in respect to the duties of the office.

The City Manager must be a member, and maintain membership in good standing, of the International City/County Management Association (ICMA) and Florida City and County Managers Association (FCCMA).

The City Manager will be hired by the Board of Commissioners under a written employment contract.

While it may be preferable that the City Manager live within the City of Madeira Beach, it is not mandatory.

- A. *Removal.* The Commission may remove the Manager from office only after a due process name clearing hearing in accordance with the following procedures:
1. The Board of Commissioners shall adopt by affirmative vote of a majority of all its members a preliminary charging document resolution, which must state with particularity the reasons for removal and may suspend the Manager from duty for a period of time not to exceed forty-five (45) days if good and probable cause is shown.
 - a. If the Board of Commissioners determines immediate suspension is in the best interest of the City and the Board of Commissioners shall appoint an Acting City Manager within 48 hours of suspension.
 - b. If the Board of Commissioners determines immediate suspension is in the best interest of the City, the City Manager may continue to serve until the due process hearing if no good and probable cause is shown for immediate suspension or if immediate suspension is not in the best interest of the City.
 - c. A copy of the resolution shall be delivered promptly to the Manager.
 2. Within five (5) business days after a copy of the preliminary charging document resolution is delivered to the Manager, the City Manager may resign or file with the Board of Commissioners a written request for a public hearing. This hearing shall be held at a Board of Commissioners meeting not earlier than fifteen (15) days nor later than thirty (30) days after the request is filed. The Manager may file with the Board of Commissioners a written reply to the preliminary charging document resolution for removal not later than five (5) days before the hearing.
 3. The Board of Commissioners may accept a resignation or adopt a final resolution of removal, upon the affirmative vote of a majority of all of its members at a noticed hearing any time after five (5) business days from the date when a copy of the preliminary charging document resolution was delivered to the Manager, if the City Manager has resigned or not requested a public hearing, or at any time after the conclusion of the public hearing if the City Manager has requested a due process name clearing hearing.
 4. The Manager shall continue to receive salary and all benefits until the effective date of resignation or final resolution of removal or as specified in the City Manager's contract. In no event shall any severance exceed that which is allowed by Florida Statutes, as may be amended from time to time. The action of the Board of Commissioners in suspending or removing the Manager shall be subject to review by a Court or agency as set forth under state or federal law.
- B. *Acting City Manager.* By letter filed with the City Clerk, the City Manager shall designate, subject to approval of the Board of Commissioners, a qualified City administrative officer to *exercise the powers and perform the administrative duties of Manager during an extended temporary absence or debilitating disability*. In the event the City Manager fails, or is unable, to make such a designation, the

Board of Commissioners by resolution may appoint a qualified City administrative officer to serve in the extended absence or incapacity of the City Manager. The Board of Commissioners may revoke the City Manager's designation at any time and appoint another officer of the City to serve until the City Manager shall return to duty.

C. *Powers and duties.* The City Manager shall:

Be the chief administrative officer of the City.

Be responsible to the Board of Commissioners for the administration of all City affairs placed in their charge by or under this Charter.

Have the following powers and duties to:

1. Appoint and, when deemed necessary for the good of the City, suspend or remove all City employees and appointive administrative officers provided for or under this Charter that the City Manager is empowered to appoint, except as otherwise provided by law, this Charter, contract or personnel rules adopted pursuant to this Charter. The City Manager may authorize any administrative officer who is subject to the City Manager's direction and supervision to exercise those powers with respect to subordinates in that officer's department, office or agency.
2. Direct and supervise the administration of all departments, offices and agencies of the City, except as otherwise provided in this Charter or by law.
3. Attend all Board of Commissioners meetings and shall have the right to take part in discussions but may not vote.
4. See that all laws, provisions of this Charter and directives of the Board of Commissioners, subject to enforcement by him/her or by officers' subject to the City Manager's direction and supervision, are faithfully executed.
5. Recommend to the Board of Commissioners for adoption such measures as he/she may deem necessary or expedient in the interest of the City.
6. Prepare and submit the annual budget and capital program to the Board of Commissioners.
7. Make such other reports as the Board of Commissioners may require concerning the operations of the City departments, offices and agencies subject to direction and supervision.
8. Keep the Board of Commissioners fully advised as to the financial condition and future need of the City and make such recommendations to the Board of Commissioners concerning the financial affairs of the City as the City Manager deems necessary.
9. See that all terms and conditions imposed in favor of the City or its residents in any public utility franchise are faithfully kept and performed; and upon knowledge of any violation thereof, the City Manager shall call the same to the attention of the City Attorney and the Board of Commissioners.
10. Be the purchasing agent of the City, by whom all purchases of supplies shall be made. In the capacity of purchasing agent the City Manager shall also conduct all sales of personal property. The Board of Commissioners shall, by ordinance, establish regulations governing the purchasing and sales criteria of the City Manager. The Board of Commissioners may from time to time prescribe amendments to the purchasing and sales criteria ordinance.
11. Perform such other duties as are specified in the Charter or may be required by the Board of Commissioners.

(Ord. No. 2018-09, § 1, 8-20-2018)



MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

VIA: Robin Gomez, City Manager

FROM: Clara VanBlargan, City Clerk

DATE: September 27, 2025

RE: **Appointment to Civil Service Commission**

Background

The Civil Service Commission consists of five members. There is one member term expiring on October 30, 2025. The Civil Service Commission seats are for three-year terms.

Members must be residents and qualified voters of the City of Madeira Beach. Districts do not apply. Appointments are made based on experience and qualifications in Human Resources when possible, or demonstrated experience or interest in the subject matter. Civil Service Commission members are not required to file an annual Form 1, Statement of Financial Interests, with the Florida Commission on Ethics.

Applicant: Jerry Cantrell, current member

<u>Current Members</u>	<u>Term expiring (3-Year Terms)</u>
Jerry Cantrell, Chair	10/30/2025 (new term expires 10/30/2028)
James Paul	10/30/2026
Judithanne McLauchlan, Vice Chair	10/30/2026
Paul Tilka	10/30/2027
Scott Haufe	10/30/2028

Fiscal Impact

Advisory board members serve without compensation but may be reimbursed for travel, mileage, and per diem expenses as authorized by the Board of Commissioners or as otherwise provided by law.

Recommendation

The recommendation is for the Board of Commissioners to appoint Jerry Cantrell to serve an additional three-year term on the Civil Service Commission, expiring on October 30, 2028.

Attachments

- Application – Jerry Cantrell, current member
- City Charter, Section 5-7. Personnel Systems; Civil Service Commission
- Code of Ordinances – Chapter 2 – Division 4 – Civil Service Commission



CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

- ☒ Civil Service Commission
☐ Gulf Beaches Public Library Board
☐ Planning Commission
☐ Other _____

Are you a Madeira Beach Resident?

☒ Yes ☐ No

Are you an elector (qualified voter) of the City of Madeira Beach?

☒ Yes ☐ No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

☒ Yes ☐ No

Name: David Tagliarini

Relationship: Spouse

Are you available for:

Daytime meetings

Evening meetings

☒ Yes ☐ No

☒ Yes ☐ No

I am honored to express my interest in continuing service on the Civil Service Commission Board. With a career spanning healthcare engineering, education, and public service, I bring a unique blend of technical expertise, leadership, and a deep commitment to community well-being. My experience as Chair of the Civil Service Commission in Madeira Beach has allowed me to contribute meaningfully to employee safety programs, policy development, and operational oversight. I am passionate about ensuring that civil service systems operate with integrity, transparency, and fairness. I believe my background in managing complex projects, regulatory compliance, and workforce development positions me to support the Commission's mission effectively and to advocate for practices that strengthen public trust and organizational excellence.

Why would you like to be considered as a candidate for service on this Board?

Answered in the space above and to the right.

Name: Jerry Cantrell Phone: 770.833.7771

Address: 13322 1st St E, Madeira Beach, FL 33708

E-Mail: cantrell33708@gmail.com

Present Occupation: AP Physics Educator

If retired, what was your last occupation? _____

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: I bring over three decades of leadership in healthcare engineering, including capital equipment planning, regulatory compliance, and safety program development across major healthcare systems.

Educational Background:

My academic background includes a Master's in Environmental Science and a BS in Electrical Engineering.

Experience:

Please review resume. I have successfully led multidisciplinary teams, managed multi-million dollar budgets, and served a Chair of the CSC, providing oversight and strategic guidance on employee safety and operational effectiveness.

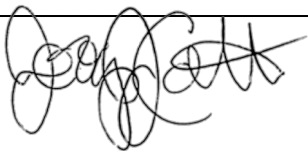
In compliance with Section 760.80, Florida Statutes, the City of Madeira Beach is required to report annually to the Secretary of State the number of minority and non-minority and the number of physically disabled appointments to a board, committee, or commission.

GENDER ☒ Male ☐ Female **PHYSICALLY DISABLED** ☐ Yes ☒ No

RACE ☐ African-American ☐ Native-American
☐ Asian-American ☒ Caucasian
☐ Hispanic-American

Should I be appointed to serve on a board or committee, I agree to comply with the State of Florida's Sunshine Laws, Public Record Laws and the Code of Ethics for Public Officers, and will uphold the City's Charter and Code of Ordinances. I understand that I will have to take an Oath of Office should I be appointed to a quasi-judicial board. I understand that if I am appointed to the Planning Commission I will be required to file a Form 1 – Limited Financial Disclosure form.

Signature



September 27, 2025

Date

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at <https://madeirabeachfl.gov/advisory-boards/> or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk
 City of Madeira Beach
 300 Municipal Drive
 Madeira Beach, FL 33708
cvanblargan@madeirabeachfl.gov
 727-391-9951, ext. 231

Jerry Cantrell

Healthcare Engineer

Educator

CONTACT

ADDRESS:

Jerry Cantrell
13322 1st St E
Madeira Beach, FL 33708

PHONE:

770-833-7771

EMAIL:

cantrell33708@gmail.com

KNOWLEDGE, SKILLS, & ABILITIES:

- Created KPI metrics to improve efficiency and quality that achieves goals while standardizing processes and continuous monitoring and evaluation of indicators.
- Knowledge of healthcare industry standards and related regulatory agency and organization regulations, requirements, guides, policies, procedures, directives, standards and general medical program requirements (including, but not limited to The Joint Commission (TJC), Occupational Safety and Health Administration (OSHA), National Fire Protection Agency (NFPA), etc.)
- Skilled in developing plans, timelines, and group collaborations through technological monitoring of systems and validation of analytics.
- Skilled in creating budgets based on data analysis inclusive of future projections.
- Ability to plan and execute complex, multi-faceted projects and inspections while prioritizing resources against approved scopes of work, contract documents and budgets
- Ability to organize and lead multi-disciplinary task forces with members from different departments and divisions, as well as design and construction firms.
- Created curriculum required to educate students in mathematics, chemistry, physics, engineering, and technology programs.

EDUCATION

- **University of South Florida**
M.S. Environmental Science, Policy, & Geography
Fall 2013 – Spring 2017
- **Kennesaw State University (ABET)**
B.S. Electrical Engineering (2003) - A.S. Engineering (1999)
Fall 1998 – Spring 2003

EMPLOYMENT AND LEADERSHIP EXPERIENCE

Florida Virtual School & Pinellas County Schools – Educator

June 2025 – present (>40 hr/week – KJ Anderson, Instructional Leader)
March 2016 – June 2025 (>40 hr/week – Dr. Jane Lucas, Principal)

- 2023 Pinellas County Schools Top 10 Teacher of the Year
- Lead educator for planning, implementation, and establishing-monitoring-evaluating effective curriculum for secondary STEAM program at SHS, established the Sustainable Engineering Academy (SEA), and eight years of research for 21st Century Education.
- Developed community STEAM, Summer Career Acceleration Program (SCAP) partnerships, and collaborations with multiple secondary schools that includes local and state community organizations to develop project plans, timelines, and training.
- Collaborated with internal and external personnel to originate over \$2,000,000 in grants, gifts, CAPE funds, and in-kind contributions through writing grants that apply directly to curriculum.
- Successfully created State Level opportunity for Wastewater Plant Operator D and Water Plant Operator D Licensing tests to be added to the FL CAPE funding list.

University of Southern Florida – Graduate Teaching Assistant

January 2013 – May 2016 (30 hr/week – Dr. Kathleen Carvalho-Knighton, PI)

- Prepare, present, review, and recapture lessons for General Chemistry students.
- Assist other Graduate Assistants in understanding and delivering assignments and laboratory exercises.
- Responsible for sourcing and providing necessary materials for all general chemistry laboratories sections.

BayCare Health System – Manager of Capital Equipment Planning

August 2009 – December 2012 (>40 hr/week – Walter Barrionuevo, Director)

- Analyzed health organization needs and provided recommendations and direction to increase staff efficiency, minimize life-cycle capital costs and life-cycle project management, and standardize acquisition of medical equipment, and meeting regulatory requirements.
- Administration and oversight of the medical equipment management database for 13 hospitals for compliance with JCAHO and corporately set goals and objectives.
- Developing initiatives for improving safety at the facility
- Compiled and presented quantitative and qualitative reports for Executive level with respect to operational and capital needs using Six Sigma continuous improvement process to establish life cycle cost analysis and control of existing medical equipment.
- Managing the accident prevention program including OSHA 300 Log, accident investigations and program documentation.

Medical Education Technologies, Inc. – Director of Customer Support

March 2007 – July 2009 (>40 hr/week – Ray Shuford, Vice President)

- Directed worldwide Customer Support activities – Analyzed, established, and implemented productivity, efficiency, and educational goals that incorporates KPIs for international and domestic staff, and managers, as well as distributor affiliates.
- Executed complex worldwide business plan, management, and development strategies to achieve all aspects of established business objectives and goals through prioritizing

Jerry Cantrell

Healthcare Engineer

Educator

PUBLICATIONS & CONFERENCES

2023 The Earth Scientist: [Seminole High School Landscape Architectural Project](#)

2021 Florida Section of the American Water Works Association Convention: [From High School to Hired](#)

2017 University of South Florida: [The Role that the Quantity of Sampling Wells has on the Groundwater Quality Analysis at the Savannah River Site \(SRS\)](#)

2014 South Carolina Water Resources Conference - [Geochemical Spatial Analysis of the Groundwater System at the Savannah River Site \(SRS\)](#)

LICENSES

State of Florida – Dept of Education
Engineering and Technology Ed.
Chemistry
Physics

State of Florida – Department of Environmental Protection
Wastewater Treatment Plant Operator
Class C License

Federal Aviation Administration
14 CFR Part 107 UAS Pilot Certification

CIVIC ENGAGEMENT

City of Madeira Beach, FL
Chair Civil Service Commission

resources based on scope of work, contracts, and budgets.

- Providing oversight for various employee safety programs including written policy, monitoring, training, and program documentation.
- Management guidance and development including hiring and developing staff and managing business activities to meet business objectives.
- Provided analysis through quantitative and qualitative evaluation regarding the effectiveness of operations in meeting established goals and objectives to Executive suite.
- Planning, establishing requirements, to execute and integrate safety concepts

Siemens Medical Solutions - Senior Manager of Field Engineering (ASM)
March 2003 – March 2007 (>40 hr/week, Larry Cutliff, Regional Service Mgr)

- Directed staff activities based on customer needs, managed key business objectives, and business growth opportunities within the southeastern section of the USA.
- Managed multi-disciplinary activities of staff to comply with business objectives and processes
- Increased gross business revenue by 233% over a 3-year period.
- Compile and present reports to customers – including efficiency reports, analysis of historical and current efficiency data, and compliance with established business goals and objectives.
- Conduct coaching sessions observing and improving staff performance using a process improvement plan.
- Leadership and supervision of staff to assure understanding of business objectives/strategies, improvement strategies, and all levels of business objectives.

WellStar Health System – Program Manager of Radiological Services – Biomedical Engineering

January 1996 – March 2003 (>40 hr/week John Richards, Director)

- Administrative responsibility in developing Radiological-Biomedical Engineering Services for WellStar Health System to improve business practices and operations through cost containment by researching and analyzing information, conditions, human factors and projections to make sound engineering and business recommendations and decisions to proactively identify problems and develop innovative solutions within the context of applicable rules, regulations and procedures
- Prepare, analyze, and present budget and forecast data (P&L) for individual departments supported through WellStar Biomedical Engineering.
- Supervise all Biomedical functions within the facilities, personnel management, regulatory compliance, and customer relations.
- Support and participate in system/hospital/unit performance improvement efforts to enhance and improve services provided through WellStar Health System within its performance improvement plan.
- Conducting and managing hazard surveillance inspections.

Dunwoody Medical Center – Sr. Biomedical Engineer

January 1995 – January 1996 (40 hr/week – Facility no longer exists)

GE Anesthesia (Ohmeda) – Sr. Field Service Engineer

July 1990 – January 1995 (40 hr/week – Bill Casky, Supervisor)

United States Army – Biomedical Engineering Technologist

August 1986 – July 2000 (40 hr/week – Various Supervisors)

City Charter, Section 5.7 Personnel systems; Civil Service Commission.

- A. *Merit principal.* All appointments and promotions of City employees shall be made solely on the basis of merit and fitness demonstrated by examination or other evidence of competence.
- B. *Civil Service Commission; Membership.* There shall be a Civil Service Commission of the City of Madeira Beach, Florida, which Commission shall be composed of five citizens of said City. The Civil Service Commission shall be appointed by the Board of Commissioners of the City of Madeira Beach, Florida. The term of office for each member shall be three years and shall be staggered so that not more than two terms expire within any one year. Three Commissioners shall constitute a quorum. Members of the Civil Service Commission shall hold no remunerative office or employment under the City of Madeira Beach, Florida. The Board of Commissioners of the City of Madeira Beach, Florida, shall have the authority to remove for cause any and/or all Civil Service Commissioners.
- C. *Personnel Rules.* The Civil Service Commission shall prepare personnel rules. When concurred by the City Manager, the rules shall be proposed to the Board of Commissioners, and the Board of Commissioners may by Ordinance adopt them with or without amendment. These rules shall include, but are not limited to:
 - 1. The classification of all classified City positions, based upon the duties, authority and responsibility of each position, with adequate provisions for classification of any position whenever warranted by circumstances;
 - 2. A pay plan for all classified City positions;
 - 3. Methods for determining the merits and fitness of candidates for appointment or promotions;
 - 4. The policies and procedures regulating reduction in force, demotion, suspension and removal of employees;
 - 5. The hours of work, attendance regulation and provisions for sick and vacation leave;
 - 6. Grievance procedures, including procedures for the hearing of grievances by the Civil Service Commission, which may render advisory opinions based on its findings to the City Manager with a copy to the aggrieved employee. In this respect the Civil Service Commission shall have the power to issue subpoenas to compel attendance by witnesses and to administer oaths;
 - 7. Other practices and procedures necessary to the administration of the City personnel system;
 - 8. In connection with the aforementioned personnel rules, the Civil Service Commission shall inquire into the implementation of such personnel rules as considered necessary to ensure compliance therewith.
- D. *Duties and powers of the Civil Service Commission.* All duties, powers, reservations of power, and funding for the Civil Service Commission may be provided for by Ordinance duly passed by the Board of Commissioners of the City of Madeira Beach, Florida.
- E. *Powers to collectively bargain recognized.* Nothing contained in this Charter shall limit the power of the Board of Commissioners of the City of Madeira Beach, Florida, acting through its Manager from entering into collective bargaining negotiations with any officers, employees, or group of employees for the purpose of establishing by contract conditions of employment, rules or compensation of said officers, employees, or groups of employees. For the purposes of this Charter, ARTICLE I, Section 6, of the Constitution of the State of Florida is specifically recognized.

(Ord. No. 446, 1-28-1975; Ord. No. 664, 8-14-1984/11-7-1984; Ord. No. 2018-09, § 1(Exh. A), 8-20-2018)

DIVISION 4. CIVIL SERVICE COMMISSION¹

Sec. 2-126. Intent; appellate jurisdiction.

- (a) The intent of this division is to provide for the scope of authority of the civil service commission and to establish procedural and organizational rules related to its exercise of that authority.
- (b) The civil service commission shall preside over appeals of orders of the hearing officer related to disciplinary terminations of regular, non-probationary employees, but shall not consider appeals of disciplinary terminations of employees who are classified as at-will, or who are otherwise made ineligible by the city's adopted personnel policy to file such appeals. In performing this role, the jurisdiction of the civil service commission is to review recommended orders of the hearing officer and to interpret the city's personnel policy and any other relevant city policies, and to ultimately find if the city had legal just cause to terminate the employee. In reaching its decision, the civil service commission sits in an appellate advisory capacity. The civil service commission does not have jurisdiction over, and may not rule upon, or make findings about, any allegations of a violation of a county, state or federal law. Employees seeking to assert such violations should do so by way of the appropriate statutory procedures in a court of competent jurisdiction.

(Ord. No. 2025-02, § 1, 4-2-25)

Sec. 2-127. Appointment and membership.

- (a) In addition to any charter provisions concerning the appointment and membership of the civil service commission, unless doing so would result in the inability to have a fully-appointed commission, the term of each person appointed to the commission shall be staggered so that not more than two terms expire within any one year. Any civil service commission member may be reappointed by the board of commissioners. Appointments to fill vacancies shall be for the unexpired term of office.
- (b) Members of the civil service commission shall be residents of the city at the time of their appointment and throughout the term of office. Any member who is no longer a resident of the city shall be automatically removed, and that vacancy filled as provided in this division.
- (c) Members of the civil service commission may be retained, suspended or removed by majority vote of the board of commissioners.
- (d) The failure of any member of the civil service commission to attend two of three successive meetings without cause and without prior approval of the commission chair shall result in, the member's seat shall

¹Ord. No. 2025-02, § 1, adopted April 2, 2025, amended ch. 2, art. III, div. 4 in its entirety to read as herein set out. Former ch. 2, art. III, div. 4, §§ 2-126—2-129, pertained to similar subject matter, and derived from Code 1983, §§ 2-502—2-505; Ord. No. 1028, § 2, adopted Aug. 24, 2004; Ord. No. 1075, § 1, adopted April 25, 2006; Ord. No. 2019-03, § 1, adopted March 19, 2019.

Charter reference(s)—Civil service commission, § 6.6.

Cross reference(s)—Personnel, ch. 50.

becoming vacant and the city clerk, serving as ex officio secretary to the civil service commission, shall report the vacancy to the board of commissioners, which shall promptly fill such vacancy.

- (e) Appointments shall be made, consistent with the Charter on the basis of demonstrated experience or interest in the subject matter.
- (f) The members of the civil service commission shall, in October of each year or as soon thereafter as possible, elect a chair and a vice-chair from among its members who shall be voting members. The chair, and in his or her absence the vice-chair, shall preside over meetings and hearings and shall, subject to the will of the entire commission, make rulings on points of order and procedure, and in quasi-judicial hearings shall rule on motions and objections.
- (g) Members of the civil service commission shall schedule in advance quarterly meetings. However, if the chair, in consultation with the city manager, determines that there are no agenda items requiring a scheduled meeting, the chair is authorized to cancel the scheduled meeting, and to instruct the city clerk, acting as ex officio secretary, to notify the members of the cancellation. In addition to its scheduled quarterly meetings, the civil service commission shall promptly schedule hearings on employee post-termination appeals. Any other unscheduled meetings may be requested by the city manager or his or her designee to discuss personnel matters which cannot wait until the next regularly-scheduled meeting. In addition to the foregoing:
 - (1) The city manager shall coordinate with the civil service commission chair and the human resources coordinator to choose and set meeting dates and time before a meeting is noticed; and
 - (2) Pursuant to the city charter, the city clerk shall serve as the civil service commission's ex officio secretary. In that role, the city clerk shall ensure board meetings are noticed and minutes are recorded and maintained so as to ensure compliance with the state's sunshine law. The city clerk shall also provide civil service members with electronic copies of agenda materials, and keep and maintain the official records of the commission. The city clerk shall also serve as the hearing clerk for any quasi-judicial post-termination appeal hearings and in that role shall keep the official record of the hearing, including all exhibits admitted or proffered into evidence.
 - (3) The city manager and the chairperson of the civil service commission shall coordinate and agree on all agenda items prior to the civil service commission meetings, except that the civil service commission cannot refuse to promptly set for hearing a timely-filed post-termination appeal of a hearing officer's recommended order.
 - (4) Human resources staff or such other staff as may be designated by the city manager shall serve as staff person(s) for the civil service commission and shall attend all meetings of the civil service commission. In this role, the assigned staff person(s) shall assist the civil service commission by providing it with information, reports, historical data, surveys, or such other information or materials as the civil service commission may reasonably request to assist it in performing its duties of advising on possible policy changes, providing advice and recommendations on policy implementation, and making recommendations related to compensation and classification plans, to the extent these matters are within the scope of the civil service commission's duties as set forth in the city charter.
 - (5) The city attorney shall be the primary legal advisor to the civil service commission on all matters of municipal law. However, in the event the civil service commission may require specialized labor or employment counsel of a nature the city attorney is not able to provide, the city may, within established budgets, provide additional specialized counsel.
 - (6) Notwithstanding the foregoing, if, in the sole judgment of the city manager, the nature and complexity of the appeal requires an assistant city attorney to assist the disciplining director in the prosecution of the appeal hearing by presenting arguments and evidence and calling and questioning witnesses, the city attorney shall ensure such attorney is assigned to that role. In no circumstances may the attorney

assigned to be the civil service commission's neutral legal advisor also serve as the attorney presenting the disciplining director's case and making argument before the commission.

- (7) As set forth in the Charter, the civil service commission is an advisory board that makes non-binding advisory recommendations to the city manager. In its quasi-judicial role hearing post-termination appeals from recommended orders of the hearing officer, the civil service commission will issue a written order. The written order may be rendered by the civil service commission immediately upon the conclusion of a hearing or, if adequate time is required to draft a suitable order, may be rendered at a subsequent meeting to occur in a reasonable time after the conclusion of the hearing.
- (h) Civil service commission members shall serve without compensation, but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by board of commissioners or as otherwise provided by law.

(Ord. No. 2025-02, § 1, 4-2-25)

Charter reference(s)—Civil service commission membership, § 6.6B.

Sec. 2-128. Procedural matters.

- (a) The city clerk, serving as ex officio secretary to the civil service commission, shall ensure all notices of the civil service commission are posted in a manner compliant with the state's sunshine law.
- (b) Meetings and hearings. At all regular meetings of the civil service commission, the chair shall afford any interested person the ability to address the commission on any matter to be voted upon by the commission prior to the vote being taken. In addition, the civil service commission may, in its adopted rules of procedure, afford time on its agenda for any city employee or citizen to address the commission on any matter within the commission's duties and responsibilities. However, when the civil service commission is sitting in its quasi-judicial capacity during post-termination appeal hearings, it shall not afford such opportunity for comments, but rather shall only base its order on the documents and testimony admitted into evidence during the hearing officer hearing, the transcript of the testimony of the hearing officer hearing (if provided by a party), and any arguments the parties or their attorneys may make.
- (c) Recommendations. The civil service commission, by majority vote, may make recommendations to the city on any matter within the scope of its jurisdiction. Such recommendations may take the form of motions recorded in the minutes, adoption of a written report, or for quasi-judicial appeals, adoption of a written order.
- (d) Written records. Minutes shall be kept of all meetings and hearings by the civil service commission, and all hearings shall be open to the public. Pursuant to the city charter, the city clerk shall serve as the ex officio secretary of the civil service commission, and shall perform the duties associated with that role, as set forth in the city code, including the maintenance of the commission's official record. The official record shall include the vote of each member of the civil service commission upon each question, or if absent or failing to vote, indicating such fact. The minutes of all proceedings, decisions and/or recommendations of the civil service commission shall be made public record on file in the office of the city clerk.
- (e) The civil service commission may adopt such procedural rules to regulate the conduct of its meetings as may be deemed to be necessary and desirable. In developing such rules, the civil service commission shall consult with its legal counsel to ensure it complies with the state's sunshine and records laws and, to the extent that they will govern the commission's quasi-judicial post-termination hearings, to ensure they comply with applicable due process standards. Notwithstanding the foregoing, the civil service commission's procedural rules may not place any specific duty or assignment upon any city official or employee, and may not be inconsistent with any provision of the city charter or code, or state law.

(Ord. No. 2025-02, § 1, 4-2-25)

Sec. 2-129. Non-appellate powers and duties.

- (a) The civil service commission, in consultation with the city manager, is charged with the on-going development of the city's classification and pay plans. This includes periodic studies relating to equitable classification categories and pay ranges.
- (b) The civil service commission, working with the city manager and relevant human resources staff, will periodically examine, by use of staff, consultants and such other resources available, market conditions and comparative wage data for relevant public and private sector employers, and based upon the results of this examination, will make a written recommendation to the city manager concerning wage adjustments.
- (c) The civil service commission, working with the city manager and relevant human resources staff, is charged with developing recommended classifications and pay plans (subject to budgets approved by the board of commissioners) as the city's business needs and operating experience dictate.
- (d) The civil service commission, working with the city manager and relevant human resources staff, is further charged with reviewing job descriptions, policies and procedures, and such other duties as are set forth in the city charter.
- (e) The civil service commission may submit an annual report to the board of commissioners outlining its work for the year, its goals for the coming year, and making any recommendations to the board of commissioners as it may determine are necessary.

(Ord. No. 2025-02, § 1, 4-2-25)

October 2025 – Board of Commissioners Meeting Schedule

Item 15A.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
		1 BOC Regular Meeting; 6:00 PM	2	3	4/5
6	7	8	9	10	11/12
13	14	15	16	17	18/19
20	21	22 BOC Regular Workshop Meeting; 6:00 PM	23	24	25/26
27	28	29	30	31	

November 2025 – Board of Commissioners Meeting Schedule

Item 15A.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
					1/2
3	4	5	6	7	8/9
10	11 VETERAN'S DAY – City Holiday	12 BOC Regular Workshop; 4:00 PM BOC Regular Meeting; 6:00 PM	13	14	15/16
17	18	19	20	21	22/23
24	25	26	27 THANKSGIVING DAY – City Holiday	28 DAY AFTER THANKSGIVING DAY – City Holiday	29/30

December 2025 – Board of Commissioners Meeting Schedule

Item 15A.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
1 Candidate Qualifying: Beginning at NOON – 4:30 PM	2 Candidate Qualifying: 8:30 AM – 4:30 PM	3 Candidate Qualifying: 8:30 AM – 4:30 PM	4 Candidate Qualifying: 8:30 AM – 4:30 PM	5 Candidate Qualifying: 8:30 AM – 4:30 PM	6/7
8 Candidate Qualifying: 8:30 AM – 4:30 PM	9 Candidate Qualifying: 8:30 AM – 4:30 PM	10 Candidate Qualifying: 8:30 AM – 3:00 PM BOC Reg Wk; 4:00 PM BOC Reg. Mtng: 6:00 PM	11 Candidate Qualifying: 8:30 AM – 4:30 PM	12 Candidate Qualifying: 8:30 AM - Ending at NOON	13/14
15	16	17	18	19	20/21
22	23	24 CHRISTMAS EVE – City Holiday	25 CHRISTMAS DAY – City Holiday	26	27/28
29	30	31 NEW YEAR’S Eve – City Holiday			

2026 BOARD OF COMMISSIONERS MEETING SCHEDULE

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

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

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

<u>DATE</u>	<u>DESCRIPTION</u>	<u>TIME</u>
Thursday, January 1, 2026	NEW YEAR'S DAY – City Holiday	
Wednesday, January 14, 2026	BOC Regular Meeting	6:00 PM
Monday, January 19, 2026	MARTIN LUTHER KING JR. DAY – City Holiday	
Wednesday, January 28, 2026	BOC Regular Workshop Meeting	6:00 PM
Wednesday, February 4, 2026	BOC Regular Meeting	6:00 PM
Wednesday, February 11, 2026	BOC Regular Workshop Meeting	6:00 PM
Monday, February 16, 2026	PRESIDENTS' DAY – City Holiday	
Tuesday, March 10, 2026	Municipal Election Day – (City Centre Room)	7 AM – 7 PM
Wednesday, March 4, 2026	BOC Regular Meeting	6:00 PM
Wednesday, March 18, 2026	BOC Regular Workshop Meeting	6:00 PM
A special BOC meeting will be scheduled for the Induction Into Office for New Commissioners after the final Election Results are certified.		
Wednesday, April 8, 2026	BOC Regular Meeting	6:00 PM
Wednesday, April 29, 2026	BOC Budget Workshop #1	4:00 PM
Wednesday, April 29, 2026	BOC Regular Workshop Meeting	6:00 PM
Wednesday, May 13, 2026	BOC Regular Meeting	6:00 PM
Monday, May 25, 2026	MEMORIAL DAY – City Holiday	
Wednesday, May 27, 2026	BOC Budget Workshop #2	4:00 PM
Wednesday, May 27, 2026	BOC Regular Workshop Meeting	6:00 PM
Wednesday, June 10, 2026	BOC Regular Meeting	6:00 PM
Friday, June 19, 2026	JUNETEENTH – City Holiday	
Wednesday, June 24, 2026	BOC Budget Workshop #3	4:00 PM
Wednesday, June 24, 2026	BOC Regular Workshop Meeting	6:00 PM
Friday, July 3, 2026	'INDEPENDENCE DAY' DAY OFF – City Holiday	
Wednesday, July 8, 2026	BOC Regular Meeting	6:00 PM
Wednesday, July 22, 2026	BOC Budget Workshop #4	4:00 PM
Wednesday, July 22, 2026	BOC Regular Workshop Meeting	6:00 PM

Wednesday, August 12, 2026	BOC Regular Meeting	6:00 PM
Wednesday, August 26, 2026	BOC Budget Workshop #5	4:00 PM
Wednesday, August 26, 2026	BOC Regular Workshop Meeting	6:00 PM
Monday, September 7, 2026	LABOR DAY – City Holiday	
Wednesday, September 9, 2026	BOC Special Meeting <i>(Tentative FY 2027 Millage & Budget-1st Reading & Public Hearing)</i>	5:45 PM
Wednesday, September 9, 2026	BOC Regular Meeting	6:00 PM
Wednesday, September 23, 2026	BOC Special Meeting <i>(Adoption of FY 2027 Millage & Budget-2nd Reading & Public Hearing)</i>	5:45 PM
Wednesday, September 23, 2026	BOC Regular Workshop Meeting	6:00 PM
Wednesday, October 14, 2026	BOC Regular Meeting	6:00 PM
Wednesday, October 28, 2026	BOC Regular Workshop Meeting	6:00 PM
Tuesday, November 10, 2026	BOC Regular Workshop Meeting <i>(date & time change due to Thanksgiving Holidays)</i>	2:00 PM
Tuesday, November 10, 2026	BOC Regular Meeting <i>(date & time change due to Thanksgiving Holidays)</i>	4:00 PM
Wednesday, November 11, 2026	VETERANS DAY – City Holiday	
Thursday, November 26, 2026	THANKSGIVING DAY – City Holiday	
Friday, November 27, 2026	DAY AFTER THANKSGIVING DAY – City Holiday	
Wednesday, December 9, 2026	BOC Regular Workshop Meeting <i>(date & time change due to Christmas & New Year's Holidays)</i>	2:00 PM
Wednesday, December 9, 2026	BOC Regular Meeting <i>(date & time change due to Christmas & New Year's Holidays)</i>	4:00 PM
Candidate Qualifying Period	NOON, Monday, December 7, 2026 through NOON, Friday, December 18, 2026, excluding weekends. <i>(Commissioner District 3 and Commissioner District 4) - March 10, 2026 Municipal Election</i>	
Thursday, December 24, 2026	CHRISTMAS EVE – City Holiday	
Friday, December 25, 2026	CHRISTMAS DAY – City Holiday	
Thursday, December 31, 2026	NEW YEAR'S EVE - City Holiday	
Friday, January 1, 2027	NEW YEAR'S DAY – City Holiday	

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



Prepared By
Clara VanBlargan, MMC, MSM
City Clerk
September 25, 2025

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

Anne-Marie Brooks, Mayor (Mayor as of 6/14/2024)
 Ray Kerr, Commissioner District 2
 David Tagliarini, Vice Mayor/Commissioner District 1
 Eddie McGeehen, Commissioner District 3
 Housh Ghovae, Commissioner District 4 (appointed 7/10/2024)

TERM OF OFFICE

3-Year Term (03/2023 – 03/2025)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2023 – 03/2025)
 2-Year Term (07/2024 – 03/2025)

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

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

TERM OF OFFICE

3-Year Term (03/2023 – 03/2028)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2023 – 03/2027)
 2-Year Term (07/2024 – 03/2027)

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

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

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

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

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

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

BOARD OF COMMISSIONERS 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
- 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/>

BOARD OF COMMISSIONERS MEETING ATTENDANCE

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

- June 11, 2025, BOC Regular Meeting – *All present*
- June 25, 2025, BOC Budget Workshop – *Commissioner Tagliarini absent*
- June 25, 2025, BOC Regular Workshop – *Commissioner Tagliarini absent*
- July 9, 2025, BOC Regular Meeting – *Commissioner Tagliarini absent*
- July 23, 2025, BOC Budget Workshop – *All present*
- July 23, 2025, BOC Special Meeting – *All present*
- July 23, 2025, BOC Regular Workshop – *All present*
- August 13, 2025, BOC Regular Meeting – *All present*
- August 21, 2025, BOC Special Workshop Meeting – *All present*
- August 27, 2025, BOC Budget Workshop – *All present*
- August 27, 2025, BOC Regular Workshop – *All present*
- September 10, 2025, BOC Special Meeting – *All present*
- September 10, 2025, BOC Regular Meeting – *All present*
- September 24, 2025, BOC Special Meeting – *All present*
- September 24, 2025, BOC Regular Workshop – *All present*

PROCLAMATIONS

February 26, 2025, BOC Regular Workshop Meeting

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

April 2, 2025, BOC Regular Meeting

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

May 14, 2025, BOC Regular Meeting

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

June 11, 2025, BOC Regular Meeting

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

July 9, 2025, BOC Regular Meeting

- Parks and Recreation Month; July 2025

PRESENTATIONS

January 8, 2025, BOC Regular Meeting

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

February 12, 2025, BOC Regular Meeting

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

July 9, 2025, BOC Regular Meeting

- Mosquito Control & Vegetation Management – Pinellas County
- Preparing Your Organization for a Major Hurricane – Presentation by Mayor Brooks

August 13, 2025, BOC Regular Meeting

- Check Presentation – PCSO Explorer Post

August 27, 2025, BOC Regular Workshop

- Frontier Communications' Infrastructure – Repair/Removal
- Property Insurance, Jim Everett & Jake Holehouse

September 10, 2025, BOC Regular Meeting

- Madeira Beach Fire Department – Promotion, Paramedic School Completion

APPROVAL OF MINUTESJanuary 8, 2025, BOC Regular Meeting – *Approved 5-0*

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

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

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

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

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

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

- 03-12-2025, BOC Regular Meeting Minutes

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

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

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

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

July 9, 2025, BOC Regular Meeting – *Approved 5-0*

- 06-11-2025, BOC Regular Meeting Minutes
- 06-25-2025, BOC Budget Workshop Meeting Minutes
- 06-25-2025, BOC Regular Workshop Meeting Minutes

August 13, 2025, BOC Regular Meeting – *Approved 5-0*

- 07-09-2025, BOC Regular Meeting Minutes
- 07-23-2025, BOC Budget Workshop Meeting Minutes
- 07-23-2025, BOC Special Meeting Minutes
- 07-23-2025, BOC Regular Workshop Meeting Minutes

September 10, 2025, BOC Regular Meeting – *Approved 5-0*

- 08-13-2025, BOC Regular Meeting Minutes
- 08-21-2025, BOC Workshop Meeting Minutes – Discussion on City Manager
- 08-27-2025, BOC Budget Workshop Meeting Minutes
- 08-27-2025, BOC Regular Workshop Meeting Minutes

PUBLIC HEARINGS – ORDINANCES**Ordinance 2025-01, New Personnel Policy – Adopted 04/02/2025**

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

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop Meeting with Civil Service Commission
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
Mayor Brooks wanted certain changes made. The City Attorney asked that they approve the ordinance as written, and he would bring the changes back in redlines and underlines at the April 2, 2025, BOC Regular Meeting, so they could see them. If the changes are acceptable on second reading, they will be adopted as amended.
- April 2, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0 with the changes made on first reading brought back to them at second reading.*
Mayor Brooks disagreed with the comment regarding allowing the City Manager to determine how long someone would be required to work for the City if the City paid their tuition. It could show bias or favoritism. One might be required to work one year, and someone else three or five years. She would like that brought back for discussion at the next workshop. They could also discuss language changes to sections that the City Clerk's Office listed for city charter consistency with language. The Board consented.
- April 16, 2025, BOC Regular Workshop – Tuition Reimbursement. The City Attorney says that the personnel policy states that approval of any specific reimbursement request is at the sole discretion of the human resources staff, who must weigh all relevant facts and policies in granting or denying any request. The human resources staff decides how long someone should stay after completing the course. The Mayor said that it is a problem. It would not be fair to let a single individual determine how long a person should stay after tuition reimbursement because favoritism could come into play. That is the reason she asked that the policy come back to them. She would rather "a year" be placed there. The Board consented to a one-year commitment for

an associate's degree, a two-year commitment for a bachelor's degree, and a two-year commitment for a master's degree. The City Attorney will bring an amendment to Ordinance 2025-01 to the May 14, 2025, BOC Regular Meeting for 1st Reading & Public Hearing to make the changes.

Ordinance 2025-02, Amendment to Civil Service Commission Duties & Responsibilities – Adopted 04/02/2025

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

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

Ordinance 2025-03, Post Termination Hearings; Hearing Officer – Adopted 04/02/2025

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

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

Ordinance 2025-04, Planned Development – Adopted 03/12/2025

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

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

Section 110-387, Permitted uses and dimensional regulations (p. 248 of packet) - REMOVED third paragraph: “PD developments located in the Traditional Village, Commercial Core, Boardwalk, and Low Intensity Mixed Use Character Districts of the John's Pass Village Activity Center cannot exceed the height limits prescribed in

~~Appendix D—John's Pass Village Activity Center Development Standards."~~

Ordinance 2025-05, Temporary Shelters on Residential Property– Adopted 03/12/2025

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

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

Ordinance 2025-06, Amendment to Capital Improvement Element of the Comprehensive Plan – Adopted 03/12/2025

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

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

Ordinance 2025-07, Adult Use Restriction – Adopted 03/12/2025

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

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

Ordinance 2025-08, Amendment to Fees & Collections Manual – Adopted 03/12/2025

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA, TO ADD A DECLARED DISASTER SANITATION FEE; REPEALING ORDINANCE 2024-22; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Ordinance 2025-09, Districts – Adopted 04/02/2025

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

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

Ordinance 2025-10, Accessory Structures – Adopted 04/02/2025

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

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

Ordinance 2025-11, Alcoholic Beverages – Adopted 04/02/2025

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI. (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 6. (ALCOHOLIC BEVERAGES) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR JOHN'S PASS VILLAGE ACTIVITY CENTER ZONING DISTRICT REGULATIONS; PROVIDING FOR PLANNED DEVELOPMENT ZONING DISTRICT REGULATIONS; REMOVING REFERENCES TO C-2, JOHN'S PASS MARINE COMMERCIAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-12, Amendment to Fees and Collection Procedures Manual – Rental Pricing for City Facilities (Recreation Center, Recreation Complex, and City Centre Room) – Adopted 04/02/2025

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR THE MODIFICATION OF HOURLY RATES AND ROOMS AVAILABLE FOR RENT WITHIN THE RECREATION CENTER AND CITY HALL AND REWORD THE REFERENCE TO SALES TAX COLLECTED THEREFOR; REPEALING ORDINANCE 2025-08; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Ordinance 2025-13, Amendment to Fees and Collection Procedures Manual – To change rates for Overnight Parking and City Development Fees, & Reword certain Development Services – Adopted 06/11/2025

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR THE CHANGES TO THE RATES OF OVERNIGHT PARKING AND CITY DEVELOPMENT FEES AND REWORD CERTAIN DEVELOPMENT SERVICES; REPEALING ORDINANCE 2025-12; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

- June 25, 2025, BOC Regular Workshop
- July 9, 2025, BOC Regular Meeting – Discussion
- July 23, 2025, BOC Special Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- July 23, 2025, BOC Regular Workshop – There was no discussion on the item
- August 13, 2025, BOC Regular Meeting – *Approved 5-0*

Ordinance 2025-15, FY 2026 Final Millage Rate (Adopted 09/24/2025)

- July 23, 2025, BOC Special Meeting – *Approved 5-0, keep current millage rate of 2.7500 mills*
- September 10, 2025, BOC Special Meeting (Tentative) – 1st Reading & Public Hearing – *Approved 5-0*
- September 24, 2025, BOC Special Meeting (Final) – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-16, FY 2026 Preliminary Budget- (Adopted 09/24/2025)

- 2025 Budget Workshops
- September 10, 2025, BOC Special Meeting (Tentative) – 1st Reading & Public Hearing – *Approved 5-0*
- September 24, 2025, BOC Special Meeting (Final) – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-17, Amending Chapter 14, Sections 14-30, 14-31, and 14-32 of Article II. Technical Codes and Standards to Remove References to Outdated Technical Codes and Standards

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 14-30, 14-31 AND 14-32 OF ARTICLE II. - TECHNICAL CODES AND STANDARDS OF CHAPTER 14 OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES TO REMOVE REFERENCES TO OUTDATED TECHNICAL CODES AND STANDARDS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- August 27, 2025, BOC Regular Workshop
- September 10, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-18, Amendment to Fees and Collection Procedures Manual – Extending Permit Fees Waiver to March 26, 2026

- August 27, 2025, BOC Regular Workshop
- September 24, 2025, BOC Special Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- November 12, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS**January 8, 2025, BOC Regular Meeting**

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

June 11, 2025, BOC Regular Meeting

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

August 13, 2025, BOC Regular Meeting

- 2COP Alcoholic Beverage License ABP 2025-04 – Corner Kitchen and Coffee House, 13999 Gulf Boulevard #C2, Madeira Beach – *Approved 5-0*

RESOLUTIONS**Resolution 2025-01, Public Records Exemption Resolution – Adopted 03/12/2025**

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

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

Resolution 2025-02, BOC Policy Handbook – Adopted 05/14/2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BOARD OF COMMISSIONERS POLICY HANDBOOK; REPEALING RESOLUTION 2024-02; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Resolution 2025-03, Pinellas 2025 Local Mitigation Strategy (LMS) Plan – Adopted 05/14/2025

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

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

Resolution 2025-04, Adopting Ceremonial Items Policy – Adopted 07/09/2025

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

- April 16, 2025, BOC Regular Workshop
- May 28, 2025, BOC Regular Workshop
- June 25, 2025, BOC Regular Workshop
- July 9, 2025, BOC Regular Meeting – *Approved 4-0*
- July 23, 2025, BOC Regular Workshop – Discussed participation, selection

Resolution 2025-05, Amendment to Emergency Operations Plan (EOP) – Adopted 06/11/2025

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

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

Resolution 2025-06, FY 2025 Budget Amendment #1 – Adopted 06/11/2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2025 (OCTOBER 1, 2024 THROUGH

SEPTEMBER 30, 2025) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND, THE ARCHIBALD PARK FUND, AND THE SANITATION FUND; AND PROVIDING FOR AN EFFECTIVE DATE

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

Resolution 2025-07, One-Year Moratorium on Local Mobility Impact Fees – Adopted 07/23/2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE IMPOSITION AND COLLECTION OF THE MOBILITY FEE REQUIRED PURSUANT TO CHAPTER 92 (PROPORTIONATE SHARE DEVELOPMENT FEE) OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES UNTIL JULY 31, 2026; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- July 23, 2025, BOC Special Meeting – *Approved 5-0*

Resolution 2025-08, Plat Approvals

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR THE DESIGNATION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE COMMUNITY DEVELOPMENT DIRECTOR AND ANY SUCCESSOR DEPARTMENT OR DIVISION AS THE ADMINISTRATIVE AUTHORITY WITH THE POWER AND DUTY TO RECEIVE, REVIEW, PROCESS, APPROVE, AND DENY THE SUBMISSION OF APPLICATIONS FOR PLATS AND REPLATS IN THE CITY OF MADEIRA BEACH; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- August 13, 2025, BOC Regular Meeting – *Approved 5-0*

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- JCB 35Z-1 Compact Excavator Purchase – Sourcewell Contract - \$59,040
 - January 8, 2025, BOC Regular Meeting – *Approved 5-0*
- Tampa Bay Psychology Services LLC Agreement for Psychological Evaluation and Counseling Services for Fire Personnel @ \$165.00 per individual counseling session
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Public Works/Satellite Building Department Design – Engineering proposal with Pennoni for the public works building for \$62,050.00
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 4-1; Commissioner Kerr voted against*
- Public Works/Satellite Building Change Order – Architectural & Structural Engineering Services - \$88,610.00
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 2, 2025, BOC Regular Meeting – *Approved 3-2*

- AAA Florida Traffic Safety Grant – to increase the road for the firefighters while responding to an accident or an emergency call - \$5,400
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Saltwater Destination Agreement – 2nd Amendment - Five-year extension from October 22, 2024, through October 21, 2029, to provide chairs and umbrellas on the sand in front of Archibald Park. - \$12,000 Annual Payment
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Rebuilding Madeira Beach – Watershed Management Plan – Contract with Advanced Engineering for the Preliminary Program Development, Document Review, and Support Services - \$89,865.81
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Emergency Bridge Loan Program – Request for Application (up to 10-YR Term, 0% Interest for full term)
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0, for Finance to apply for the loan*
- DSK Law Engagement Letter to serve as Special Magistrate for the City of Madeira Beach - \$210 per hour plus costs for each actual attorney hour worked and \$65 per hour for each paralegal hour worked in regard to engagement.
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- CAP Government Agreement – Building Services (Piggyback agreement with City of Dania Beach, FL – expires in May 2025 unless renewed)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Mobi-Mat Purchase for John's Pass North Jetty - \$6,205.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 4-1 (Commissioner Ghovae against)*
- Rear Load Containers Purchase from Iron Containers - \$36,145.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-02 Rear Load Replacement Containers Purchase from Iron Container - \$30,000 average annual purchase (3-YR Sales Agreement)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Archibald Parking Lot and 142nd Beach Access Repair - \$494,680 (Piggyback Contract with City of Largo, FL with Keystone Excavators, Inc.)

- March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- April 16, 2025, BOC Regular Workshop Meeting – Project Update
- RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs – Contract with Grosz Construction Company, Inc. - \$57,700.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Master Pyro, LLC – Fireworks Displays – (\$5,000.00 for the March 16th display, \$5,000.00 for the May 4th display, \$20,000.00 for the July 3rd display, and \$5,000.00 for the November 9th display)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Facility Use Agreement with Burton Meiring, LLC dba as Simple Weddings (Receive 25% discount on rental rates listed in the Madeira Beach Fees and Collection Manual)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Automated Side Load Garbage Truck Lease Agreement - \$8,500 per month (13-month Lease)
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 2, 2025, BOC Regular Meeting – *Approved 5-0*
- Amendment to Kimley-Horn and Associates, Inc., Consulting and Design Services Agreement
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with the City of Largo for Storm Debris Management, Site Lot 14 Utilization for 90-day Period - \$500.00 per Storm (5-YR Term with option to renew for an additional four, one-year terms)
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-05, Area 3 Roadway & Drainage Improvement Contract with Harbor Contracting, LLC - \$7,155,457.44
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Joint Participation Agreement with Pinellas County for Area 3 Roadway and Drainage Improvement Project – Reimbursement to the City for \$1,430,000.00
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-06, Boca Ciega Street End Project, \$149,998.42, includes 10% contingency in the event of an unforeseen issue during construction [They must show evidence to pay contingency]
 - January 22, 2025 BOC Regular Workshop Meeting

- February 12, 2025, BOC Regular Workshop Meeting
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting - *Approved 5-0*
- ITB 25-07, Military Court of Honor, \$225,823.02, includes 10% contingency in the event of an unforeseen issue during construction [Must have evidence to pay contingency]
 - January 22, 2025 BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – *Approved 5-0*
- RFI No. 25-09 Engineering Consultant and Design Services discussion & Approval
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – *Approved 5-0, approved the Preference List and Agreements in the Agenda Packet*
- City of Madeira Beach Fire Station Settlement Agreement
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Master Agreement UF, Task Order 08: Impact Fees, \$30,000
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – The Board asked that the item be brought back for discussion at the July BOC Workshop with a presentation and to discuss it earlier in the meeting.
- RFP No. 25-10 Financial Auditing Services
 - June 11, 2025, BOC Regular Meeting – The Board consented to Mr. Laflin sending out the RFP. The Board of Commissioners will serve as the Auditing Committee. They will be provided with the proposals received one month in advance of the first meeting to grade and evaluate them.
 - August 27, 2025, BOC Regular Workshop
- Interlocal Agreement with Pinellas County for Multimodal Impact Fee Coordination
 - May 28, 2025, BOC Regular Workshop Meeting
 - July 23, 2025, BOC Special Meeting – *Approved 5-0*
- FY 2026 Gulf Beaches Public Library Annual Budget for Madeira Beach - \$99,078.00
 - July 23, 2025, BOC Regular Workshop – *Approved 5-0*
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- FY 2026 PCSO Annual Law Enforcement Services Contract - \$1,802,352.00

- July 23, 2025, BOC Regular Workshop
- August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- 2026 John Deere Gator Purchase - \$23,355.00
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- TruVac Trailer Purchase - \$143,570.00
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 4-1, Commissioner Ghovae voted against*
- Interlocal Agreement with Thompson Consulting Services for Debris Monitoring
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Pinellas County Joint Participation Agreement Area 5 (Engineer Estimated \$3,626,153.00 & Pinellas County Contribution (JPA) \$1,555,378.00)
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Area 3 Construction Engineering Inspection (CEI) Approval – Al Carrier’s Company \$185,000
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Special Event Agreement – ROC Park – Drop Dead Beach Bash
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Agreement to Purchase Property at 50 153rd Avenue (City bid \$4,6 million)
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0 to direct City Manager to write a letter to the property owner to end the contract.*
- Stormwater Station Generator Replacement located at 14101 N. Bayshore Drive
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025 BOC Regular Meeting – *Approved 5-0*
- Diocese of Southwest Florida, Inc. Parking Lot License Agreement
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- FDOT Debris Staging Area Agreement for Archibald and Johns Pass Park
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- Bay Point Causeway and Drive Milling and Resurfacing Proposal

- August 27, 2025, BOC Regular Workshop
- September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with Pinellas County for Cooperative Emergency Procurements of Disaster Debris Collection & Monitoring and Management Services
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- City Manager Resignation Agreement
 - August 21, 2025, BOC Special Meeting - *discussion*
 - September 10, 2025, BOC Regular Meeting – *Approved city manager resignation agreement and made his last day on 9/10/2025 - Approved 5-0*
- Appoint Acting City Manager
 - August 21, 2025, BOC Special Meeting
 - September 10, 2025, BOC Regular Meeting – *Approved Fire Chief Clint Belk to serve as temporary acting city manager – Approved 5-0*
- Recruiting Firm to advertise City Manager and Other Senior Vacations
 - August 21, 2025, BOC Special Meeting
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0 to waive the RFP requirement in finding a recruitment firm under these circumstances & Approved 5-0 for Commissioner Tagliarini to assist Ms. Powers with her research*

LIEN REDUCTION/FEE WAIVER REQUESTS

- Scott Holcomb Lein Reduction Request (Reduced Lien to \$46,022.04)
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 3-2 for Lien reduction to \$46,022.04, Vice Mayor Kerr and Commissioner Ghovae voted against*
- Building Permit Fee Waiver Extension Request
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Consensus to start using the form*

BOARD APPOINTMENTS

- Mayor Brooks to serve as Big-C Representative on the Forward Pinellas Board
 - July 23, 2025, BOC Special Meeting - *Approved 5-0 (Revote on September 10th – Madeira Beach must vote last)*
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- September 10, 2025, BOC Regular Meeting
 - Appointment to Civil Service Commission – *Approved 5-0 to appoint Scott Haufe to serve on the Civil Service Commission for a term expiring on October 30, 2028 – Approved 5-0*

- Appointments to Planning Commission - *Approved 5-0 to appoint current members Mark Cloud and Matthew LaRue to serve a new three-year term expiring on September 30, 2028 – Approved 5-0*

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP LIST

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

- Ordinance 2025-06, CIP Update in Comprehensive Plan
- Ordinance 2025-04, Planned Development
- City Information Dissemination
- Grant Writing
- Military Court of Honor
- FY 25 1st Quarter Financial Update
- John's Pass Dredging Update
- Post-Hurricane Update
- Presentation: Advanced Engineering Design, Rebuilding Madeira Beach
- Ordinance 2025-05, Temporary Structures on Residential Property after Natural Emergencies
- Mulch
- New Website Quotes
- Information Officer
- Task Force Committee

Added:

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

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

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

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

- Post-Hurricane Update

- Information Officer
- Task Force Committee
- Key to the City Discussion
- Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 25 Financial Update & Storms Damage Assessment (also discussed at 12-11-2024 BOC Workshop)
- City Street Ends Project Update
- ITB 20-02: Approval of contract for Purchase of Rear-Load Replacement Dumpsters
- Dumpster Purchase Approval
- Update on the Jetty, Dredging, and Military Court of Honor (Mayor Brooks)

Added:

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

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

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

Added:

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

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

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

Added:

- John's Pass Dredging Update (City Manager)
- Boca Ciega Street End Update (City Manager)
- Court of Honor Update (City Manager)
- Archibald Park Update (City Manager)
- Post Storm Updates (City Manager)

- 2024 Audit Presentation (City Manager)
- BOC Policy Handbook (Mayor Brooks) - Discussed adding a section on the order of business agenda for BOC regular meetings in the BOC Policy Handbook to address citizen comments received at the meeting. She would like it to be discussed and voted on at their next regular meeting.
- Tom and Kitty Stuart Park (Mayor Brooks)
- Key to the City and Awards Procedure (Mayor Brooks)
- Residential Impact Fees (Vice Mayor Kerr)

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

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

Added:

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

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

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

Added:

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

July 9, 2025, BOC Regular Meeting (July 23, 2025, BOC Regular Workshop; 6:00 p.m.)

- Impact Fees (first item on the agenda)

- Special Magistrate Lien – 572 Johns Pass Drive
- John's Pass Dredging Update
- Murals at John's Pass Park, Marina Recreation
- Nonconformances and Open Sky Ordinances
- Post-Storm Update – FEMA, FDEP, Permitting, Department Updates
- Sanitation Ordinance – Dumpster enclosers
- TruBack Trailer Purchase

Added:

- FDEP Resiliency Grant
- Integris Chief Information Officer
- Jetty Update
- Letter to the State for the Marina
- The Code Enforcement on sunken boats
- The pools that are green
- Strategic Planning
- Sheriff's Department to talk about EV bicycles and what the rules and regulations are for those
- Resurfacing and repair of 1505h by FDOT
- BOC ceremonial items
- Update on the start of construction for the Honors Court

August 13, 2025, BOC Regular Meeting (August 27, 2025, BOC Regular Workshop; 6:00 p.m.)

- Terrain Modification Update
- Building Permit Fees – Waiver review and possible extension
- America 250
- Frontier Communications Infrastructure Repair/Removal
- Noise Ordinance
- FDOT Debris Staging Agreement

Added:

- 2026 Legislative Session
- Dredging Project Update
- Code Violation Fines Process
- Grants Update
- Purple Heart Designation
- Discuss Property in General

September 10, 2025, BOC Regular Meeting

- Kimley-Horn Letter of Agreement for Professional Services – Impact Fee Ordinances
- Noise Ordinance Review
- 2026 Appropriations – Provide a List
- Presentation: Shumaker Advisors
- Rebid Information Technology Contract (IT Services)

Added:

- Swim Zones for the Fruit Float Business
- Recruitment Firm for the city manager position and other senior positions
- City Manager position and what they are looking for to give to the recruiter

- Strategic Planning
- Flood Insurance Letter
- Purple Heart Ceremony

BOC WORKSHOP MEETING & REGULAR MEETINGS UPDATES - DISCUSSIONS

January 8, 2025, BOC Regular Meeting

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

January 22, 2025, BOC Regular Workshop Meeting

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

February 12, 2025, BOC Regular Meeting

- City Manager – Post Storm Work

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

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

February 26, 2025, BOC Regular Workshop

- Key to the City
- Task Force Committee
- Information Officer
- SBA Loans—Rick Morales
- John's Pass Dredging
- Honor Court
- City Purchasing
- CAP Government Agreement for Building Department Services
- Updates to the Code for C-1 and C-2 Zoning District
- Post-Hurricane Update Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 2025 Financial Presentation – Through January 2025
- John's Pass North Jetty Update
- ITB 25-02 Purchase Rear Load Replacement Containers Contract Approval
- Purchase for Rear Load Containers
- City Street Ends Project Update
- RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs
- Facility Use Agreement
- Facility Rental Fee Updates
- City Sponsored Fireworks

March 26, 2025, BOC Regular Workshop

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

April 16, 2025, BOC Regular Workshop

- Board of Commissioners Policy Handbook
- Key to the City & Awards Policy and Procedure
- Personnel, Policy & Procedures Manual (Ordinance 2025-01)
- John's Pass Dredging Update
- City External Financial Audit
- Madeira Beach Master Plan Update
- Impact Fees

- Pinellas County Local Mitigation Strategy (LMS)
- Amendment to Kimley-Horn Agreement for Master Plan
- Post-Hurricanes Update-Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 2025 Financial Overview Presentation – Through March 2023
- Fees and Collection Manual Updates
- Court of Honor Update April 16, 2025
- Boca Ciega Street End Project Update 4/16/2025
- Archibald Parking Lot and 142nd Beach Access Repair Update –
- Tom & Kitty Stuart Repair Update
- ITB 25-05 Area 3 Roadway & Drainage Improvement Project
- Interlocal Agreement for Storm Debris Management Site Utilization
- Joint Participation Agreement with Pinellas County for Area 3 Roadway and Drainage Improvement Project

May 28, 2025, BOC Regular Workshop

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

June 25, 2025, BOC Regular Workshop Meeting

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

July 9, 2025, BOC Regular Meeting

- Ford F250 Crew Cab XL Purchase – 2024
- Proposed Ordinance 2025-14, Amendment to Chapter 14, Article IV – Moving of Structures

July 23, 2025, BOC Regular Workshop Meeting

- Impact Fees
- 2026 Board of Commissioners Meeting Schedule - Draft (February regular meeting scheduled for February 4th and February regular workshop scheduled for February 11th. The April workshop scheduled for April 29th)
- Ceremonial Items - participation, selection
- Scott Holcomb Request for Special Magistrate Lien Reduction - 572 Johns Pass Avenue
- Johns Pass Park Bathroom Mural
- FY 2026 Gulf Beaches Public Library Budget
- FY 2026 PCSO Law Enforcement Agreement
- John's Pass Dredging Update
- FL Department of Environmental Protection (FDEP) Resiliency Grant Program
- Information Technology - Integris Agreement for vCISO
- Letter to State Division of Lands - Marina Parcels
- America 250 - Semiquincentennial
- Potential property purchase - 50 153rd Ave
- Code Enforcement - abandoned/derelict boats and abandoned/unmaintained pools
- Strategic Planning
- Electric (E-bike) Bicycles - Ordinances, rules, processes
- Ordinance 2025-14: Amendments to Chapter 14., Article IV, Elevation and Relocation of Structures
- Post-Storm Update – FEMA, FDEP, Permitting, Department Updates
- Continuation of banking services - Hancock Whitney Bank
- TruVac Trailer Purchase
- Area 3 Construction Engineering Inspection (CEI) Approval
- Interlocal Agreement with Thompson Consulting Services for Debris Monitoring
- Military Court of Honor Update July 23, 2025
- Johns Pass Jetty Update July 23, 2025
- 2026 John Deere Gator Discussion
- Pinellas County Joint Participation Agreement Area 5
- Boca Ciega Street End Project update 7-23-25
- FDOT 150th Ave. Resurfacing

Added:

- Tech Grants (Community Planning Technical Assistant Grant)

August 13, 2025, BOC Regular Meeting

- Hurricane Damage Update – Community Development Ground Floor Assessment
- Hurricane Damage Assessment – Current Status
- 2025 Seafood Festival Recap
- 2026 FL Legislative Session

August 27, 2025, BOC Regular Workshop

- Presentation – Frontier Communications’ Infrastructure – Repair/Removal
- Presentation – Property Insurance, Jim Everett & Jake Holehouse
- Property Discussion in General
- Noise Ordinance
- Purple Heart City Designation
- Code Enforcement Processes
- 2026 FL Legislative Session
- Building Permit Fees Waiver
- Terrain Modification Update – Advanced Engineering
- Referencing Current Codes & Removing Outdated Publications
- Auditor Selection Process – FY 2025-2029 Financial Statement Audits
- FDOT Debris Staging Area Agreement for Archibald and Johns Pass Park
- Stormwater Station Generator Replacement located at 14101 N. Bayshore Drive
- Diocese of Southwest Florida, Inc. Parking Lot License Agreement
- Bay Point Causeway and Drive Milling and Resurfacing Proposal Discussion
- Village Friday
- Big C Update

September 25, 2025, BOC Regular Workshop Meeting

- Presentation: Shumaker Advisors
- Flood Insurance Letter
- Purple Heart Ceremony
- Strategic Planning
- Public Works State Appropriation Request
- Rebid Information Technology Contract (Network People/Integris)
- Selection of Recruiting Firm – City Manager and other Senior Vacant Positions
- Roles and Responsibilities for City Manager to be advertised
- Restricted Swim Area Discussion
- Project Update
- Legal Advice for Employees moving to Exempt Status
- City Purchasing Property
- Noise Ordinance and Senate Bill 180 Compliance
- Kimley-Horn Letter of Agreement for Professional Services for City of Madeira Beach Impact Fee Ordinances
- Amendments to Aclarian Consultant & Software Agreements
- John’s Pass Village and ROC Park Dock Discussion
- Mowing and Lawn Maintenance Services – Contract Renewal

Added

- City Clerk Performance Evaluation Procedure

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

- The City of Madeira Beach v. Wannemacher Jensen Architects, Inc. and Hennessy Construction

Corp., Case No.23- 23-007114-CI, Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

BOC SPECIAL WORKSHOPS

August 21, 2025, BOC Special Workshop

- City Manager Performance Discussion

BOC SPECIAL MEETINGS – FY 2026 MILLAGE RATE & FY 2026 BUDGET HEARINGS

September 10, 2025, BOC Special Meeting

- Ordinance 2025-15, FY 2026 Tentative Millage Rate – 1st Reading & Public Hearing – *Approved 5-0*
- Ordinance 2025-15, FY 2026 Final Millage Rate – 2nd Reading & Public Hearing - *Approved 5-0*

September 24, 2025, BOC Special Meeting

- Ordinance 2025-16, FY 2026 Tentative Budget – 1st Reading & Public Hearing – *Approved 5-0*
- Ordinance 2025-16, FY 2026 Final Budget – 2nd Reading & Public Hearing – *Approved 5-0*

BOC BUDGET WORKSHOPS

March 26, 2025, BOC Budget Workshop #1

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

April 16, 2025, BOC Budget Workshop #2

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

May 28, 2025, BOC Budget Workshop #3

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

June 25, 2025, BOC Budget Workshop #4

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

July 23, 2025, BOC Budget Workshop #5

- Revenue & Expense Analysis – through March 2025
- YTD Hurricane Related Expenses
- Damage Assessment – Current Status
- Updated FY 2026 Budget & Summary of Changes

August 27, 2025, BOC Budget Workshop #6 (final)

- Analysis of Cost of Operations with Multi-Year Trend
- Team Member Listing
- FY 2026 Operating & Capital Budget Schedules

TOWN HALL MEETINGS/COMMUNITY MEETINGS – COMMISSION CHAMBERS

- January 28, 2025; 5:30 p.m. – City of Madeira Beach Master Plan Town Hall Meeting
- April 24, 2025; 5:30 p.m. - 2025 State of the Beaches Mayor’s Town Hall Meeting (ISPS and the Pinellas Beaches Chamber)
- May 31, 2025; 10:00 a.m. - Hurricane & Sea Turtle Expo
- July 22, 2025; 6:00 p.m. – Public Meeting with Community Development
- September 4, 2025; 6:00 p.m. - Recreation Concession & Indoor Facility Community Workshop

LETTER OF SUPPORT ITEMS

July 9, 2025, BOC Regular Meeting

- Edward Byrne Memorial Justice Grant, Pinellas County, Letter of Support – *Approved 4-0*

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

January 8, 2025, BOC Regular Meeting

- Board of Commissioners 2025 BOC Meeting Schedule – The Board changed the Wednesday, October 8, 2025, BOC Regular Meeting to Wednesday, October 1, 2025, because the Mayor could not attend the meeting.
- City Attorney – No Report
- City Clerk – City Clerk’s January 2025 Report and Board of Commissioners 2024 Annual Meetings Report
- City Manager – The City Manager thanked the Board for its continued support and interactions with the residents and businesses. It has been extremely helpful during post-storms. He appreciated the snacks brought in on Fridays by a Commissioner for the employees.

February 12, 2025, BOC Regular Meeting

- Board of Commissioners - 2025 BOC Meeting Schedule - The Board rescheduled the BOC Regular Meeting from Wednesday, April 9th, to Wednesday, April 2nd, and the two BOC Workshop Meetings (Budget Workshop and Regular Workshop) from Wednesday, April 23rd, to Wednesday, April 16th. The times of the meetings remained unchanged. The City Attorney said he would have someone to cover for him at the April 16th meetings.
- City Attorney - The City Attorney reported on the lawsuit he filed against Wannemacher Jensen Architects, Inc., and Hennessy Construction Services Corporation for issues occurring at the fire

station and recreation center. A BOC Special Meeting was scheduled for a Shade Meeting on Wednesday, February 26, 2025, from 3:00 p.m. to 4:00 p.m.

- City Clerk - City Clerk's February 2025 Report
- City Manager – The City Manager reminded everyone to lock their vehicles and firearms. There have been reports of vehicles being broken into and firearms stolen. Captain Melve Jackson from the Pinellas County Sheriff's Office will introduce himself at the March workshop. He took the place of Captain Leiner, who retired. The Elevate Florida website was now open.

March 12, 2025, BOC Regular Meeting

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

April 2, 2025, BOC Regular Meeting

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

May 14, 2025, BOC Regular Meeting

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

- City Manager – The City Manager reminded everyone of upcoming events.

June 11, 2025, BOC Regular Meeting

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

July 9, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners - 2025 BOC Meeting Schedule – *The Board scheduled the special meeting for 07/23/2025 at 4:00 p.m., followed by the budget workshop (This meeting was held on 07/23/2025 at 5:30 p.m.)*
 - Board of Commissioners Reports/Correspondence –
 - Mayor Brooks:
 - She serves on the Tampa Bay Regional Planning Council. They just got a new liaison on the Council who was going to come to the meeting tonight but was unable to do so.
 - She was

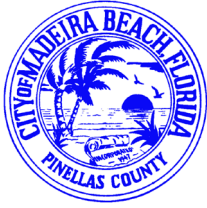
- City Attorney - City Attorney Trask said the Fire Station Litigation Settlement funds should be received within a couple of days. He will email the Board when it is received.
- City Clerk – 2025 BOC Meetings Report, January 1, 2025 – June 30, 2025 – The City Clerk said she would be happy to add any additional information the Board would like added to the Report.
- City Clerk’s Report – June 2025 – The City Clerk reviewed the report.
- City Manager’s Report – June 2025 - The City Manager reviewed the highlights of the report, which included updates on projects and upcoming events.

August 13, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners – 2025 BOC Meeting Schedule – *No changes.*
 - Board of Commissioners – 2026 BOC Meeting Schedule – *The Board consented to moving the March meetings up by one week. The regular meeting will be on Wednesday, March 4th, and the regular workshop will be on March 18th.*
 - Board of Commissioners Reports/Correspondence – *The Board scheduled a workshop meeting for Thursday, August 21st, at 2:00 p.m. to discuss the City Manager’s performance. Staff and the City Manager would be given an opportunity to respond.*
- City Attorney had no report.
- City Clerk - Board of Commissioners Meeting Report for January 1, 2025 through July 31, 2025.
- City Manager’s Report – July 2025 – The City Manager reviewed the highlights of the report.

September 10, 2025, BOC Regular Meeting

- BOC Board of Commissioners
 - 2025 BOC Meeting Schedule – *Changed meeting times for November 12th meetings from 2:00 p.m. and 4:00 p.m. to 4:00 p.m. and 6:00 p.m.*
 - BOC Board of Commissioners – 2026 BOC Meeting Schedule – *no changes*
 - Board of Commissioners Reports and Correspondence – *no report*
- City Attorney – *no report*
- City Clerk – Board of Commissioners Meeting Report – January 1, 2025 – August 31, 2025 – *Commissioner Tagliarini and Vice Mayor Kerr said it was nice to have everything in one place.*
- The City Manager thanked the Board, residents, businesses, visitors, and staff. He said it has been an honor to have worked and served the City as City Manager, and he wished the City all the best.



**CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE
MUNICIPAL ELECTION
MARCH 10, 2026**

<u>SEATS UP FOR ELECTION</u>	<u>TERM OF OFFICE</u>	<u>ANNUAL SALARY</u>
Commissioner District 1	Two-Year Term	\$7,500
Commissioner District 2	Two-Year Term	\$7,500

([Madeira Beach Charter Section 2.2\(B\)](#) and [Ordinance 2023-23](#))

Filing Fees: State Election Assessment – 1% of Annual Salary (Unless Affidavit of Undue Burden is filed)
([Florida Statute 99.093](#))

CANDIDATE REQUIREMENTS

All candidates must have been a qualified elector and a resident of the City of Madeira Beach, Florida, for One (1) year immediately prior to their qualifying for election and a resident of the district for which he/she declare himself/herself to be a candidate for a period of six (6) months prior to the date of said application.
([Madeira Beach Charter Sections 2.2B.](#))

CANDIDATE QUALIFYING PERIOD

The Candidate Qualifying Period begins at **NOON – Monday, December 1, 2025, and ends at NOON - Friday, December 12, 2025, excluding weekends.** ([Madeira Beach Charter Section 3.3\(A\)](#))

Candidate Qualifying Packets are available on the [City's website](#) and in the City Clerk's Office located at 300 Municipal Drive, Madeira Beach, FL 33708, but completed petitions, qualifying forms, and fees can only be filed with the City Clerk during the qualifying period set forth above.

*For additional information, please contact City Clerk Clara VanBlargan at 727-391-9951, ext. 231, or cvanblargan@madeirabeachfl.gov.

PRE-FILING FOR OFFICE (ANNOUNCING) - REQUIRED FORMS

If you want to pre-file to announce your candidacy before qualifying for office and start your campaign, you must file the following documents in person with the City Clerk:

- Form DS-DE 9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed before opening your campaign account, accepting any contributions, making any campaign expenditures, or collecting petitions.
- Form DS-DE 84, Statement of Candidate, must be filed within 10 days of filing Form DS-DE 9.

Once you file to run for office, you will be listed as a filed candidate. After opening a Campaign Account, you must file Campaign Reports electronically through the Easy Campaign Finance Portal, detailing contributions and expenditures received by logging in to the Easy Campaign Finance Portal on the City's website.

<https://cityofmadeirabeachfl.easyvotecampaignfinance.com/home/publicfilings>

METHOD OF QUALIFYING

In addition to filing for office, all candidates must qualify for the office they're seeking. Qualifying forms are included in the Candidate Packet and can be obtained from the City Clerk. All qualifying forms, fees, and petitions must be filed with the City Clerk during the Candidate Qualifying Period. The qualifying forms will include [DS-DE 9](#) and [DS-DE 84](#) if not already filed.

([Madeira Beach Charter Section 3.3\(A\)](#))

EARLY SUBMITTAL OF QUALIFYING FORMS

The City Clerk, pursuant to [Florida Statute 105.031\(6\)](#), may accept and hold qualifying papers submitted not earlier than 14 days prior to the beginning of the qualifying period, **to be processed and filed during the qualifying period.**

Petitions: Candidates for the office of District Commissioner shall be nominated by petition. Each candidate shall be nominated for election by petition forms signed by qualified voters within his/her district, not less in number than twenty-five (25). Each signature shall be executed in ink, and the form shall indicate the place of the petitioner's residence. All petition forms shall contain the name of the candidate and the office and district number for which the candidate is being nominated. No candidate may seek election to more than one elective City of Madeira Beach, Florida office in any given election. ([Madeira Beach Charter Section 3.3\(C\)](#))



CIUDAD DE MADEIRA BEACH, FLORIDA
AVISO PÚBLICO
ELECCIÓN MUNICIPAL
10 DE MARZO DE 2026

<u>ESCAÑOS QUE SE ELIGEN</u>	<u>DURACIÓN DEL MANDATO</u>	<u>SALARIO ANUAL</u>
Comisionado de Distrito 1	Mandato de Dos Años	\$7,500
Comisionado de Distrito 2	Mandato de Dos Años	\$7,500

([Sección 2.2\(B\) de la Carta Constitutiva de Madeira Beach](#) y [Ordenanza 2023-23](#))

Tasas de Presentación: Evaluación Electoral Estatal - 1% del Salario Anual (a menos que se presente una Declaración Jurada de Carga Excesiva)

([Estatuto de Florida 99.093](#))

REQUISITOS DE LOS CANDIDATOS

Todos los candidatos deben haber sido un elector calificado y un residente de la Ciudad de Madeira Beach, Florida, por Un (1) año inmediatamente previo a su calificación para la elección y un residente del distrito para el que él/ella se declare ser un candidato por un período de seis (6) meses previos a la fecha de dicha solicitud. ([Sección 2.2B de la Carta Constitucional de Madeira Beach](#))

PERIODO DE CALIFICACIÓN DE CANDIDATOS

El Periodo de Calificación de Candidatos comienza al **MEDIODÍA – Lunes, 1 de diciembre de 2025** y finaliza al **MEDIODÍA – Viernes, 12 de diciembre de 2025**, excluyendo fines de semana.

(Sección 3.3(A) de la Carta Constitutiva de Madeira Beach)

Los Paquetes de Calificación de Candidatos están disponibles en el sitio web de la Ciudad y en la Oficina del Secretario Municipal ubicada en 300 Municipal Drive, Madeira Beach, FL 33708, pero las peticiones completadas, formularios de calificación y cuotas solo pueden presentarse ante el Secretario Municipal durante el período de calificación mencionado.

Para información adicional, comuníquese con la Secretaria Municipal Clara VanBlargan al 727-391-9951, ext. 231, o cvanblargan@madeirabeachfl.gov.

PRE-PRESENTACIÓN DE CANDIDATURA (Anuncio) - Formularios Requeridos

Si desea pre-presentar su candidatura antes de calificar formalmente para el cargo e iniciar su campaña, debe presentar en persona ante el Secretario Municipal los siguientes documentos:

- Formulario [DS-DE 9](#), Nombramiento del Tesorero de Campaña y Designación de la Cuenta Bancaria de Campaña, el cual debe ser presentado antes de abrir su cuenta de campaña, aceptar contribuciones, realizar gastos de campaña o recolectar peticiones.
- Formulario [DS-DE 84](#), Declaración del Candidato, que debe presentarse dentro de los 10 días posteriores a la presentación del Formulario [DS-DE 9](#).

Una vez que presente su candidatura, será listado como candidato registrado. Después de abrir una cuenta de campaña, deberá presentar Informes de Campaña electrónicamente a través del Portal Easy Campaign Finance, detallando contribuciones y gastos, ingresando al portal en el sitio web de la Ciudad.

<https://cityofmadeirabeachfl.easyvotecampaignfinance.com/home/publicfilings>

MÉTODO DE CALIFICACIÓN

Además de presentar la candidatura, todos los candidatos deben calificar para el cargo al que aspiran. Los formularios de calificación están incluidos en el Paquete de Candidatos y pueden obtenerse del Secretario Municipal. Todos los formularios, cuotas y peticiones deben presentarse ante el Secretario Municipal

durante el Periodo de Calificación de Candidatos. Los formularios incluirán [DS-DE 9](#) y [DS-DE 84](#) si a

Item 15F.

[\(Sección 3.3\(A\) de la Carta Constitutiva de Madeira Beach\)](#)

ENTREGA ANTICIPADA DE FORMULARIOS DE CALIFICACIÓN

El Secretario Municipal, de conformidad con [el Estatuto de Florida 105.031\(6\)](#), podrá aceptar y mantener en resguardo documentos de calificación presentados hasta 14 días antes del inicio del período de calificación, los cuales serán procesados y archivados durante dicho período.

PETICIONES

Los candidatos para el cargo de Comisionado de Distrito deberán ser nominados por **petición**. Cada candidato deberá ser nominado para la elección mediante formularios de petición firmados por electores calificados dentro de su distrito, no siendo menos de veinticinco (25). Cada firma deberá ejecutarse con tinta, e indicar el domicilio del firmante. Todos los formularios de petición deberán contener el nombre del candidato, el cargo y el número de distrito al cual se postula. Ningún candidato podrá aspirar a más de un cargo electivo en la Ciudad de Madeira Beach, Florida, en una misma elección.

[\(Sección 3.3\(C\) de la Carta Constitutiva de Madeira Beach\)](#)