



**BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, October 14, 2026 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE - City Attorney Thomas Trask**
- 3. ROLL CALL**
- 4. APPROVAL OF THE AGENDA**
- 5. PROCLAMATIONS - Mayor**
- 6. RECOGNITION AND APPRECIATION**
 - A. Key to the City Plaques to Audrey Cevaer and Kandi Maiden, Founders of The Trash Pirates**
- 7. PRESENTATIONS (limited to 10 minutes each)**
- 8. PUBLIC COMMENT**

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

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

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial proceeding and can be entitled to present evidence at the hearing, including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director not less than five days prior to the hearing.

9. APPROVAL OF THE MINUTES

- [A.](#) 09-09-2026, BOC Regular Meeting Minutes
- [B.](#) 09-09-2026, BOC Special Meeting Minutes
- [C.](#) 09-18-2026, BOC Special Meeting Minutes
- [D.](#) 09-23-2026, BOC Regular Workshop Meeting Minutes

10. CONSENT AGENDA

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

- [A.](#) Gulf Beaches Public Library Service Contract
- [B.](#) Landscape Contract Renewal
- [C.](#) Agreement for State Governmental Relations Services with Myers Consulting Group, LLC.

11. PUBLIC HEARINGS

- [A.](#) Ordinance 2026-10, Chapter 106, Vegetation - 1st Reading & Public Hearing
- [B.](#) Ordinance 2026-11, Section 110-423, Intersection Visibility - 1st Reading & Public Hearing
- [C.](#) Ordinance 2026-12, Repealing Section 110-670, Landscaping green area - 1st Reading & Public Hearing
- [D.](#) Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106 - 1st Reading & Public Hearing
- [E.](#) Ordinance 2026-16 Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John’s Pass Village Activity Center - 1st Reading & Public Hearing
- [F.](#) Ordinance 2026-18, Calling for a November 3, 2026 Municipal General Election - 2nd Reading & Public Hearing

12. UNFINISHED BUSINESS

- [A.](#) Resolution 2026-07, Adopting an Inventory of City Property For Affordable Housing
- [B.](#) Resolution 2026-08, Affordable Housing Property Tax Exemption
- [C.](#) Resolution 2026-09, Establishing a Volunteer Program

13. CONTRACTS/AGREEMENTS

14. NEW BUSINESS

- A.** Forward Pinellas Membership Appointment/Re-appointment
- B.** Civil Service Commission Appointments
- C.** Approval to Trade-In Sanitation Truck #26 and Purchase New 2026 Battle Motors Rear Loader

15. AGENDA SETTING (Wednesday, October 28, 2026 BOC Regular Workshop; 4:00 pm.)

- A.** John Levique Pirate Days
- B.** RFI 2023-06 Amendment Discussion

16. REPORTS/CORRESPONDENCE

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

17. RESPOND TO PUBLIC COMMENTS/QUESTIONS

18. ADJOURNMENT

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

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



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING SEPTEMBER 9, 2026 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on September 9, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT:

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

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

4. APPROVAL OF THE AGENDA

Mayor Brooks asked that the presentation item (Agenda Item 6) be removed and placed on the September 23, 2026, BOC Regular Workshop Meeting agenda.

Commissioner Ghovae motioned to approve the Agenda without Agenda Item 6. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

5. PROCLAMATIONS

A. Purple Heart Month August 2026

Mayor Brooks read a proclamation declaring August 2026 Purple Heart Month.

6. RECOGNITION AND APPRECIATION

A. Keys to the City Award

The item was removed from the Agenda.

7. PRESENTATIONS

8. PUBLIC COMMENT

There were no public comments.

9. APPROVAL OF MINUTES

- A. 2026-08-12, BOC Regular Meeting Minutes
- B. 2026-08-20, BOC Special Meeting Minutes
- C. 2026-08-21, Strategic Planning Session #2 Meeting Minutes – Kimley Horn
- D. 2026-08-26, BOC Budget Workshop #5 meeting Minutes
- E. 2026-07-22, BOC Regular Workshop Meeting Minutes

Commissioner Tagliarini motioned to approve the meeting minutes as written. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

10. CONSENT AGENDA

A. Amendment to Consultant Agreement – Finance Director Services

B. Pinellas County Sheriff's Office Contract for Law Enforcement

Mayor Brooks read the Consent Agenda Items.

Commissioner Tagliarini asked to pull Agenda Item B for separate discussion. The Board consented.

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

ROLL CALL:

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

The motion carried 5-0.

B. Pinellas County Sheriff's Office Contract for Law Enforcement Services

Commissioner Tagliarini explained that during the workshop discussion of the item, he spent time delving into the details of the non-emergency ordinances. As a result, he sometimes felt backlash from comments at the dais and from residents. He wanted to take one more opportunity to state clearly that he holds the Pinellas County Sheriff's Office in the highest regard. They have done an amazing job over the 30 years he has lived in Madeira Beach. As a Commissioner, he feels a responsibility to represent the residents and ensure they receive everything contracted for, including non-emergency codes and enforcement of violations. He is not questioning their integrity but is trying to make sure they understand what is in the contract and what to expect. He will continue to push for the enforcement of those non-emergency ordinances. That can be said at the same time as saying the Pinellas County Sheriff's Office is doing a great job in Madeira Beach.

Commissioner Tagliarini motioned to approve the Pinellas County Sheriff's Office Contract for Law Enforcement Services. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

11. PUBLIC HEARINGS

A. Ordinance 2026-08, Fees and Collection Procedure Manual – 2nd Reading & Public Hearing

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

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA; AMENDING THE FEE SCHEDULES FOR THE FIRE, MARINA, PARKING, RECREATION, AND STORMWATER DEPARTMENTS AS SET FORTH IN EXHIBIT A; REPEALING ORDINANCE 2025-18; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor Brooks explained that an addition was made, changing the recreation fees from their last reading. She thought the increase in Recreational Splash Pad fees was significant, with resident fees increasing from \$100 for two hours to \$200 for two hours, and non-resident fees from \$150 for two hours to \$300 for two hours. For a resident who pays taxes in this city, \$200 is required for two hours to have a birthday party for a small child at the Splash Pad. That seems like a lot for a resident to pay. What is the city doing besides posting a sign stating that the Splash Pad is closed for a private event?

Vice Mayor McGeehen agreed that the fee increase is excessive, especially for the residents.

The City Manager explained that there is not much staff does at the Splash Pad other than providing maintenance, opening and closing, posting a sign, and emptying the trash.

Commissioner Ghovae inquired about the insurance. The City Manager said they do not pay for increased insurance coverage due to a party.

Mayor Brooks said the Splash Pad is a free service to the community. The only reason to pay for its use is if they want it shut down just for them. Doubling the fee seems excessive.

Commissioner Dillon motioned to adopt Ordinance 2026-08, Fees and Collection Procedure Manual, with the exception of not raising the Splash Pad fee, after second reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Ordinance 2026-09, Nonconformance and Rebuilding Regulations – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-09 by title only.

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE III (NONCONFORMANCES), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO CLARIFY REGULATIONS GOVERNING NONCONFORMING LOTS, USES, STRUCTURES, AND DENSITY; TO REVISE REBUILDING AND REDEVELOPMENT STANDARDS FOLLOWING A CATASTROPHIC LOSS; EXTENDING THE DEADLINE FOR CERTAIN REPAIRS RELATED TO THE 2024 HURRICANES; TO WAIVE THE BUSINESS TAX RECEIPT REQUIREMENT FOR STRUCTURES THAT WERE DAMAGED DURING THE 2024 HURRICANES PROVIDED THAT CERTAIN CONDITIONS ARE MET; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

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

Commissioner Dillon motioned to adopt Ordinance 2026-09, Nonconformances and Rebuilding Regulations, after the second reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. Ordinance 2026-18, Calling for a November 3, 2026 Municipal General Election on

November 3, 2026 – 1st Reading & Public Hearing

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

ORDINANCE 2026-18

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

The City Clerk received the Board's approval to mail the election notice for the November 3, 2026, Municipal General Election to all Madeira Beach voters, ensuring transparency and that all voters are aware of the three charter amendments on the ballot.

Commissioner Ghovae said it made sense to mail the notice to voters. The two main reasons for moving the election from March to November are to encourage greater voter participation and to save costs.

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

Mayor Brooks said she agreed with mailing something. If people understand what they are putting out there and its purpose, they are more likely to vote. Since we don't know how many people watch the meetings, sharing that information is helpful, as long as it is simple and not a book that discourages people from reading it. The City Clerk explained that the mailing includes the public notices with the item, a double-sided page in English, and a double-sided page in Spanish.

Commissioner Dillion said that would give them an opportunity to find out who is still living in Madeira Beach. The City Clerk explained that the Pinellas County Supervisor of Elections Office provides the mailing addresses.

Commissioner Tagliarini motioned to approve Ordinance 2026-18, calling the Municipal General Election on November 3, 2026, after first reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"

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

The motion carried 5-0.

12. UNFINISHED BUSINESS

13. CONTRACTS/AGREEMENTS

14. NEW BUSINESS

A. Planning Commission Appointments

The City Clerk explained that a Planning Commission vacancy exists because a member sold their home and resigned from the Board. The vacancy is for a seat with a partial term expiring on September 30, 2027, at which time the appointed applicant may reapply to serve a full three-year term. Three seats have terms expiring on September 30, 2026.

The City Clerk explained that the Board of Commissioners votes by ballot. There are five applicants, three of whom have expiring terms on September 30, 2026, and have reapplied for a new three-year term. The four with the highest number of votes are elected to serve. The City Attorney asked that the Board first vote to fill the three expiring terms and then to vote to fill the vacancy. The City Clerk will file the ballots with the meeting minutes for the public record.

The five applicants who submitted an application for appointment:

- Elizabeth Watkins Hollow
- Michael Wyckoff
- Mike Noble
- Michael Druding
- Kevin Baker

The current members with expiring terms who applied for reappointment:

- Elizabeth Watkins Hollow
- Michael Wyckoff
- Mike Noble

The City Clerk distributed the ballots, asked each Commission member to write their name on the ballot, and to vote for three applicants to serve a three-year term expiring on September 30, 2029.

The City Clerk read the results into the record:

Mayor Brooks

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Vice Mayor McGeehen

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Kevin Baker

Commissioner Ghovae

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Commissioner Tagliarini

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Commissioner Dillon

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Results:

- Elizabeth Watkins Holloway 5 votes
- Michael Wyckoff 5 votes
- Mike Noble 4 votes
- Kevin Baker 1 vote

Elizabeth Watkins Holloway, Michael Wyckoff, and Mike Noble, all of whom received the most votes, will serve three-year terms on the Planning Commission, expiring on September 30, 2029.

The City Clerk distributed the ballots, asked each Commission member to write their name on the ballot, and to vote for one applicant to serve the partial term expiring on September 30, 2027.

The City Clerk read the results into the record:

Mayor Brooks

- Michael Druding

Vice Mayor McGeehen

- Kevin Baker

Commissioner Ghovae

- Michael Druding

Commissioner Tagliarini

- Michael Druding

Commissioner Dillon

- Michael Druding

Results:

- Michael Druding 4 votes
- Kevin Baker 1 vote

Michael Druding, who received the most votes, will serve on the Planning Commission for a partial term that expires on September 30, 2027.

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

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

- A. Presentation: Longevity, New Hire & Graduate of Paramedic Program
- B. Presentation: Fire Assessment Fee
- C. Resolution 2026-07, Adopting an Inventory of City-Owned Fee Simple Property For Affordable Housing
- D. Resolution 2026-08, Affordable Housing Property Tax Exemption

Added Items

1. Purple Heart Designation
2. City Anniversary Committee
3. Staff Recognition & Ordinance Implementing the Recognition
4. Kindness City Designation
5. Random Acts of Kindness
6. Memorial Day Celebration
7. Ambassador Program
8. John LeVique Pirate Days
9. Lobbyist Contract Renewal
10. Landscape Contract Renewal
11. Sister City
12. Encourage Restaurants to place a Madeira Beach Sandwich on the Menu

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

16. REPORTS/CORRESPONDENCE**A. Board of Commissioners – Reports/Correspondence**

Mayor Brooks announced upcoming events:

- The City's 9/11 memorial service
- Village Friday would have a Heroes Night theme
- Burger Week Party

Commissioner Dillon said some people suggested expanding Burger Week to two weeks because 18 burgers in a single week was difficult. Mayor Brooks disagreed, saying the compressed timeframe was part of what made it exciting and required commitment.

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

The item was received for informational purposes.

C. City Attorney

City Attorney Trask announced that he had advised the City that he would retire effective December 31, 2026. He would become of counsel at his law firm and step down as city attorney for all four cities he currently represents. After 38 years, it was time for a change. He would continue working hard through the end of the year. His law partner, Erica Augello, would take over on January 1. He described her background as including prior service as city attorney for Holmes Beach and Bradenton Beach, current service as city attorney for Pinellas Park, and experience with coastal communities, rebuilds, short-term rentals, and parking issues. Erica had also previously served as interim city attorney for Madeira Beach.

Commissioner Ghovae responded that the City would miss Attorney Trask. Mayor Brooks thanked Mr. Trask, saying he had been a very good sounding board who always came prepared, and that she was pleased he was retiring while he could still enjoy life.

D. City Clerk

The City Clerk reported that the Clerk's Office had implemented a monthly team-building effort. She said that in August, the office staff spent a couple of hours bowling and eating together, which allowed them to collaborate and get to know one another better. She said the office intended to continue the program because employees were important and talented, and bringing that talent together made both the office and the organization more successful.

E. City Manager

The City Manager introduced Anna Trombley, the City's new HR Director, and asked her to come forward so the Commission and the public could meet her. Ms. Trombley shared her background and experience, thanked the Commission for the opportunity, and said she was excited to work with the City team. The Commission welcomed her.

Public Works Director Wepfer reported on the following:

- Area 3 - mostly complete and in the punch-list stage.
- John's Pass jetty sidewalk - all permit applications had been submitted, and staff had recently met with the Army Corps regarding Section 408 matters, revised the plans accordingly, and resubmitted them. The City was awaiting permits. The City submitted a Coastal Partnership Initiative Grant application for up to \$60,000 on September 1 and was working on other grant applications as well.

- Tom and Kitty Stuart Park - the restroom unit was scheduled for production in October and delivery in November, but progress was delayed by the finalization of the foundation plans, which had to be coordinated with the ramp and with the separate entities involved in the project.
- Area 5 was underway, including work on 131st and 129th and portions of Pelican and Boardwalk Place, involving waterline, curbs, stormwater, and milling and resurfacing. The work extended into the residential cul-de-sac.
- Area 6 was in with Pinellas County for JPA review and was being processed through FDEP and the Army Corps permitting.
- Area 9 in the Bay Point area – the project involved roadway elevation, and staff planned to present alternative elevation concepts to the Commission in October. She added that the City had submitted a Resilient Florida Grant application on September 1 for the construction phase. The road had been temporarily paved to address the poor-quality asphalt.
- Stormwater check valve grant through FDEP - 11 valves had been installed to date, and work was being coordinated with the tides. Because the project was under budget, staff hoped to install more than the initially planned 13 valves to maximize the grant.
- Gulf Boulevard undergrounding - work had resumed, and all conduit was expected to be installed by mid-October at the latest. Minor setbacks occurred when some residents along Gulf Lane cut and hid conduit, requiring excavation and backhoes to locate it.

Community Development Director Forbes reported on:

- Archibald Park Snack Shack - staff were actively working through the process. It had been difficult to gather historical photographs and similar documentation, but staff was in contact with state officials to clarify designation requirements. Staff recognized that the building was sitting idle, so they were working simultaneously with the City Manager and project managers to stabilize the building, potentially restore air conditioning, and perform interior work while also pursuing the historic designation. These efforts were being run on parallel tracks.

The City Manager reported on:

- An RFP for a concessionaire for the Snack Shack – The City intended to run three initiatives in parallel: the historic designation process, the concessionaire RFP, and the building reconstruction planning. This approach would move the project along more quickly than waiting to complete one step before starting the next.

Marina Manager Brian Crabtree reported on:

- Marina seawall project - The project began that day, with sheet piles being driven. The marina remained fully open for fuel sales and operations.
- Floating Docks Behind City Hall - design and survey work were still in progress.

Fire Chief Belk reported on:

- An update on the upcoming 9/11 ceremony.
- Heroes Night at John's Pass.

17. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments to respond to.

18. ADJOURNMENT

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

ATTEST:

Anne-Marie Brooks, Mayor

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

Commission Member's Name: _____

City Clerk

Totals
Qu
 Item 9A.

**CITY OF MADEIRA BEACH
 PLANNING COMMISSION
 APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

1 1 1 1 1
1 1 1 1 1
1 1 1 1

1

Commission Member's Name: Anne-Marie Brooks

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☒	☐	☐	☐	☐	
2	Michael Wyckoff	☒	☐	☐	☐	☐	
3	Mike Noble	☒	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name: Gelchu McGehee

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGehee	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovace	TOTAL
1	Elizabeth Watkins Holloway	☐	☒	☐	☐	☐	
2	Michael Wyckoff	☐	☒	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☒	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name: Hansh Ghovasee

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT
September 9, 2026 BOC Regular Meeting**

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovasee	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☒	
2	Michael Wyckoff	☐	☐	☐	☐	☒	
3	Mike Noble	☐	☐	☐	☐	☒	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name:

David Tagliarini

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☒	☐	☐	
2	Michael Wyckoff	☐	☐	☒	☐	☐	
3	Mike Noble	☐	☐	☒	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name: _____

[Handwritten Signature]

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☒	☐	
2	Michael Wyckoff	☐	☐	☐	☒	☐	
3	Mike Noble	☐	☐	☐	☒	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name:

City Clerk - Tot

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

1111
1

Commission Member's Name: Anne-Marie Brooks

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☒	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name:

Geld M. Seb

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☒	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name: HansH Ghovacee

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT
September 9, 2026 BOC Regular Meeting**

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovacee	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☒	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name:

David Tagliarini

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☒	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name: _____

C. S. Chapelle

Item 9A.

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovace	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☒	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	



MINUTES

BOARD OF COMMISSIONERS SPECIAL MEETING SEPTEMBER 9, 2026 5:45 p.m.

The City of Madeira Beach Board of Commissioners held a special meeting at 5:45 p.m. on September 9, 2026 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None.

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

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments.

4. PUBLIC HEARINGS

A. Ordinance 2026-14, Adopting the Tentative Millage Rate for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027 – 1st Reading & Public Hearing

The City Attorney read Ordinance 2026 -14 in its entirety.

ORDINANCE 2026-14

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2027, PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED BACK MILLAGE RATE, THE PERCENTAGE INCREASE ABOVE THE ROLLED BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED AND PROVIDING FOR AN EFFECTIVE DATE.

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 2027 is 2.7349 per \$1,000.

SECTION 3. The fiscal year 2027 proposed millage rate is 0.55% higher than the rolled back rate.

SECTION 4. The millage rate to be levied for fiscal year 2027 shall be 2.7500 per \$1,000.

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

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

Commissioner Dillon motioned to approve Ordinance 2026-14, Adopting the Tentative Millage Rate for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027, after first reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

Mayor Brooks

"YES"

The motion carried 5-0.

B. Ordinance 2026-15, Adopting the Tentative Budget for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027 – 1st Reading & Public Hearing

The City Attorney read Ordinance 2026-15 in its entirety.

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, 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); and

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 2027 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, 2026 and ending September 30, 2027.

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, 2026 and ending September 30, 2027 attached hereto as Exhibit A is hereby adopted.

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

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

Commissioner Ghovae motioned to approve Ordinance 2026-15, Adopting the Tentative Budget for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027, after first reading and public hearing. The motion was seconded by Vice Mayor McGeehen.

ROLL CALL:

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

The motion carried 5-0.

5. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments or questions to address.

6. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:52 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

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



MINUTES

BOARD OF COMMISSIONERS SPECIAL MEETING SEPTEMBER 18, 2026 5:05 p.m.

The City of Madeira Beach Board of Commissioners held a special meeting at 5:05 p.m. on September 18, 2026 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None.

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

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 5:05 p.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments.

4. PUBLIC HEARINGS

A. Ordinance 2026-14, Adopt the Millage Rate for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027 – 2nd Reading & Public Hearing

The City Attorney read Ordinance 2026 -14 in its entirety.

ORDINANCE 2026-14

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE MILLAGE RATE FOR FISCAL YEAR 2027, PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED BACK MILLAGE RATE, THE PERCENTAGE INCREASE ABOVE THE ROLLED BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED AND PROVIDING FOR AN EFFECTIVE DATE.

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 2027 is 2.7349 per \$1,000.

SECTION 3. The fiscal year 2027 proposed millage rate is 0.55% higher than the rolled back rate.

SECTION 4. The millage rate to be levied for fiscal year 2027 shall be 2.7500 per \$1,000.

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

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

Commissioner Ghovae motioned to adopt Ordinance 2026-14, Adopt the Millage Rate for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027, after second reading and public hearing. Commissioner Dillon seconded the motion.

ROLL CALL:

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

Mayor Brooks

"YES"

The motion carried 5-0: 5:08 p.m.

B. Ordinance 2026-15, Adopting the Budget for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027 – 2nd Reading & Public Hearing

The City Attorney read Ordinance 2026-15 in its entirety.

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

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); and

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 2027 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, 2026 and ending September 30, 2027.

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, 2026 and ending September 30, 2027 attached hereto as Exhibit A is hereby adopted.

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

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

Vice Mayor McGeehen motioned to adopt Ordinance 2026-15, Adopting the Budget for Fiscal Year 2027, Beginning October 1, 2026 and Ending September 30, 2027, after the second reading and public hearing. Commissioner Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0; 5:11 p.m.

5. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments or questions to address.

6. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:11 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

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



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING SEPTEMBER 23, 2026 4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on September 23, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: Charles "Chuck" Dillon, Commissioner District 2

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

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 4:02 p.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments.

4. RECOGNITION AND APPRECIATION

A. Recognition of Fire Department Personnel

Fire Chief Clint Belk recognized the following Fire Department Personnel:

Years of Service

D/E Erick Ubiles	10 Years
FF/PM Nick Lucas	5 Years

Nick Lucas was also congratulated on his promotion to Driver Engineer.

Completion of Paramedic Program

FF/PM Danny Torres

New Hire

FF/PM Joe Reyes

5. PRESENTATION

A. Fire Assessment Fee Presentation

Chief Belk introduced Chris Rowe of the law firm Bryant Miller Olive, explaining that the presentation was brought forward to explore how the City might fund fire services if Amendment 3, the pending property tax reform measure, passed. The Chief noted that a similar presentation had been delivered in Dunedin. Mr. Rowe then addressed the Board.

Overview of Special Assessments. Mr. Rowe opened by contextualizing special assessments as a longstanding revenue tool, noting their recorded use dates back to the late 1800s, when they were first applied to road improvements in neighborhoods. He described the assessment as an annual recurring charge that cities, counties, and special districts can impose to fund a wide range of services and capital improvements, including fire, stormwater, street lighting, and solid waste collection.

He outlined the three principal legal requirements governing special assessments:

1. **Special Benefit:** The service or improvement funded must specifically benefit the assessed properties.
2. **Fair and Reasonable Apportionment:** The method used to allocate costs among properties must not be arbitrary and must have a legally defensible, fair, and reasonable basis.
3. **Due Process:** Property owners must receive proper notice and an opportunity to be heard at a public hearing before any assessment is imposed.

Mr. Rowe explained the similarities and differences between special assessments and ad valorem property taxes. Like property taxes, assessments are mandatory governmental charges that recur annually and are often collected on the county tax bill. However, unlike property taxes, assessments must be earmarked for their stated purpose, and funds collected for fire services cannot be redirected to, say, stormwater. Statutory exemptions that apply to ad valorem taxes, such as the homestead exemption, do not automatically apply to special assessments. Importantly, the governing board has broad discretion in designing the formula used to apportion costs, unlike ad valorem taxes, where the state prescribes the method.

Services That Can and Cannot Be Funded. Mr. Rowe noted that courts have upheld special assessments for fire, stormwater, solid waste, roads, utilities, and street lighting. He also identified uses courts have found impermissible because they were deemed to benefit the person rather than the property. These include police services, city administration buildings, and emergency medical services beyond basic life support (BLS). He cautioned the Commission to be mindful of this distinction when evaluating any future assessment program.

Special Benefits of Fire Protection. The courts have recognized several specific ways in which fire protection services confer a special benefit on property: a well-staffed and well-funded fire department tends to increase market value; it results in the enjoyment and protection of the property owner's investment and the structures on the property; and it typically results in reduced property insurance premiums. Mr. Rowe noted that Chief Belk would be better positioned to speak to ISO ratings and their relationship to insurance premiums.

Two Methods of Apportionment. Mr. Rowe described the two dominant apportionment methodologies used by an estimated ninety-nine percent of Florida cities and counties that levy fire assessments:

- **The Demand Method (Calls for Service):** This approach examines the historical record of calls for service over a three- to five-year look-back period and determines the percentage of calls assigned to each property use category, typically residential versus nonresidential. That percentage of the total assessment budget is then allocated to the corresponding category. Residential properties are typically assessed on a per-dwelling-unit basis, while nonresidential properties are assessed based on square footage, with data obtained from the property appraiser. Undeveloped properties are sometimes excluded under this method.
- **The Availability (Readiness to Serve) Method:** Developed around 2012–2013, this approach holds that all properties benefit from the fire department's constant availability and watch-standing function, regardless of how often they originate calls. It operates in two tiers: Tier 1 is based on the relative value of improvements on developed properties. A property with a more valuable structure has more to lose in a total loss and therefore benefits more and pays more. Tier 2 is a flat readiness-to-serve charge applied to every parcel in the community, including undeveloped ones. Mr. Rowe walked through illustrative, though entirely hypothetical, numeric examples for both methods to demonstrate how each would work in practice.

Role of the Methodology Consultant. Mr. Rowe described the typical team assembled to conduct a fire assessment: internal finance staff, the fire chief, outside legal counsel, and, critically, a methodology consultant, a cost allocation specialist who reviews budget needs, historical expenditures, planned capital improvements, and available data from the property appraiser, then recommends the method that best fits the community and models the rate structure under both approaches. The methodology consultant also prepares the assessment roll, a comprehensive list of all subject properties, which is forwarded to the tax collector for collection.

Key Policy and Administrative Considerations. Mr. Rowe addressed several key considerations for the Commission:

- **Level of Funding:** The city is not required to fund its entire fire budget through the assessment. The governing board may recover any percentage, such as 50 percent, 40 percent, or 20 percent, and continue to fund the remainder through the general fund. The choice often depends on the Commission's comfort with the resulting rate charged to property owners.
- **Exemptions:** Classes of property exempt from ad valorem taxes are not automatically exempt from special assessments. The Commission may grant discretionary local exemptions (e.g., for churches or nonprofits), but any lost revenue from such exemptions cannot be recovered by raising everyone else's rate.
- **Collection Method:** The preferred method is to include it as a line item on the annual property tax bill issued by the county tax collector, who then assumes responsibility for collection and enforcement. Direct billing is also an option, particularly for cities with existing utility billing infrastructure.
- **Start-Up and Annual Administration Costs:** The costs of retaining the methodology consultant and legal counsel, along with annual fees charged by the tax collector and property appraiser, are bona fide expenses that can be recovered from the assessment proceeds.
- **Timing:** To begin collecting a fire assessment on the November 2027 tax bill, the City must adopt a resolution expressing its intent to use the tax bill collection method by December 31st of the current calendar year. The resolution alerts the property appraiser and tax collector, allowing them to complete the necessary internal programming.
- **Assessment Procedure Ordinance:** Mr. Rowe recommended adopting such an ordinance to fill in procedural details left open by state statute, providing a clear reference point for administering the assessment year to year.
- **Annual Administration:** Each year, the Commission must adopt a brief resolution approving the rate and assessment roll for the upcoming fiscal year. As long as the rate remains within the maximum cap disclosed in the initial mailed notice, a new public hearing and re-mailing are not required. Mr. Rowe noted that the mailed notice should include a stated maximum rate that the assessment could reach in future years without triggering the full notice process again.

Process Timeline for First-Year Implementation. Mr. Rowe summarized the typical first-year implementation timeline: the methodology study is completed in April through June; an initiating resolution is adopted in June or July; a public hearing is held no later than September 15th (late August preferred); and the assessment appears on the November tax bill. The public hearing requires published notice in a newspaper and individualized mailed notice to every affected property owner at least twenty days in advance.

Commissioner Tagliarini asked whether the presentation materials would be made available, and Mr. Rowe confirmed that printed copies were being provided. The Commissioner then asked whether the presentation included a chart or example showing what a property owner, using a \$350,000 home as a reference point, would actually pay if the City chose to fund 100 percent of the fire department through the assessment. Mr. Rowe answered directly, explaining that the availability method incorporates improvement value, but the actual rates for Madeira Beach could not be known until the methodology consultant analyzed all of the City's specific data. He noted that the consultant's presentation at the conclusion of the exploration phase would show rates under both methods, at both full and partial cost recovery. He returned to an example slide to illustrate the concept, using hypothetical figures such as \$1.17 per thousand dollars of improvement value, while emphasizing that these numbers were purely illustrative. Commissioner Tagliarini said having a concrete number to share with residents would help, noting that he wanted to tell residents what they might expect to pay if Amendment 3 passes. Mr. Rowe also confirmed that the assessment would be reevaluated annually as part of the budgeting process, and that the Commission could choose to discontinue it in any given year.

Vice Mayor McGeehen asked what reception the assessment program had received in other communities. Mr. Rowe explained that reactions varied. Some communities were interested only as a contingency measure if property tax reform passed. Others, however, saw the assessment as a tool for diversifying revenue regardless of the outcome of the November vote, viewing a stable, dedicated revenue source that would anchor a portion of the fire budget, perhaps 40 percent, as a safeguard against future shocks to property tax revenues.

The Commission thanked Mr. Rowe for the presentation, and he offered to return for any additional discussion. He left printed copies of the PowerPoint with Chief Belk.

6. BOARD OF COMMISSIONERS

A. Purple Heart Designation

Mayor Brooks presented the item, having prepared an informational overview of the steps required for the City to become an officially designated Purple Heart City. She noted that the Commission had previously discussed the matter and reached consensus, but that a formal directive to staff was needed to initiate the process.

The Mayor outlined the required steps, as listed on the Military Order of the Purple Heart (MOPH) website:

1. Contact the Military Order of the Purple Heart.
2. Adopt a proclamation or resolution designating the City of Madeira Beach as a Purple Heart City, subject to the Board of Commissioners' approval.
3. Submit the approved designation to the MOPH for recognition on the Purple Heart Trail.

4. Install Purple Heart City signage (the Mayor cited two examples found online as models).
5. **Create a permanent local recognition.** The Mayor noted that the City's existing Military Court of Honor would be an appropriate location for a plaque or marker.
6. Recognize August 7th as Purple Heart Day within the City.

Mayor Brooks encouraged all Commissioners to explore the Purple Heart Trail, which she described as a cross-country network she found "very interesting." She confirmed that no formal vote was required at the workshop, and the City Attorney affirmed that direction could be given to the City Manager. The Commission expressed unanimous support. Mayor Brooks directed the City Manager to proceed with the outlined steps so staff could prepare the necessary proclamation or resolution.

B. Kindness City Designation

The Mayor introduced the idea of designating Madeira Beach a Kindness City, framing it not as a symbolic gesture but as a meaningful, community-wide initiative to be developed, cultivated, and institutionalized. She explained that the idea came from another mayor she had encountered through a separate commission she serves on, and that it resonated with her because of the City's history, citing former Mayor Pat Shontz as someone who embodied and championed kindness as a civic value. The Mayor stated that her intent was for the designation to be lived and breathed by residents, businesses, first responders, civic organizations, and the school within the community, rather than being limited to the Commission or City staff.

The Mayor outlined the components of a meaningful Kindness City program.

- A formal declaration and resolution in support of the designation.
- Celebration of World Kindness Day on November 13th, with this year marking the City's inaugural observance.
- A Madeira Beach Kindness Spotlight and "Caught Being Kind" recognition program, similar to random acts of kindness initiatives.
- Community service and volunteer projects, as well as kindness activities integrated into existing city events.
- An annual Kindness Recognition Award.
- Engagement with the USA Chapter of the Kindness Worldwide organization.

The Mayor linked the Kindness City initiative to Commissioner Tagliarini's Ambassador Program, which she noted would be addressed later on the agenda. She described the two as naturally complementary, with ambassadors embodying the spirit of kindness in their service to visitors and residents alike. She also noted that the City's staff deserved recognition as part of this effort, saying

the fire department's recognition practices earlier in the evening illustrated the kind of culture she wanted to cultivate citywide. She added that "recognizing an employee goes far beyond what they take home in a paycheck."

To illustrate the power of small acts of kindness, the Mayor shared a story from earlier that morning about a Pinellas County Sheriff's deputy who, responding to a domestic call involving a resident in apparent mental distress, offered the man a hug, which the resident acknowledged he needed. The Mayor said: "Just think about that. Something as simple as a hug, as simple as a thank you, as simple as listening can make a huge difference to someone."

Commissioner Tagliarini expressed full support, adding, "We have to model and be what we want people to see us as." Vice Mayor McGeehen added, "You may say kindness is contagious." The Commission unanimously directed staff to formalize the Kindness City designation.

C. Random Acts of Kindness

The Mayor stated that although Random Acts of Kindness had been listed as a separate agenda item, she considered it integral to the Kindness City initiative rather than a standalone program. She noted that Random Acts of Kindness Day falls on Wednesday, February 17, 2027, and that Random Acts of Kindness Week runs from February 14 through the 20th. She suggested that the Recreation Department could develop engaging programming for that week within the broader Kindness City framework and indicated she would encourage staff to think creatively about event ideas.

D. Memorial Day Celebration

The Mayor presented a proposal to establish an annual Memorial Day celebration in Madeira Beach. She noted that while the City does an excellent job of recognizing September 11th with a ceremony led by Chief Belk at the Military Court of Honor, there is currently no official observance of Memorial Day. She said this is a meaningful gap to address, given the number of military veterans and service members who live in the City.

The Mayor shared that she had briefly spoken with Chief Belk about the concept and proposed that the fire department lead the effort, potentially presenting the colors at other city events. She circulated a packet of ideas gathered through online research, emphasizing that these were starting points rather than a prescriptive plan and that she would welcome Chief Belk's leadership in shaping the event.

Commissioner Tagliarini asked whether she envisioned something comparable in scale to the September 11th ceremony or something larger. The Mayor replied that she was initially thinking of something similar in scale, while remaining open to the Commission's ideas for something more expansive. Commissioner Tagliarini added that Memorial Day weekend is one of the City's busiest and best-attended weekends, "the start of summer," which would naturally draw community participation. The Commission reached consensus to direct the fire department to begin planning an annual Memorial Day ceremony and to incorporate it as a recurring City event.

E. Ambassador Program

Commissioner Tagliarini presented a proposal for a Volunteer Ambassador Program to address the challenges visitors face when navigating the City's parking system, John's Pass layout, beach accesses, restaurants, and special events. He noted that confused visitors often turn to parking enforcement officers, law enforcement, City Hall staff, or business owners for basic information, creating an unnecessary burden and contributing to visitor frustration. In some cases, he observed, they simply leave.

Program Description: The Ambassador Program would deploy friendly, trained volunteers during peak weekend hours and at major events, including Village Fridays, the Seafood Festival, and holiday events. Ambassadors would be identifiable by city-owned safety vests and, in a detail Commissioner Tagliarini offered with some levity, pirate hats, which he acknowledged were an AI-generated suggestion.

The ambassadors' core functions would include:

- **Parking Assistance:** Helping visitors navigate the ParkMobile app, which Commissioner Tagliarini noted was difficult to use, and directing those who prefer not to use the app to available kiosks.
- **Visitor Information:** Providing directions to beaches, restaurants, events, and points of interest, including lesser-known businesses such as a specialty hot sauce shop he mentioned as an example.
- **Community Hospitality:** Serving as a first impression of Madeira Beach, offering visitors a welcoming, human presence.

Commissioner Tagliarini made clear that ambassadors would not serve as parking enforcement personnel, issue citations, or confront violators. They would, however, serve as additional eyes and ears for the City. He also expressed his hope that each ambassador would be equipped with a radio to communicate with parking enforcement staff as needed.

Pilot Program. Commissioner Tagliarini proposed launching a pilot at a Village Friday event to test the concept, generate public interest, assess visitor reactions, and create positive media opportunities. He also suggested that Commissioners serve as ambassadors for a day.

Candidate Criteria and Recruitment. Commissioner Tagliarini proposed that ambassadors be at least 18 years old, complete an application, demonstrate strong communication skills, maintain a professional and courteous demeanor, and commit to a minimum number of service hours. He identified ideal candidates as year-round and seasonal residents, retirees, business owners and leaders, civic and service club members, former city employees, and community volunteers. He expressed particular interest in engaging with Saint Petersburg College and other area colleges to explore whether students in relevant degree programs could fulfill community service or internship requirements through the ambassador role.

Training Program. The proposed training would cover city orientation, parking education, customer service, emergency procedures, event-specific training, temporary parking arrangements, and general knowledge of the City's layout.

Existing Resources. Commissioner Tagliarini noted that the City already owns the safety vests required for the program and that a similar program had been initiated as far back as 2017, though it did not receive sufficient follow-through, which he suggested was the origin of the existing vests. He observed that comparable volunteer ambassador programs are in operation in downtown Clearwater and downtown Tampa.

Mayor Brooks expressed strong support, noting that many Madeira Beach residents wish to volunteer but do not know how to get involved, particularly in the aftermath of recent hurricanes. She suggested the City look at existing programs in Largo, Tampa, and other cities rather than reinvent the wheel. She also noted that she follows a similar coastal tourist city in another state that deploys residents in ambassador-style roles, including leading beach walks that highlight local ecology, and suggested that opportunities for ambassadors extend well beyond parking assistance.

Commissioner Ghovae expressed enthusiasm and recommended that ambassadors also receive T-shirts branded with "City Ambassador – Madeira Beach" so they could represent the City even in informal, off-duty settings, noting: "Once a City ambassador, always a City ambassador." The City Manager also referenced a prior City volunteer program that had lapsed and suggested incorporating the Ambassador Program as a formal component of a revived volunteer program overall, a point the City Manager indicated would be addressed in his portion of the agenda.

Commissioner Tagliarini stated that, with the Commission's consensus, he would develop training guidelines, define responsibilities, and coordinate with the City Manager and the parking manager. He also committed to reaching out to St. Pete College to explore potential connections.

F. John Levique Pirate Days

The item was placed on the agenda by Commissioner Dillon, who was absent. It was deferred to a future meeting.

G. Sister City

Commissioner Ghovae introduced the item, proposing that Madeira Beach explore establishing a sister city relationship, either domestic or international, to foster tourism, collaboration, and civic exchange. He noted that such relationships enable cities to share ideas, recognize one another, and build meaningful connections. The packet referenced a 2012 resolution in which Madeira Beach had established a sister city relationship with Bimini in the Bahamas. Discussion turned to why that relationship was dissolved. The City Attorney explained that the program requires mutual engagement and delegations traveling in both directions, but that the commitment was not reciprocated; Bimini had not been interested in sending a delegation to Madeira Beach. Marina Manager Brian Crabtree offered additional information, recalling that Bimini's representatives had attended a King of the Beach fishing tournament here and had participated in what resembled a

commission meeting on stage. He suggested the relationship dissolved when a new board viewed it as an excuse for city-funded travel.

Commissioner Ghovae expressed interest in researching what a new sister city relationship would require, noting familiarity with the formal Sister City program from prior experience with another city. The Commission directed the Commissioner to conduct further research and return with findings for discussion at a future meeting.

H. Encourage Restaurants to place a Madeira Beach Sandwich on the Menu

Commissioner Ghovae proposed encouraging restaurants in other cities, particularly in Tampa, to add a Madeira Beach-branded item to their menus as a form of grassroots marketing and name recognition. Seeing "Madeira Beach" on a menu in another city might pique a patron's curiosity and prompt a visit. He confirmed that four restaurants had already been approached and had agreed in principle to feature such an item.

The Mayor clarified that the concept was intended for restaurants outside Madeira Beach, not within it, to spread the city's name and attract visitors. She expressed support and asked the Commissioner to return with updates on participating restaurants so the Commission and staff would know where these menu items appear. Commissioner Ghovae confirmed that this was a personal initiative pursued independently, without city resources.

7. CITY MANAGER

A. Staff Recognition & Resolution Implementing the Recognition

The City Manager referenced Resolution 2021-10, adopted by the Board of Commissioners, which established a formal award program with three categories: Employee of the Year, Volunteer of the Year, and Outstanding Citizen of the Year.

Human Resources Director Anna Thrombly provided a status update on the Employee of the Year. Solicitations for nominations were sent via email the prior week, with a deadline of September 30th. On October 5th, department directors would convene to review nominations and select the winner. The winner would be recognized at a Board of Commissioners meeting and again at the end-of-year holiday staff event. A few nominations had already been received, with more expected.

The Mayor asked whether the resolution had been consistently followed since its adoption in 2021. Marina Manager Crabtree recalled that the Employee of the Year recognition had been established under a prior mayor and that three individuals had received the award over time, with the most recent recipient described as "the reigning champion." However, the process appeared not to have been sustained through subsequent leadership transitions. The Mayor said when Commissions and city managers change, they need not let something good die. These types of things are tied to morale." She urged department directors to take ownership of staff recognition programs and recognize their staff, which is a powerful motivator beyond compensation.

Commissioner Tagliarini noted that since being sworn in in March 2022, he had no recollection of any public recognition during his tenure. He said he had read the resolution and found it a great plan. He advocated making the recognition a formal part of the public agenda going forward, rather than occurring behind the scenes.

The City Manager confirmed that the Employee of the Year winner would be announced at the November Board of Commissioners meeting, given the time needed for nominations and selection. He also noted that one meeting is scheduled for November and another for December.

Volunteer of the Year. The City Manager noted that the City had previously operated a volunteer program with a volunteer coordinator position. He indicated that when the individual serving as volunteer coordinator stepped away, the program effectively dissolved. He intends to reestablish the volunteer program, which would also house the Ambassador Program and other volunteer opportunities, such as event organization. The Mayor recommended that any future volunteer coordinator role be filled by a staff member rather than a volunteer to ensure continuity and consistency. The City Manager agreed.

Outstanding Citizen of the Year. The Mayor proposed opening nominations to the community via the City website. The City Manager noted that the resolution specifies that only completed applications would be forwarded to the Board of Commissioners for the final selection. The Mayor likened the community nomination process to the City's SurveyMonkey surveys, which had generated strong participation. She noted that the Board would then select the recipient from among completed applications, with community nominations serving to surface names that individual Commissioners might not otherwise know. The Mayor noted that the resolution's criteria would guide the process.

Commissioner Tagliarini noted that the Commissioner coin, the individual recognition mechanism available to each Commissioner, remained a separate and distinct tool from these award categories. The City Manager agreed, affirming that all three programs would be set in motion and brought into alignment with the resolution. He acknowledged that the timing may not align perfectly in the first year but committed to getting all programs running.

B. City Anniversary Committee

The City Manager presented a proposal to form a resident committee to plan and organize events for the City's 80th anniversary, which falls on May 5, 2027.

The City Manager proposed the following structure:

- A solicitation would be issued to residents, inviting applications to serve on the committee.
- The Board of Commissioners would review applications and select five residents to serve.
- The committee would also include the Recreation Director and a staff member with a customer-service orientation, likely from Community Development.

- The committee would meet twice per month, with findings presented to the Commission by staff, not directly by resident committee members, at workshop or regular meetings for approval.
- The City Manager envisioned a series of events: a main anniversary event on or near May 5th, several lead-up events tied to other city events already on the calendar, and one or two follow-up events.

Commissioner Tagliarini expressed enthusiasm for giving residents ownership of the anniversary planning. The Mayor supported the idea, seeing it as a vehicle for community involvement. Commissioner Ghovae asked whether the Commission had a vision for what the anniversary should look like. The City Manager replied that defining that vision was precisely why he wanted the resident committee involved. He committed to moving the committee formation process forward within the next couple of months, with the committee then meeting twice monthly until events were scheduled.

C. Lobbyist Contract Renewal

The City Manager introduced the renewal of the lobbyist agreement with RJ Myers. He noted that Mr. Myers was unable to attend this meeting due to travel but would be present at the next meeting to answer any questions.

The City Attorney explained that the previous year's agreement was relatively sparse in detail. Having had the opportunity to review it in advance of this renewal, he had drafted a more comprehensive agreement that includes: a fuller description of the scope of services; insurance requirements; term and renewal provisions; termination procedures and notice requirements; the public records statute provision, which was absent from the prior agreement; statutory compliance provisions covering scrutinized companies, E-Verify, and human trafficking; an indemnification clause; and provisions regarding attorney's fees and applicable law. The City Attorney noted that the agreement closely modeled a similar contract he drafted for the City of Oldsmar, where Mr. Myers also serves as a lobbyist. He confirmed that Mr. Myers had already executed the agreement via DocuSign.

Commissioner Tagliarini initially referenced the prior year's agreement dated 2025 before the City Manager clarified that the document on screen was the updated 2026 agreement.

The Mayor expressed strong support for renewing Mr. Myers's contract, noting that he had been "extremely communicative over the past year" and had done "quite a bit for the City." The City Manager added that he and Mr. Myers speak almost every week about grants, upcoming legislative matters, and positioning the City for the next legislative session. He described Mr. Myers as actively helping the City structure grant applications and predicted that "this year is really going to show a lot." Commissioner Tagliarini also shared positive experiences with Mr. Myers and stated his support for the contract. The Commission reached consensus to move forward with the renewal, which will be formally voted on at an upcoming regular meeting.

D. Landscape Contract Renewal

The City Manager presented a request to extend the landscape maintenance contract with Natural Landscape Designs, noting that the vendor had requested an \$180 increase in the annual contract price, representing a slightly over 3% increase. He indicated that the contract could have been extended administratively without Commission involvement, but because it included a price increase, he brought it forward for awareness and authorization.

Upon request, Assistant Recreation Director Max Michalski described the contract's scope: Natural Landscape Designs is responsible for mowing and landscaping at the City Centre property, including the Fire Department, City Hall, and the perimeter around R.O.C. Park. The vendor mows weekly during certain months and every other week in winter. Services also include tree trimming up to a specified height and branch removal. Additionally, the contractor mows the athletic and PE fields at Madeira Beach Fundamental School pursuant to the City's joint-use agreement with the Pinellas County School Board, under which the City is granted use of those fields for youth sports programming in exchange for maintaining them.

The Mayor asked if staff was satisfied with the vendor's performance. Assistant Recreation Director Michalski confirmed they were "very happy" with the contractor's work. The City Manager noted that next year would be the final renewal period under the existing contract structure, after which the City would need to bid again. The Commission reached consensus to authorize the contract extension.

8. COMMUNITY DEVELOPMENT

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

Long Range Planner Andrew Morris presented the item, noting that Florida Statute §166.0451 requires each municipality to prepare, by October 1st every three years, an inventory of all real property within its jurisdiction for which the municipality holds fee simple title and that is suitable for use as affordable housing.

Of the 25 parcels identified in the City's inventory, staff determined that only one was suitable for affordable housing. That parcel is located in the C-4 Marine Commercial zoning district, which requires residential dwelling units to be located above first-floor commercial uses. Mr. Morris emphasized that adopting the inventory does not require or compel the City to sell any land. There is no fiscal impact associated with adopting this resolution.

The Mayor noted that the only City-owned parcel identified as viable for affordable housing is the property at 555 on Route 666. Staff recommended adopting Resolution 2026-07. The Commission expressed no objections, and the item was referred to the regular Board of Commissioners meeting in October for a formal vote.

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

Mr. Morris presented the item, explaining that the Live Local Act created a new affordable-housing property tax exemption, known as the "missing middle property tax exemption" or "multifamily

middle market exemption," which provides two tiers of exemptions for developments with 71 or more affordable units serving households earning up to 120 percent of the area median income (AMI). Florida law permits municipalities in counties with a population of 825,000 or more to opt out of the 120 percent AMI missing middle exemption. Madeira Beach, as a municipality within Pinellas County, qualifies to opt out. However, the City must renew the opt-out annually by adopting a new resolution. Opting out has no fiscal impact on the City. He noted that the language of this resolution is substantively similar to that of the resolution adopted the prior year. Both resolutions, 2026-07 and 2026-08, were referred to the October Board of Commissioners meeting for formal action.

9. RESPOND TO PUBLIC COMMENTS/QUESTIONS

No public comments or questions were received.

10. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:35 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

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

Gulf Beaches Public Library

Service Contract for

City of Madeira Beach

October 1, 2026 through September 30, 2027

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 **\$97,765.98** (Ninety-Seven Thousand, Seven Hundred Sixty-Five Dollars and Ninety-Eight Cents) for the fiscal year beginning October 1, 2026 and ending September 30, 2027. Payments amounting to **\$24,441.50** (Twenty-Four Thousand, Four Hundred Forty-One Dollars and Fifty Cents) are to be made on October 1, 2026, January 1, 2027, April 1, 2027 and July 1, 2027.

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, 2027.

This agreement shall be effective for one year beginning October 1, 2026 and ending September 30, 2027 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.

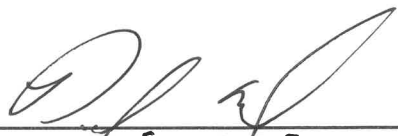
In witness wherefore the parties have cause these present to be duly executed

this _____ day of _____, 2026.

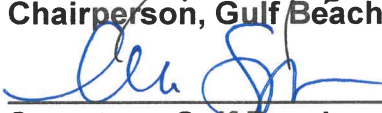
Attest:

Mayor, City of Madeira Beach

City Clerk, City of Madeira Beach



Chairperson, Gulf Beaches Public Library



Secretary, Gulf Beaches Public Library



MEMORANDUM

Date: October 7, 2026
To: Mayor, Vice-Mayor and Commissioners
From: Shannon Schafer, Recreation Director
Subject: Renewal of Natural Design Services Agreement – Lawn Maintenance

RECOMMENDATION

Staff recommend that the Board of Commissioners approve the renewal of the Natural Design Services Agreement for lawn maintenance services under the same terms and conditions as the existing agreement.

BACKGROUND

The City of Madeira Beach entered into an agreement with Natural Design Services for lawn maintenance services. The agreement supports the continued maintenance and appearance of City properties and public spaces.

PROPOSED RENEWAL

Staff is requesting authorization to renew the agreement with Natural Design Services under the same terms and conditions as the existing contract. The renewal will maintain the current scope of service and other contractual provisions. The vendor has issued a increase in fees of \$180 per month bringing our new monthly rate to \$2,980 per month due to increases in labor, fuel, equipment maintenance, and related operating expenses.

FISCAL IMPACT

- **Term:** October 1, 2026, through September 30, 2027
- **Scope of Services:** Mowing and lawn maintenance services for the City Centre Complex and Athletic Field at Madeira Beach Fundamental School, including exterior landscape maintenance and lawn care services.
- **Monthly Fee:** \$2,980 per month.

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

THIS SECOND EXTENSION OF AGREEMENT AND CONTRACT FOR MOWING AND LAWN MAINTENANCE SERVICES – CITY CENTRE COMPLEX AND ATHLETICS FIELD, made and entered into on October ____, 2026, 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 entered into that certain First Extension of Agreement and Contract for Mowing and Lawn Maintenance Services – City Centre Complex and Athletics Field dated October 21, 2025, hereinafter referred to as the “First Extension of Contract,” extending the Contract term to September 30, 2026; and

WHEREAS, the First Extension of Contract, by its terms, expired on September 30, 2026; and

WHEREAS, CITY and CONTRACTOR wish to reinstate the Contract, as amended, and enter into this Second Extension so as to extend the term of the Contract for the second one-year period; and

WHEREAS, CITY and CONTRACTOR wish to amend paragraph 3 of the Contract so as to provide for a \$180.00 per month increase to be paid to CONTRACTOR.

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 reinstate the Contract and extend the term thereof for the second one-year period. 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. A First Extension of Contract was executed

by the Parties which commenced on October 1, 2025 and expired at 11:59 p.m. on Wednesday, September 30, 2026. It shall, however, be reinstated and this Second Extension will become effective on October 1, 2026 and will expire at 11:59 p.m. on September 30, 2027. The City Manager or Acting City Manager is hereby authorized to administratively approve and execute this Contract extension.

2. Section 3, Billing and Payment, of the Contract is hereby modified so as to provide for a \$180.00 per month increase to be paid to CONTRACTOR, for a total of \$2,980.00 per month.

3. 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 Second 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 Second 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**

CITY OF MADEIRA BEACH, FLORIDA

By: _____
Michael Helfrich
City Manager

NDL LLC

By: _____
DocuSigned by:
Lisa Haddad
E507D04A00F44C5...
Lisa S. Haddad
Managing Member

AGREEMENT FOR STATE GOVERNMENTAL RELATIONS SERVICES

THIS AGREEMENT is made and entered into this _____ day of September 2026 by and between the City of Madeira Beach, a Florida municipal corporation, hereinafter referred to as “City”, with an address of 300 Municipal Drive, Madeira Beach, FL 33708, and Myers Consulting Group, LLC, a limited liability corporation, hereinafter referred to as “Contractor”, with an address of 2822 54th Avenue S., PMB #220, St. Petersburg, FL 33712 (collectively referred to as the “Parties”).

WHEREAS, as a municipal government, the City has a need to monitor and potentially influence the state law and rulemaking process, to aid in the development of state legislative strategy, policy recommendations to state agencies and elected officials, to assist in securing legislative appropriations and agency grants, and to advocate for state legislation and regulatory action consistent with the City’s legislative program and priorities and to protect the City’s interests; and

WHEREAS, the City and Contractor have agreed to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties hereto agree as follows:

ARTICLE 1: SCOPE OF SERVICE. The Contractor shall provide the services as outlined in **Attachment “A”**, hereinafter referred to as the “**Services**” or “**Scope of Services**.”

ARTICLE 2: COMPENSATION. The Contractor shall be compensated for its Services in accordance with the compensation set forth in the negotiated Contractor’s Compensation (incorporated herein at **Attachment “B”**).

ARTICLE 3: CONFLICTS OF INTEREST AND LIMITATION OF USE OF CITY STAFF AND ASSETS. The Contractor shall not be permitted to utilize any City personnel, equipment, electronic systems or other City subcontractors to perform any work or project of any kind other than to assist in the performance of the services outlined in **Attachment “A.”** Failure to strictly adhere to this provision shall be grounds for immediate termination of this Agreement. To ensure this restriction is complied with, neither the Contractor, nor any of its staff assigned to perform the required services, shall engage in any other employment or contractual work, or have or hold any other employment or contractual relationship or interest, which would create a conflict of interest between Contractor’s duty to the City, and the Contractor’s duty to any other person or entity.

ARTICLE 4: TERM AND RENEWAL OF AGREEMENT. Notwithstanding the date of execution by either Party, the Initial Term will become effective at 12:01 on November 1, 2026, and shall expire one (1) year after the Effective Date. The Parties may agree to renew this Agreement for additional one-year terms (“Extension Terms”). Extension Terms must be agreed to in writing no later than sixty (60) days prior to the expiration of the Initial Term or the first Extension Term as the case may be.

ARTICLE 5: TERMINATION. This Agreement may be terminated by either Party for any or no reason by providing the other at least thirty (30) days written notice of intent to terminate. If this Agreement is terminated, the Contractor shall be paid for all work performed up to the date of termination. Prior to final payment, the Contractor will provide to the City all completed original or draft work to date including but not limited to research, records, surveys, technical notes, estimates, specifications and any other documents.

ARTICLE 6: NOTICES. Notices required or permitted in this Agreement shall be deemed to have been given when received if hand delivered or when deposited in the U.S. mail, postage paid, at the address set forth in the introductory paragraph to this Agreement (and any additional address set forth below), to the following:

If to City:	City of Madeira Beach Attn: City Manager 300 Municipal Drive, Madeira Beach, FL 33708
If to Contractor:	RJ Myers, President 2822 54 th Avenue S., PMB #220, St. Petersburg, FL 33712

ARTICLE 7: GENERAL CONDITIONS.

A: PUBLIC RECORDS. The Contractor shall comply with all applicable requirements of the Florida Public Records Law, including Florida Statutes § 119.0701, as applicable. Under that statute, the Contractor shall:

- (a) Keep and maintain public records required by the City to perform the services provided hereunder.
- (b) Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Contractor does not transfer the records to the City.
- (d) Upon completion of the Agreement, transfer, at no cost, to the City all public records in the possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

If the Contractor fails to comply with the requirements in this Article 7(A), the City may enforce these provisions in accordance with the terms of this Agreement. If the Contractor fails to provide the public records to the City within a reasonable time, it may be subject to penalties under Florida Statutes § 119.10.

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 AGREEMENT, THE CONTRACTOR SHOULD CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS: BY TELEPHONE (727) 401-1792, E-MAIL (cvanblargan@madeirabeachfl.gov), OR MAIL (CUSTODIAN OF PUBLIC RECORDS, CITY OF MADEIRA BEACH, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FLORIDA 33708).

B: COMPLIANCE WITH LAWS; NON-DISCRIMINATION. The performance of this Agreement shall be in compliance with all applicable local, state and federal laws and regulations. Additionally, the Contractor agrees that when performing under this Agreement it and its agents shall refrain from discriminating against any person on the grounds of race, religion, color, disability, national origin, gender, age or marital status.

C: LICENSES. The Contractor must, by the effective date of this Agreement, possess any licenses required to provide the Scope of Services, and shall maintain same in good standing during the full term of this Agreement.

D: RELATIONSHIP, LIABILITY AND INSURANCE. The relationship of the Contractor to City shall be that of an independent contracting entity. Nothing herein contained shall be construed as vesting or delegating to the Contractor or its officers, employees, agents, or subcontractors, any rights, interest or status as an employee of the City. Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors. The City shall not be liable to any person, firm or corporation that is employed by, contracts with, or provides goods or services to the Contractor in connection with the performance of this Agreement or for debts or claims accruing to such parties. The Contractor shall promptly pay, discharge or promptly take such action as may be necessary and reasonable to settle such debts or claims. In order to ensure it is capable of meeting its obligations under this Agreement, including its obligations to indemnify the City as provided for herein, Contractor agrees to maintain, throughout the term of this Agreement and for a one-year period thereafter, a general liability insurance policy of a value not less than \$250,000 which could be used to satisfy said obligations or liabilities, naming the City as an additional insured. Contractor shall provide proof of this insurance to the Administrative Services Department upon request.

E: NON-ASSIGNABILITY. While the City understands that Contractor may, due to workflow issues or when unique expertise is required, assign work performed under this Agreement to a different person or team, the City expects that the work performed under this Agreement shall normally be performed by RJ Myers. The Contractor understands that the nature of the Services to be provided under this Agreement are highly specialized and the City will rely heavily on the specific institutional knowledge and experience of RJ Myers to perform the Services. Therefore, Contractor may not assign, transfer, subcontract, or encumber this Agreement or any right or interest in this Agreement without the express prior written consent of the City. In the event that RJ Myers no longer works for Contractor or Contractor ceases to assign Mr. Myers to perform the services required in this Agreement, the City may terminate the Agreement immediately.

F: MERGER: This Agreement, together with the documents incorporated by reference, constitutes the entire agreement between the Parties and supersedes any prior understanding or agreement between the Parties, either verbal or written, respecting the same subject.

G: NO WAIVER: No waiver of a breach of any provision of this Agreement shall be construed to be a waiver of any breach of any other provision. No delay in acting with regard to any breach of any provision of this Agreement shall be construed to be a waiver of such breach. Every right and remedy of each of the parties shall be cumulative and either party, in its sole discretion, may exercise any and all rights or remedies stated in this Agreement or otherwise available at law or in equity.

H: SCRUTINIZED COMPANIES: Pursuant to Florida Statutes § 287.135, the Contractor is not eligible to enter into, or renew, this Agreement if:

(i) The Contractor is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List (as identified in Florida Statutes § 215.473);

(ii) The Contractor engages in business operations in Cuba or Syria; or

(iii) The Contractor is on the Scrutinized Companies that Boycott Israel List (as identified in Florida Statutes § 215.4725) or is engaged in a boycott of Israel.

By entering into this Agreement, the Contractor certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, and that it is not engaged in a boycott of Israel. The Contractor acknowledges that it will execute a certification to this effect at the time it executes this Agreement.

The Contractor shall notify the City if, at any time during the term of this Agreement, it is placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, or that it is engaged in a boycott of Israel. Such notification shall be in writing and provided by the Contractor to the City within ten (10) days of the date of such occurrence.

In the event the City determines, using credible information available to the public, that the Contractor has submitted a false certification or that Contractor is found to have been placed on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies with Activities in Sudan List, or the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel, the City may, in its sole discretion, terminate this Agreement and seek a civil penalty and other damages and relief against the Contractor, pursuant to Florida Statutes § 287.135. In addition, the City may pursue any and all other legal remedies against the Contractor.

I: IMMIGRATION COMPLIANCE; E-VERIFY: Contractor acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, 8 U.S.C. § 1324a, et seq., and regulations relating thereto. Failure to comply with the above statutory provisions shall be considered a material breach and shall be grounds for immediate termination of this Agreement. The Contractor's employment of unauthorized aliens is a violation of § 274A(e) of the Federal Immigration and Employment Act. The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify

system to verify the employment eligibility of all new employees hired during the term of this Agreement and shall require the same verification procedure of any Subcontractors authorized by the City.

Pursuant to Florida Statutes § 448.095(5), Contractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. Contractor's contract with City cannot be renewed unless, at the time of renewal, Contractor certifies in writing to the City that it has registered with and uses the E-Verify system. If Contractor enters into a contract with a subcontractor to perform Services under this Agreement, the subcontractor must provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and Contractor shall maintain a copy of such affidavit for the duration of the contract. If Contractor develops a good faith belief that any subcontractor with which it is contracting has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) Contractor shall terminate the contract with the subcontractor. If the City develops a good faith belief that Contractor has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) the City shall terminate this contract. Pursuant to Florida Statutes § 448.095(5)(c)(3), termination under the above circumstances is not a breach of contract and may not be considered as such.

J: HUMAN TRAFFICKING AFFIDAVIT: The Contractor shall provide the City with the no-coercion affidavit required by Florida Statutes § 787.06(13), in the form provided by the City's procurement staff.

K: PERSONAL IDENTIFYING INFORMATION. Pursuant to Florida Statutes § 287.138, in the event the performance of the Services would require the Contractor to possess the personal identifying information of citizens provided by the City, Contractor will be required to complete a Foreign Country of Concern Attestation.

L: DIVERSITY/EQUITY/INCLUSION CERTIFICATION. Pursuant to Florida Statutes § 166.04971, the City is prohibited from funding the promotion of diversity, equity, and inclusion initiatives. Pursuant to Florida Statutes § 287.139, Contractor shall certify to City prior to executing this Agreement that the funds paid to Contractor will not be used to require its employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials relating to diversity, equity, and inclusion, as defined in Florida Statutes § 166.04971.

ARTICLE 8: INDEMNIFICATION AND PRESERVATION OF IMMUNITY. To the greatest extent allowed by applicable law, the Contractor releases and shall indemnify, hold harmless, and, if requested by the City, defend, each City Indemnified Party (defined as the City, and its officers, employees and agents) from and against any Indemnified Loss (defined as any and all claims, losses, costs, expenses, actions and causes of action, including reasonable attorneys' fees at all levels, arising out or by reason of any damage or injury to persons or property suffered or claimed to have been suffered, by any intentional or negligent act or omission of the Contractor, its directors, officers, employees, or agents in the carrying out of the terms and conditions of this Agreement).

The obligation of the Contractor under this section is absolute and unconditional; to the extent allowed by applicable law or not otherwise prohibited, it is not conditioned in any way on any attempt by a City Indemnified Party to collect from an insurer any amount under a liability insurance policy, and is not subject to any set-off, defense, deduction, or counterclaim that the Contractor might have against the City Indemnified Party.

The Party claiming right to indemnification (“Claimant”) will give the indemnifying Party (“Indemnitor”) prompt notice of any such claim and the Indemnitor will undertake the defense thereof by representatives of its own choosing. In the event Indemnitor, within a reasonable time after notice of claim, fails to defend, the Claimant shall have the right to undertake the defense, compromise or settlement of such claim on behalf of and for the account and risk of the Indemnitor, subject to the right of the Indemnitor to assume such defense at any time prior to settlement, compromise or final determination thereof. Notwithstanding the foregoing, in the event either Party reasonably believes that counsel defending any such action has unacceptable conflicts of interest or otherwise lacks the skill to adequately protect such Party’s interest, such Party reserves the right to defend itself with its own counsel or retained counsel at the Indemnitor’s expense, unless the Claimant is found negligent or otherwise responsible for the occasion of the litigation. Nothing herein shall be interpreted as a waiver by the City of its rights, including the procedural requirements and limited waiver of immunity, as set forth in Florida Statutes § 768.28, or any other statute, and the City expressly reserves these rights to the full extent allowed by law.

If the City invokes its right to defend any claim or action with respect to any Indemnified Loss, the City may employ any outside counsel of its choice to enforce or defend the City’s right to indemnity provided by this Agreement. If the Contractor undertakes the defense of any claim or action with respect to any Indemnified Loss, the City Indemnified Party may participate in the defense at the Contractor’s sole cost and expense. The Contractor shall advance or promptly reimburse to a City Indemnified Party any and all costs and expenses incurred by the City Indemnified Party in connection with investigating, preparing to defend, settling, or defending any legal proceeding for which the City Indemnified Party is entitled to indemnification under this Agreement, whether or not the City Indemnified Party is a party or potential party to it.

ARTICLE 9: APPLICABLE LAW, VENUE. The validity of this Agreement and of any of its terms and provisions, as well as the rights and duties of the parties hereunder, shall be interpreted and enforced pursuant to and in accordance with the laws of the State of Florida. Venue for any action or proceeding to enforce or interpret the terms of this Agreement shall be brought in Pinellas County, Florida. Venue for any federal court action shall be in the Tampa Division of the United States District Court for the Middle District of Florida.

ARTICLE 10: ATTORNEYS’ FEES. In any action brought between the Parties to enforce or construe the terms of this Agreement, each Party shall bear its own attorneys’ fees and costs, including any incurred-on appeal, regardless of the resolution of the case or appeal(s).

ARTICLE 11: AMENDMENTS. This Agreement may be modified, amended or extended only by written amendment executed by authorized representatives of both Parties.

ARTICLE 12: EXECUTION. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument. In accordance with the Florida Electronic Signatures Act, this Agreement may be executed by electronic means.

ARTICLE 13: HEADINGS. All articles and descriptive headings of paragraphs in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

ARTICLE 14: SEVERABILITY. In the event that any term of this Agreement is adjudged by a court of competent jurisdiction to be invalid, such adjudication shall not affect or nullify the remaining terms thereof, nor shall it result in the failure of the Agreement unless the court finds that the remainder of the Agreement cannot be enforced absent the stricken term.

ARTICLE 15: NO THIRD-PARTY BENEFICIARY. This Agreement is for the benefit of the Parties and their respective successors and permitted assigns, and the Parties confirm that in entering this Agreement, they do not intend for it to benefit any other third party.

ARTICLE 16: AUTHORITY TO EXECUTE. Each Party hereto covenants to the other Party that it has lawful authority to enter into this Agreement and that the Party's representative executing same is authorized to do so on behalf of the Party.

The Parties hereto have caused this Agreement to be duly executed by their authorized representatives.

CITY OF MADEIRA BEACH:

Ann Marie Brooks, Mayor

Mike Helfrich, City Manager

ATTEST:

Clara VanBlargan, City Clerk
City of Madeira Beach

APPROVED AS TO FORM:

Signed by:

Thomas J Trask

7B12D9D931BD4D8...

Thomas J. Trask, B.C.S., City Attorney
City of Madeira Beach

MYERS CONSULTING GROUP, L.L.C.:

Signed by:

RJ Myers

F4CF53D5FB8B48D...

RJ Myers, President

Attachment A - Scope of Services

The general scope of work requires that Contractors provide applicable consulting expertise related to State Governmental Relations that may include (but not limited to):

- a. The Contractor will develop and implement a strategy for the support, opposition, or amendment of pending legislation that may impact City of Madeira Beach Government.
- b. Prior to each Legislative or Special Session, the Contractor will present relevant information to the City Manager to inform him of the priorities of Leadership in the House and Senate and the Governor's office in order to address areas of concern or support and develop an advocacy strategy.
- c. Prior to each Legislative or Special Session, the Contractor will meet with City staff to assist and advise for specific legislative appropriations.
- d. The Contractor will advocate before the Legislature, Governor, and other State agencies as necessary on behalf of the City of Madeira Beach Government during the annual Regular Legislative Session, Special Session(s), and Interim Committee meetings as needed.
- e. Once the Session has commenced, the Contractor will provide bi-weekly updates regarding requested legislative appropriations to the City Manager.
- f. The Contractor will work with the City Manager and City staff to develop, advise and advocate for specific legislative appropriations.
- g. The Contractor will assist City staff in completing annual budget requests and secure sponsors in both the House and Senate to file.
- h. The Contractor will work with the City to identify additional relevant state, federal, and local funding opportunities and aggressively advocate for such funding.
- i. The Contractor will work with all relevant state agencies on the City's behalf and, when grant applications are under consideration by such agencies, take the appropriate steps necessary to obtain favorable consideration of such applications.
- j. The Contractor will notify the City of relevant activities of the Revenue Estimating Conference, and how it may affect the state budget and the City's priorities.
- k. The Contractor will attend all relevant legislative appropriations committee meetings and subcommittees.
- l. The Contractor will work with the Governor's Office of Policy and Budget to advocate on behalf of the City's appropriation request in an effort to gain support and avoid a veto.
- m. The Contractor will monitor agency rulemaking and advise of any relevant proceedings or changes.
- n. The Contractor will provide ancillary services, including the electronic forwarding of relevant newspaper articles, analyses, and important governmental announcements.
- o. The Contractor will provide an annual legislative overview/presentation to the Board of Commissioners.

Deliverables

- Meetings as requested.
- At the conclusion of each session, prepare a final report to include the final status of legislative items.

Attachment B - Compensation and Payments

The Contractor shall be paid a lump-sum fee of \$4,000 per month, not to exceed \$48,000 in any 12-month period. Payment shall be made within 30 days after receipt of Contractor's invoice.



Memorandum

Meeting Details: October 14th, 2026 – Board of Commissioners Regular Meeting
Prepared For: Honorable Mayor Brooks, the Board of Commissioners
Staff Contact: Community Development Department – Joseph Petraglia, CFM, Planner II
Subject: ORD 2026-10 - Chapter 106, Vegetation, first reading and public hearing

Background:

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

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

Discussion:

Staff have identified the following key areas for consideration:

1. General Landscaping Requirements and Permit Closeout Delays

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

2. Right-of-Way Landscaping Materials

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

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

3. Artificial Turf and New Landscaping Materials

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

4. Intersection Visibility

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

5. Outdated and Conflicting Tree Regulations

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

Fiscal Impact:

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

Recommendation(s):

Planning Commission recommended approval with two conditions:

1. Rewording of Sec. 106-36 to require the city to provide notice when removing right-of-way material from the city right-of-way except in emergencies, consistent with current practice.
2. Revisiting or removing the 50% maximum Palm tree credit for multifamily and nonresidential landscape buffers (see underlined portion of Sec. 106-35(1) for proposed and struck portion of Sec. 106-35(3) for existing requirement).

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

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

Attachments/Corresponding Documents:

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

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

ORDINANCE 2026-10

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

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

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

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

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

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

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

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

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

ARTICLE II. LANDSCAPING

Sec. 106-31. Purpose.

- (a) This article is intended to ensure that all developments or areas proposed to be developed in the city provide a portion of such area devoted to landscape beautification and natural plant growth.
- (b) It is intended that the implementation of this article accomplish the following objectives:
 - (1) Ensure that all new developments ~~have a portion of the area landscaped with ground cover and shrubs or preserve adequate open space and provide~~ trees and landscaping to enhance the appearance and environmental quality of the city.
 - (2) Ensure that all new developments have a portion of the land area remain permeable to allow for the retention and treatment of the ten-year, 60-minute stormwater runoff.
 - (3) Maximize protection from beach erosion by the planting of sea oats and the development of natural dunes.
 - (4) Promote vehicular and pedestrian safety by clearly delineating and buffering off-street vehicular use areas.
 - (5) Create a transitional interface between incompatible land uses by providing buffering and screening.
 - (6) Promote energy conservation by maximizing the cooling and shading effect of trees.

Sec. 106-32. General landscape requirements.

- (a) ~~Minimum requirements for landscaping must consist of a combination of~~ Grass, or ground cover, and shrubs, vines, hedges, trees, or palms. ~~Other material such as rocks, pebbles, sand or decorating fence, artificial turf meeting Sec. 106-37, shell, decorative stone, or other similar non-invasive pervious landscape materials~~ may be used to satisfy the landscaping requirements ~~west of Gulf Boulevard of this chapter except as otherwise provided herein.~~ Concrete, asphalt paving, pavers of any kind, including pervious pavers, or ~~pebbles any of the foregoing materials~~ placed on an impervious surface or used for driveways or parking, will not satisfy landscaping requirements ~~in any location.~~ Mulch may only be used underneath ground cover, accent plants, shrubs and trees, provided the ground cover, accent plants, shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area but shall not otherwise be used as a substitute for required landscaped area.
- (b) When trees are required to meet the landscape requirements, such trees shall meet the same minimum standards as required of replacement trees ~~a minimum of 50 percent of the trees shall be native species or hybrids or cultivars of native species.~~
- (c) ~~Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen. Spacing of plants shall be no more than 30 inches on center, depending on the species.~~

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

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

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

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

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

- ~~(a) All new r~~Residential multifamily (excluding triplex), non-residential or commercial developments will and off-street parking areas not contained within a building, including standalone parking lots, shall require a minimum of ten percent of the net land area as landscape areas. Such landscape areas shall be exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 4,000 square feet or fraction thereof of required landscape net land area in addition to any trees required within perimeter landscape buffers.
- ~~(b) The lot, excluding the area covered by the principal structure, will be covered by no more than 70 percent impervious surface.~~

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

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

- (1) The exterior of all vehicular use areas facing adjacent properties or public right-of-way shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement for this section. Hedges or other durable landscape barriers of at least three feet in height shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.
- (2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped. The landscaping shall include with a buffer strip of at least five feet in width adjacent to the abutting property, containing a hHedges or other durable screen of landscape ing barriers of at least five feet in height shall be installed in such a manner as to screen the abutting properties.
- (3) All required hedges or other durable landscape barriers must be planted and maintained at their required height, except that where the maximum height permitted by another provision of this Code is less than the required height, the maximum permitted height shall control. Spacing of plants shall

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

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

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

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

~~Artificial turf and other surfaces or structures that may be burdensome or costly to remove or install may be permitted within public rights-of-way only upon approval by the Public Works Director. Such surfaces installed within a public right-of-way shall be subject to removal by the city at any time, with at least a seven-day notice, except during emergencies without prior notice, and all costs of removal and restoration shall be the sole responsibility of the adjoining property owner.~~

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

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

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

- ~~(1) Fifty percent of the plants used in all vehicular use area landscape designs shall be drought tolerant and located in groupings according to water requirements.~~
- ~~(2) Seventy-five percent of the plants used in all vehicular use area landscape designs shall be a combination of native and drought tolerant.~~
- ~~(3) All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use lawn area from drought tolerant zones.~~
- ~~(4) All irrigation systems shall be automatic with cycling capacity and shall be designed to avoid irrigation of unplanted surfaces.~~

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

- (a) All artificial turf must comply with established building permit procedures and shall be inspected by the city, except when installed within the footprint of a building such as on a balcony and that one installation of 100 square feet or less is allowed on a lot provided all other requirements of this code are met, and the surface is counted toward the property's total impervious surface ratio (ISR).
- (b) Artificial turf is prohibited from being installed:
 - (1) Within any drainage facility, stormwater pond, or drainage feature required as part of an approved stormwater management system;
 - (2) In a manner that restricts access to a septic tank;
 - (3) Closer than ten feet to the mean high-water line along waterbodies, including canals, except immediately landward of, or on top of a seawall;
 - (4) Within required perimeter landscape buffers; or
 - (5) Within tree drip lines, unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.
- (c) Artificial turf may be counted toward minimum landscape area requirements and shall not be counted toward impervious surface ratio (ISR) calculations only when the applicant demonstrates that the installation:
 - (1) Be green in color;
 - (2) Be free of intentionally added PFAS and heavy metals;
 - (3) Utilize permeable backing and a pervious base designed for positive drainage; and
 - (4) Be supported by manufacturer specifications or other documentation demonstrating permeability of at least 10 inches per hour for all layers.
 - (5) Be installed in accordance with the manufacturer's specifications and installation requirements. Prior to permit closeout, the city may require certification from a licensed engineer, landscape architect, architect, or contractor that the installation complies with the manufacturer's specifications and this section.
- (d) Artificial turf shall not adversely impact drainage onto adjacent properties, alter the permitted stormwater management system, or otherwise render the site non-compliant with Chapter 98, Article II or state water quality standards.
- ~~(a) All property owners and residents utilizing xeriscape techniques shall be responsible for the continued maintenance of all landscaped areas.~~
- ~~(b) All xeriscape landscaping areas shall present a healthy and neat appearance free of refuse and debris.~~

- ~~(c) All landscape areas which die from lack of maintenance, disease or other natural occurrence, shall be relandscaped.~~
- ~~(d) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any xeriscape landscaping.~~

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

- (a) The property owner shall be responsible for the maintenance of all landscaped area which shall be maintained in good condition so as to present healthy, neat and orderly appearance free of refuse, debris and leaves, in conformance with section 106-32 regarding general landscape requirements. Landscaped areas shall be provided with and maintained using an adequate water supply, including irrigation where necessary to sustain healthy plant material.
- (b) Paving, treating or covering minimum required landscape areas in a way that renders it impervious or otherwise contrary to the intent or purpose of this code is prohibited.
- (c) All landscape areas and required trees which die from lack of maintenance, disease, or other cause shall be replaced or restored in accordance with this chapter.
- (d) Mulch, shell, rock, gravel, and other loose landscape materials shall be adequately contained and maintained to prevent erosion, displacement, or discharge into the municipal separate storm sewer system, drainage facilities, public rights-of-way, sidewalks, and streets.
- (e) The property owner shall be responsible for maintaining all landscaping within the intersection visibility triangle, in conformance with section 110-423 to provide unobstructed visibility.
- (f) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any landscaping.

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

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

- (1) A site plan showing the location of all trees and mangroves, the trees proposed to be removed, existing and proposed structures, walks, driveways and parking areas and other improvements.
- (2) Where mangroves exist on the tract or lot, an aerial photograph at a scale not smaller than one inch equals 50 feet may be required in lieu of the submission requirements contained above.

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

- (a) ~~Species.~~ The species of the required or replacement tree shall be the same as those being requested for removal from the natural environment or shall be listed in section 106-6~~32~~.
- (b) ~~Minimum standards.~~ All required or replacement trees must have a minimum overall height of eight feet at the time of planting and be of a state department of agriculture nursery grade standard (quality) of No. 1 or better.
- (c) Trees used to satisfy landscape requirements shall have an average mature crown spread of at least 15 feet. Tree species having a lesser mature crown spread may be grouped to create the equivalent of a 15-foot crown spread. Palms may satisfy tree requirements.
- (d) A minimum of three tree species shall be used when more than ten required trees are provided.
- (e) ~~(e) Waivers of replacement tree specifications.~~ The city may waive the species or minimum standard specifications if the applicant can demonstrate that the current market conditions are such that replacement trees meeting these specifications are not readily available. Substitute trees allowed under this waiver section must have the approval of the ~~city manager's~~ Community Development Director or their designee.

Sec. 106-72. Same—Replacement trees.

- (a) ~~Residential lots. For all residential lots, a minimum number of replacement trees will be required based on the following square footage areas.~~ Any removal of trees will require replacement up to the minimum number required under sections 106-33 through 106-36. In no instance shall the tree or trees required to be replaced exceed the number of trees existing on the property at the time of granting the tree removal permit.
- (b) Existing healthy trees preserved on the site may be credited toward the minimum tree requirements of sections 106-33 through 106-36 at the following ratios:
 - 4"—10" DBH = 1 tree
 - 10"—20" DBH = 2 trees
 - Over 20" DBH = 3 trees
- (c) Dead or dying trees may be removed without replacement, provided a tree removal permit is obtained when required by this chapter and the city

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

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

Sec. 106-~~39~~41. Existing plant material.

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

Sec. 106-4~~0~~2. Sea oats/sand dunes.

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

Secs. 106-4~~1~~3—106-6~~1~~0. Reserved.

ARTICLE III. TREES

Sec. 106-6~~2~~4. Purpose.

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

Sec. 106-6~~3~~2. ~~Native and Florida-friendly~~ Permitted species.

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

- (1) Native pines—Pinus spp.;
- (2) Native oaks—Quercus spp.;
- (3) Hickories and pecans—Carya spp.;
- (4) Bald and pond cypresses—Taxodium spp.;
- (5) Southern red cedar—Juniperus silicicola;
- (6) Hollies—Ilex spp.;
- (7) Sweetbay—Magnolia virginiana;
- (8) Southern magnolia—Magnolia grandiflora;
- (9) Sweetgum—Liquidambar styraciflua;
- (10) Red maple—Acer rubrum;
- (11) Black Cherry—Prunus serotina;
- (12) Carolina cherry laurel—Prunus caroliniana;
- (13) Persimmon—Diospyros virginiana;
- (14) Black gum—Nyssa sylvatica;

- (15) Loblolly bay—*Gordonia lasianthus*;
- (16) Wax myrtle (bayberry)—*Myrica cerifera*;
- (17) Willows—*Salix* spp.;
- (18) Elderberry—*Sambucus simpsonii*;
- (19) Slatbrush—*Baccharis* spp.;
- (20) Cabbage (sabal) palm—*Sabal palmetto*.
- (21) All species of palm trees;
- (22) In addition to the 21 named species, any other species that are listed as "Florida Native" or "~~Okay~~" having a drought tolerance rating of Medium or higher on the University of Florida IFAS Extension "Florida Friendly Plant List," as updated from time to time.

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

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

- ~~(1) Camphor—*Cinnamomum camphora*;~~
- ~~(2) Citrus—*Citrus* spp.;~~
- ~~(3) Eucalyptus—*Eucalyptus* spp.;~~
- ~~(4) Silk oak—*Grevillea robusta*;~~
- ~~(5) Jacaranda—*Jacaranda acutifolia*;~~
- ~~(6) Jerusalem thorn—*Parkinsonia aculeata*;~~
- ~~(7) Ear tree—*Enterolobium cyclocarpum*;~~
- ~~(8) Fig tree—*Ficus* spp.~~

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

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

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

- (1) Punk (cajeput) tree—*Malaleuca quinquenervia leu-codendron*;
- (2) Brazilian pepper—*Schinus terebin thefolius*;
- (3) Australian pine—*Casuarina* spp.;
- (4) Chinaberry (*Melia azedarach*);
- (5) Ear tree (*Enterolobium cyclocarpum*);
- (6) Eucalyptus (*Eucalyptus* spp.);
- (7) Silk Oak (*Grevillea robusta*).

Sec. 106-65. Prohibited acts.

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

Sec. 106-66. Emergencies.

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

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

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

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

- (a) A protective barrier shall be placed around all trees scheduled to remain on the site:
 - (1) At or greater than a six-foot radius of all species of mangroves and cabbage palms;
 - (2) At or greater than the full dripline of all native pine trees;
 - (3) At or greater than two-thirds of the dripline of all other species.
- (b) Whenever a protective barrier is required under the provisions of this article, it shall remain in place until all construction activity is terminated.
- (c) Signs, building permits, wires or other attachments of any kind shall not be permitted to be attached to any tree. Guy wires designed to support trees are excluded from this prohibition.

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

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

Sec. 106-70. Same—Application.

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

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

~~Tree Replacement Requirements for Residential Zones~~

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

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

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

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

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

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

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

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

Anne-Marie Brooks, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-10

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A



July 29, 2026

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

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

Dear Joseph,

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

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

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

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

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

The Florida Senate

Item 11A.

2025 Florida Statutes

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

125.572 Regulation of synthetic turf.—

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

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

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

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

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

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

History.—s. 1, ch. 2025-140.

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

Copyright © 2000- 2026 State of Florida.

The Florida Senate

Item 11A.

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

<u>Title XI</u> COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	<u>Chapter 163</u> INTERGOVERNMENTAL PROGRAMS Entire Chapter	SECTION 045 Tree pruning, trimming, or removal on residential property.
--	---	--

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

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

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

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

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

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

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

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

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

Copyright © 2000- 2026 State of Florida.

CHAPTER 62-308

MINIMUM STANDARDS FOR THE INSTALLATION OF SYNTHETIC TURF ON SPECIFIED PROPERTIES

62-308.100 Synthetic Turf

62-308.100 Synthetic Turf.

(1) Scope.

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

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

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

(2) Material type.

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

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

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

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

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

(4) Permeability.

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

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

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

(5) Stormwater management.

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

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

(6) Potable water conservation.

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

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

(7) Water quality.

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

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

(8) Proximity to trees and other vegetation.

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

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

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

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

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

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

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

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



Memorandum

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

Background/ Discussion:

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

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff and Planning Commission recommend approval.

Attachments/Corresponding Documents:

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

ORDINANCE 2026-11

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

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

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

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

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

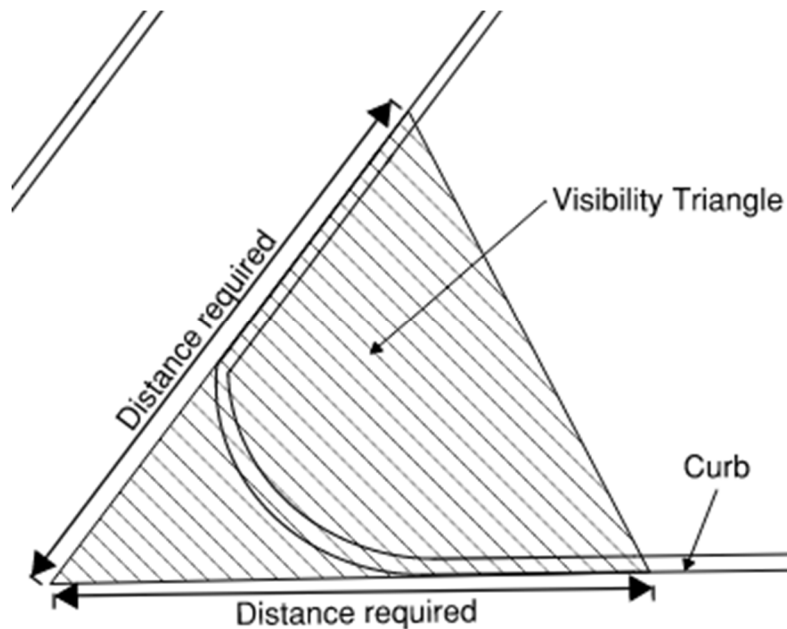
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

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

Sec. 110-423. Intersection visibility.

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

- exceeding between 36 inches and eight feet in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot back of curb from the corner intersection, or along the pavement edge where no curb exists and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection, or 15 feet distant when abutting an alley. Where intersections contain a curved corner radius, measurements shall be taken from the theoretical intersection of the tangent curb lines.
- (b) Posts, columns, poles, existing buildings, tree trunks, and properly trimmed plant material shall be permitted within the visibility triangle provided they do not create a traffic hazard as determined by the Community Development Director or their designee. It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.



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

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

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

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

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

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

Anne-Marie Brooks, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-11

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A



Memorandum

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

Background/ Discussion:

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

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff and Planning Commission recommend approval.

Attachments/Corresponding Documents:

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

ORDINANCE 2026-12

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

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

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

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

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

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

- ~~(a) One of the purposes of the development controls is to encourage the provision of adequate landscaping/green area in R-3 zones west of Gulf Boulevard. A minimum of ten percent of that portion of the lot located east of the county coastal construction control line as established by the state shall be designated for and maintained as landscaped green area in side and front yards.~~
- ~~(b) In R-3 zones west of Gulf Boulevard, the green area in side yards shall provide a clear "view area" between three feet and ten feet in height; i.e. bushes or shrubs shall not exceed three feet in height and trees shall be trimmed below ten feet in height. Such landscaped areas may include passive recreation facilities provided, however, that the "view area" is not obstructed.~~
- ~~(c) In all zones except R-1, all off-street parking areas not contained within the building structure shall have a minimum of ten percent landscaped green area.~~

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

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

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

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

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

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

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

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING:

PUBLISHED:

PASSED ON SECOND READING:

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-12

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

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

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

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

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

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

The purpose of the ordinance is to delete conflicting regulations.

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

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

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

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

This ordinance alone is not expected to impact any businesses.

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

N/A



Memorandum

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

Background/ Discussion:

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

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff and Planning Commission recommend approval.

Attachments/Corresponding Documents:

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

ORDINANCE 2026-13

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

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

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

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

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

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

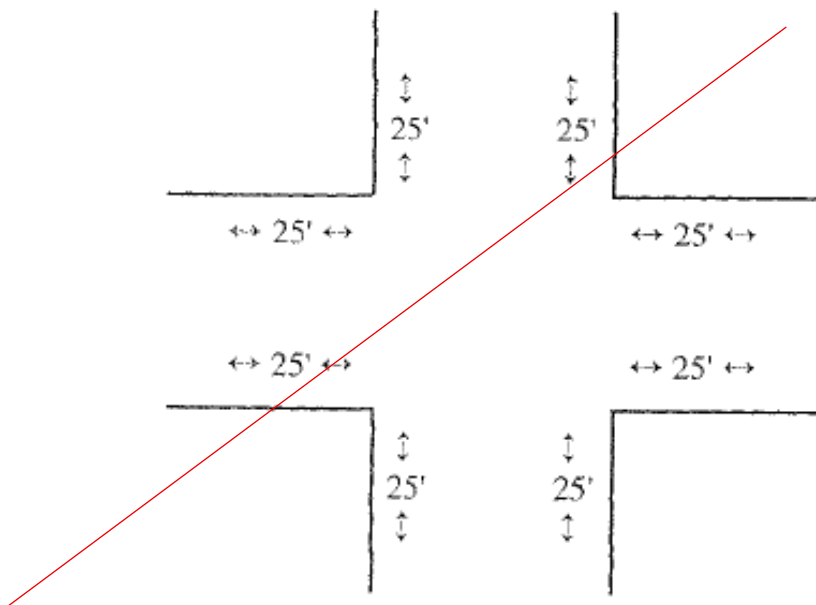
Shrubs means self-supporting, woody, non-deciduous plant species which are cultivated and selected to provide a physical and visual barrier, and which normally grow to a height of two feet to nine feet, including hedges.

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

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

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

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



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

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

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

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

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

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

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

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

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

Anne-Marie Brooks, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-13

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

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

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

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

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

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

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

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

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

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

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

This ordinance alone is not expected to impact any businesses.

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

N/A



Memorandum

Meeting Details: October 14, 2026 – 6:00 p.m. – Planning Commission
Prepared For: Board of Commissioners
Staff Contact: Kathryn Younkin and Andrew Morris
Subject: Ordinance 2026-16 Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John’s Pass Village Activity Center

Background

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

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

Discussion

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

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

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

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

One of the Commission’s requests was to see if these parking lots could be limited in the amount they charged for parking. The City Attorney has advised that we would not be able to regulate the amount charged for parking. Another request from the Commission was to see if these could be automatically renewed. To keep this parking use from continuing indefinitely (as allowed by a series of emergency declarations) this ordinance would need to set a specific date for the use to cease.

Tentative Adoption Schedule

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

Fiscal Impact

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

Recommendation(s)

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

Attachments/Corresponding Documents

Ordinance 2026-16, Temporary Parking Use

Business Impact Statement Ord 2026-16 Temporary Parking Use

Forward Pinellas Compliance Letter

2026 Madeira Beach Zoning Map

ORDINANCE 2026-16

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

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

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

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

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

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

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

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

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

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

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

Sec. 110-978. - Temporary parking lots.

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

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

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

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

- (1) A written application on the form provided by the city, including:
 - a. Name and address of the applicant.

- b. Owner Authorization if the owner is not the applicant.
 - c. 24-hour contact information for the operator of the lot, including name, phone number, and address.
 - d. Signed and sealed topographic survey of the subject property, including the legal description.
 - e. This proposed dates for operation of the temporary parking lot.
 - f. The use of the abutting properties.
 - g. A "Verification of Exemption" or a permit from Southwest Florida Water Management District.
 - h. An access permit from the Florida Department of Transportation for any new curb cuts on Gulf Boulevard.
 - i. Sanitation pickup arrangements.
 - j. Two or more property owners may develop their properties in coordination provided a recorded parking lot agreement is provided to the city that allows the two property owners to share the responsibilities and conditions of the temporary parking use and provides cross access between the parcels.
- (2) A signed and sealed scaled site plan showing:
- a. The number of spaces, with the dimensions of the spaces, the drive aisles and driveway. Dimensions for parking spaces and drive aisles shall be those shown in Sec. 110-973, 110-974 and 100-975, as applicable. For lots less than or equal to 50-feet in width, up to 100% of the spaces with the exception of accessible spaces may be compact as outlined in Sec. 110-974. For lots less than or equal to 50-feet in width, drive aisles for temporary parking lots may be reduced to a minimum of ten feet for a one-way drive aisle or twenty feet for a two-way drive aisle.
 - b. A defined parking space shall be a parking space which is either striped or has a wheel stop. On paved surfaces striping may be used to define the parking space location in lieu of wheel stops.
 - c. Parking shall be located so that vehicles do not overhang lot lines or drive aisles.
 - d. Parking space striping shall be shown on the plan, but the non-accessible spaces are not required to be striped if a wheel stop is provided for that space.
 - e. The number of accessible parking spaces must be provided as shown in the city code. These accessible spaces must be of a durable surface, provide an accessible route to a public sidewalk or right-of-way if no sidewalks exists, and have the required dimensions, signage, and striping as outlined in Sec. 110-975 and

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

- f. All non-accessible spaces shall have stabilized surfaces of asphalt, concrete, pavers, shell, or gravel that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels.
- g. If no curb cut exists, a paved driveway meeting the requirements of Chapter 58 – Streets, Sidewalks and other Public Places, Article II . – Sidewalks and Driveways is required. A separate building permit application is required for a driveway.
- h. Parking lots shall be designed so that there is no backing into the right-of-way. When there is only one access point a turnaround and two-way drive aisle must be provided.
- i. Dimensions of any turnaround, including provisions for fire access.
- j. The visibility triangle as shown in the city's code or if located on Gulf Boulevard, based on the FDOT requirement.
- k. The Imperious Surface Ratio, this must meet the zoning district requirement.
- l. When abutting residential use: A minimum of a four-foot solid fence or wall along any property line abutting residential use, or across an alley from residential use. Within visibility triangles or within the front yard setback, the height of the required fence or wall or shrubs is limited to three feet. Any additional fencing shall meet the requirements Chapter 110, ARTICLE VI. DIVISION 3. Existing hedges or a solid row of shrubs 2-feet deep and 4-feet in height along the property line may substitute for the required fencing.
- m. Location and size of trash receptacles. A method of securing the trash receptacles must be shown.
- n. Location and size of any proposed signage, including the signage as required by Fla. Stat. § 715.07 and § 715.075. Each temporary parking lot is allowed to have pole or ground signage as shown in Chapter 102 of the City's Land Development Regulations based on the applicable zoning district regulations.
- o. Location and size of any kiosk used for parking fee collection.

(b) Process

- (1) The department will circulate the plan for fire, zoning, and engineering review.
- (2) In addition to the standard conditions below, staff may establish additional conditions based on the specific site and abutting properties, including but not limited to traffic access/egress, traffic circulation, pedestrian safety, drainage, and compatibility with abutting properties.

- (3) The Community Development Director shall issue a letter within 30 days of the receipt of a complete application which approves the temporary parking lot use with standard conditions, approves with standard and site-specific special conditions, or denies the application.
- (4) The fee for a temporary parking lot approval letter will be established in the city's adopted fee schedule.
- (5) Any appeal of the Community Development Director's decision shall follow the provisions of Sec. 2-505.
- (c) Standard Conditions of approval for all temporary parking lots:
 - (1) Failure to maintain any design standard or any violation of the temporary parking lot approved site plan shall be a violation of the City Code.
 - (2) Temporary parking lots shall not be used to fulfill the requirements for parking for onsite or offsite use.
 - (3) Only self-parking is allowed, no valet or stacked parking.
 - (4) No commercial vehicles, boats, trailers, or recreational vehicles are allowed.
 - (5) Maximum hours of operation are 8:00 a.m. to 10:00 p.m. daily. No overnight parking.
 - (6) Outdoor sales and displays, or any other sales are prohibited within temporary parking lots.
 - (7) Payment kiosk may only contain instructions for payment and have no additional signage.
 - (8) All conditions of temporary parking approval must continue to be met throughout the duration of the use of temporary parking.
 - (9) No parking allowed that exceeds the number of spaces approved. Each vehicle not parked in a defined parking space shall be a violation of this section.
 - (10) No parking or signage is allowed in the right-of-way.
 - (11) Signage in compliance with Fla. Stat. § 715.07 and § 715.075 must be provided.
 - (12) A separate sign permit is required except for signs required by State or Federal regulations or signs excluded from permitting as shown in Sec. 102-49.
 - (13) All lighting must meet the requirements of the city code.
 - (14) Excessive noise or other causes shall be reason for revoking approval of the Business Tax Receipt following the provisions in Sec. 62-57.
 - (15) Upon notice from the city, all items not in compliance with the temporary parking lot approval shall be rectified within 15 days from the

date of notice. Failure to bring the temporary parking lot into compliance within 15 days, except for drainage, shall cause the approval for temporary parking to be revoked.

- (16) If the drainage adversely affects neighboring properties, a plan of action to bring this drainage into compliance is due within 15 days, and the implementation of the planned drainage changes must be completed within 45 days.
- (17) An approved Business Tax Receipt is required prior to commencement of the use of the temporary parking lot.
- (18) The addition of a different permitted use on the property shall terminate the temporary parking lot use.
- (19) All temporary parking lots approved under this section must cease operation by December 31, 2029, and all wheel stops and signage shall be removed.
- (20) After December 31, 2029, the site must be cleared, stabilized, and maintained in accordance with city codes.

Secs. 110-9789—110-995. – Reserved.

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

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

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

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as

provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

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

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

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

ORDINANCE 2026-16

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state 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;

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

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

The proposed ordinance would allow for property owners along Gulf Boulevard and within the John's Pass Village Activity Center the option to apply for a temporary parking lot use of their vacant properties. The ordinance includes requirements for the temporary parking lots, penalties for if those requirements are violated, and an expiration date for the temporary parking lots.

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

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

This proposed ordinance would not have a negative financial impact on private businesses and property owners since it is optional. This ordinance would allow for a parking lot temporary use that currently is not permitted in the code. The temporary parking lot use could potentially generate revenue for property owners.

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

The proposed ordinance would not have a negative impact on any businesses in the C-3, C-4, PD, and C-1 Zoning Districts. The proposed parking lot temporary use is an optional use for property owners to apply for.

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

The temporary parking lot uses would expire on December 31, 2029. Making temporary parking a permanent option for property owners would not align with the Development and Redevelopment Vision and Economic and Business Development Vision from the adopted Madeira Beach Master Plan.



August 14, 2026

Andrew Morris, AICP
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Review of ordinances from the City of Madeira Beach (ORDINANCE 2026-16)

Dear Andrew,

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

- Temporary Parking Lots: The proposed ordinance establishes temporary parking lots as a temporary use on properties immediately adjacent to Gulf Boulevard or within the John's Pass Village Activity Center in response to damage caused by the 2024 hurricanes. The temporary use is limited through December 31, 2028, and requires compliance with applicable zoning district standards, including the existing impervious surface ratio requirements. The proposed use and development standards are consistent with the applicable standards and criteria of the Countywide Rules.

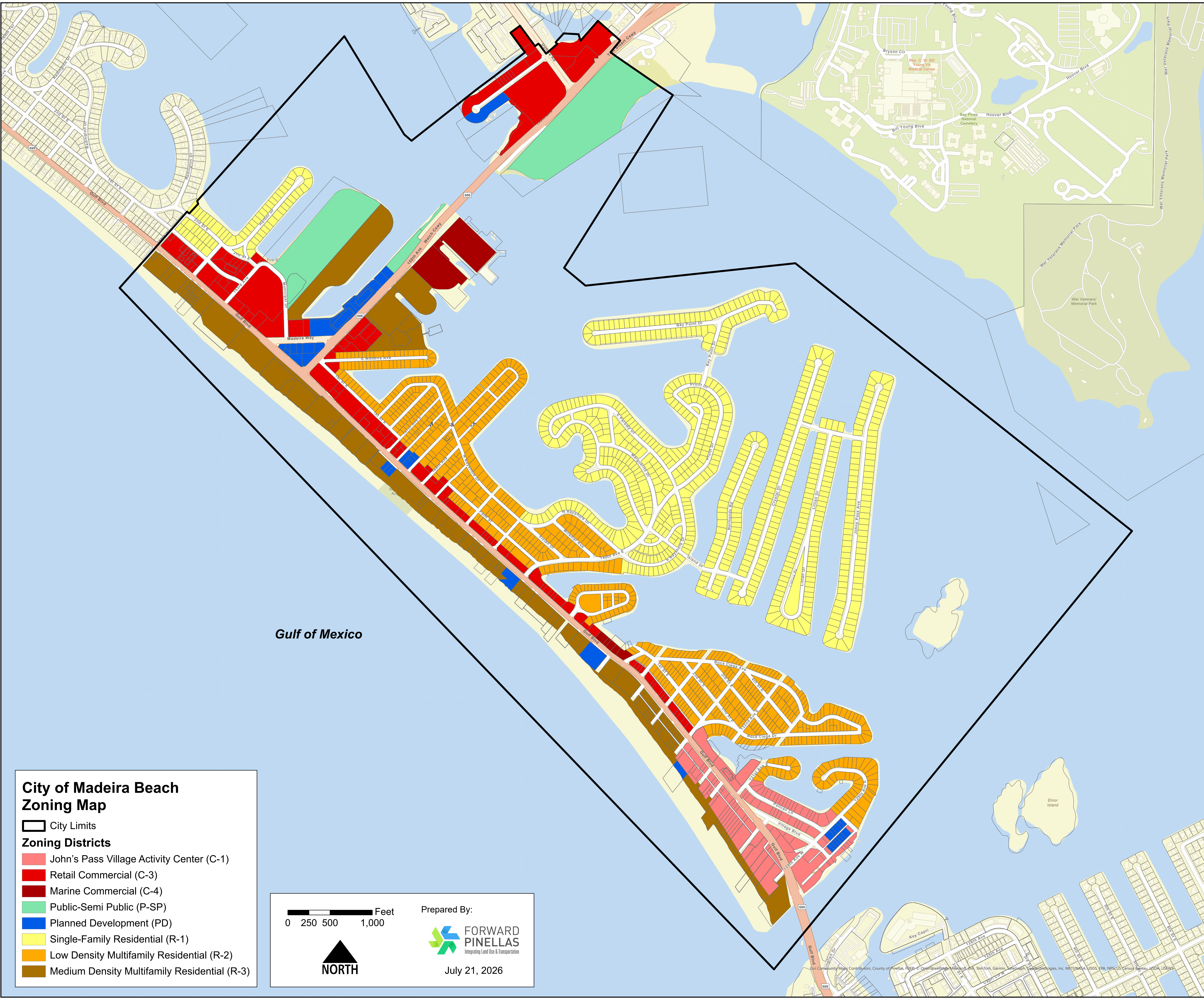
We recognize that the consistency process is an ongoing one, and if either the County or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

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

Sincerely,

Emma Wennick

Emma Wennick
Program Planner



City of Madeira Beach Zoning Map

City Limits

Zoning Districts

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

0 250 500 1,000 Feet



Prepared By:



July 21, 2026



MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
 VIA: Mike Helfrich, City Manager
 FROM: Clara VanBlargan, City Clerk
 DATE: August 31, 2026
 RE: **Ordinance 2026-18, Calling the November 3, 2026 Municipal General Election
 – 1st Reading & Public Hearing**

Background

In accordance with City Charter, Section 3.4.B, the Board of Commissioners is required, by Ordinance, to prescribe the manner of holding the Election and to provide for the polling places on Election Day. Ordinance 2026-18 has been prepared for that purpose.

An Election will be held in the City of Madeira Beach, Florida, on Tuesday, November 3, 2026, for City of Madeira Beach voters to vote on three (3) charter amendments. Section 14.3 of the Charter of the City of Madeira Beach, Article 8, Section 2(a) of the Florida Constitution, and Section 166.031(1) of the Florida Statutes require that charter amendments be approved by a referendum of the electors of the City of Madeira Beach.

In accordance with City Charter Section 3.4, Subsection B, the Board of Commissioners shall designate the Pinellas County Canvassing Board to serve as the Canvassing Board for the City of Madeira Beach. The Canvassing Board shall certify all tests of election equipment and shall canvass absentee as well as provisional ballots. The actions of the Canvassing Board shall be reported to the Board of Commissioners at its next meeting following the election. The Board of Commissioners shall meet following the certification for the purpose of declaring the results of said election.

The polling location for City of Madeira Beach voters to vote in the November 3, 2026 General Municipal Election is as follows:

- Precincts 301 and 415 - Madeira Beach Municipal Building, City Centre Room, 300 Municipal Drive, Madeira Beach, Florida, 33708 – 7:00 a.m. to 7:00 p.m

Fiscal Impact

The fiscal impact of adopting Ordinance 2026-18 is the estimated cost of \$141.40 to advertise the ordinance in the Tampa Bay Times for the second reading and public hearing on October 14, 2026, at 6:00 p.m.

Recommendation

After the first reading and a public hearing, the recommendation is to approve Ordinance 2026-18, Calling the November 3, 2026 Municipal Election. The second reading and public hearing of the ordinance will be advertised for October 14, 2026, at 6:00 p.m.

Attachments:

- Charter Amendments (3) – English & Spanish
- Ordinance 2026-18
- Ordinance 2026-18, Business Impact Estimate

ORDINANCE 2026-18

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

WHEREAS, pursuant to Section 14.3 of the present Charter of the City of Madeira Beach, Article 8, Section 2(a) of the Florida Constitution, and Section 166.031(1), Florida Statutes, charter amendments must be approved by referendum of the electors of the City of Madeira Beach; and

WHEREAS, the Board of Commissioners wish to place three (3) charter amendments on the Tuesday, November 3, 2026, municipal general election ballot to implement a transition from March municipal elections to November municipal elections.

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

SECTION 1. An Election shall be held in the City of Madeira Beach, Florida, on Tuesday, November 3, 2026, for the purpose of City of Madeira Beach voters to vote on three (3) charter amendments.

SECTION 2. In accordance with City Charter Section 3.4, Subsection B, the Board of Commissioners shall designate the Pinellas County Canvassing Board to serve as the Canvassing Board for the City of Madeira Beach. The Canvassing Board shall certify all tests of election equipment and shall canvass absentee as well as provisional ballots. The actions of the Canvassing Board shall be reported to the Board of Commissioners at its next meeting following the election. The Board of Commissioners shall meet following the certification for the purpose of declaring the results of said election.

SECTION 3. The polling location for City of Madeira Beach voters to vote in the November 3, 2026 General Municipal Election is as follows:

- Precincts 301 and 415 - Madeira Beach Municipal Building, City Centre Room, 300 Municipal Drive, Madeira Beach, Florida, 33708 – 7:00 a.m. to 7:00 p.m.;

SECTION 4. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon adoption in the manner provided by law.

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

Anne-Marie Brooks, Mayor

ATTEST:

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

APPROVED AS TO FORM AND CONTENT:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

Business Impact Estimate

ORDINANCE 2026-18

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

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

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

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

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

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

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

In accordance with City Charter, Section 3.4. B, the Board of Commissioners is required, by Ordinance, to prescribe the manner of holding the Election and provide for the polling places on Election Day.

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

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

N/A

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

N/A

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

N/A

**CITY OF MADEIRA BEACH
PUBLIC NOTICE
NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION**

TO THE QUALIFIED ELECTORS of the City of Madeira Beach, Florida, in accordance with the Section 3.4 of the City Charter, City of Madeira Beach, Florida and the State of Florida Election Code 100.342, PUBLIC NOTICE is hereby given and published that a Municipal General Election will be held on Tuesday, November 3, 2026, in the City of Madeira Beach, Florida, for three (3) Charter Amendments for the Madeira Beach voters to decide on. **All three Charter Amendments would need to be approved by the voters to implement the transition from March Municipal Elections to November Municipal General Elections.**

The Charter Amendments are as follows:

City of Madeira Beach

No. 1 Charter Amendment

Change Municipal Election Date from March to November

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

Yes

No

City of Madeira Beach

No. 2 Charter Amendment

Change Candidate Qualifying Period from December to June

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

Yes

No

City of Madeira Beach

No. 3 Charter Amendment

Extend Terms of Elected Officials to Implement November Elections

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

Yes

No

November 3, 2026 Municipal General Election Ballot – If approved by the voters

- Change the municipal election from March to November to align with the State General Election.
- Change the candidate qualifying period from the first two full weeks of December to the first two full weeks of June.
- Commissioner District 3 and Commissioner District 4 terms, currently scheduled to expire in March 2027, would be extended until the certification of the November 2027 election results and the installation of successors.
- Commissioner District 1, Commissioner District 2, and Mayor-Commissioner terms, currently scheduled to expire in March 2028, would be extended until the certification of the November 2028 election results and the installation of successors.

Polling Locations for the November 3, 2026 Municipal General Election

The polling location for City of Madeira Beach voters to vote in the November 3, 2026 Municipal General Election is as follows:

- Precincts 301 and 415 – Madeira Beach Municipal Building, City Centre Room, 300 Municipal Dr., Madeira Beach, Florida 33708 - 7:00 a.m. to 7:00 p.m.

Canvassing Board

The Pinellas County Canvassing Board is the Canvassing Board for the City of Madeira Beach to canvass the results of this Municipal General Election on Tuesday, November 3, 2026. Location: Pinellas County Election Service Center, 13001 Starkey Road, Largo 33773.

For further information, please contact City Clerk Clara VanBlargan at 727-401-1792; cvanblargan@madeirabeachfl.gov.

CIUDAD DE MADEIRA BEACH
AVISO PÚBLICO
ELECCIÓN GENERAL MUNICIPAL DEL 3 DE NOVIEMBRE DE 2026

A LOS ELECTORES CALIFICADOS de la Ciudad de Madeira Beach, Florida, de conformidad con la Sección 3.4 de la Carta Orgánica de la Ciudad de Madeira Beach, Florida, y la sección 100.342 del Código Electoral del Estado de Florida, por el presente se da y se publica AVISO PÚBLICO de que se llevará a cabo una Elección General Municipal el martes, 3 de noviembre de 2026, en la Ciudad de Madeira Beach, Florida, para que los votantes de Madeira Beach decidan sobre tres (3) Enmiendas a la Carta Orgánica. **Las tres Enmiendas a la Carta Orgánica deberán ser aprobadas por los votantes para implementar la transición de las Elecciones Municipales de marzo a las Elecciones Generales Municipales de noviembre.**

Las Enmiendas a la Carta son las siguientes:

Ciudad de Madeira Beach

N.º 1 Enmienda a los Estatutos

Cambiar la fecha de las elecciones municipales de marzo a noviembre

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

Sí

No

Ciudad de Madeira Beach

N.º 2 Enmienda a los Estatutos

Cambiar el período de calificación de candidatos de diciembre a junio

¿Deberá enmendarse la Carta Municipal de la Ciudad de Madeira Beach para cambiar el período de calificación de candidatos municipales de las dos primeras semanas completas de diciembre, excluyendo los fines de semana, a las dos primeras semanas completas de junio, excluyendo los fines de semana, a fin de ajustarlo con el calendario revisado de la Elección General Municipal de noviembre?

Sí

No

Ciudad de Madeira Beach

N.º 3 Enmienda a los Estatutos

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

¿Deberá enmendarse la Carta Municipal de la Ciudad para extender temporalmente los mandatos del Comisionado del Distrito 3 y del Comisionado del Distrito 4 hasta la certificación de los resultados de la elección de noviembre de 2027; y los mandatos del Comisionado del Distrito 1, del Comisionado del Distrito 2 y del Alcalde-Comisionado hasta la certificación de los resultados

de la elección de noviembre de 2028, con el fin de implementar la transición de las elecciones municipales de marzo a las elecciones generales municipales de noviembre?

Sí

No

Boleta de la Elección General Municipal del 3 de noviembre de 2026 - Si es aprobada por los votantes

- Cambiar la elección municipal de marzo a noviembre para alinearla con la Elección General Estatal.
- Cambiar el período de calificación de candidatos de las primeras dos semanas completas de diciembre a las primeras dos semanas completas de junio.
- Los mandatos del Comisionado del Distrito 3 y del Comisionado del Distrito 4, actualmente programados para expirar en marzo de 2027, se extenderían hasta la certificación de los resultados de la elección de noviembre de 2027 y la toma de posesión de sus sucesores.
- Los mandatos del Comisionado del Distrito 1, del Comisionado del Distrito 2 y del Alcalde-Comisionado, actualmente programados para expirar en marzo de 2028, se extenderían hasta la certificación de los resultados de la elección de noviembre de 2028 y la toma de posesión de sus sucesores.

Lugares de Votación para la Elección General Municipal del 3 de noviembre de 2026

El lugar de votación para que los votantes de la Ciudad de Madeira Beach participen en la Elección General Municipal del 3 de noviembre de 2026 es el siguiente:

- Precintos electorales 301 y 415 – Madeira Beach Edificio Municipal, Sala del Centro de la Ciudad, 300 Municipal Dr., Madeira Beach, Florida 33708 - de 7:00 a.m. a 7:00 p.m.

Junta de Escrutinio

La Junta de Escrutinio del Condado de Pinellas es la junta encargada de escrutar los resultados de esta Elección General Municipal de la Ciudad de Madeira Beach el martes, 3 de noviembre de 2026. Ubicación: Pinellas County Election Service Center, 13001 Starkey Road, Largo 33773.

Para más información, comuníquese con la Secretaria Municipal Clara VanBlargan al 727-401-1792; cvanblargan@madeirabeachfl.gov.



Memorandum

Meeting Details: October 14, 2026 – Board of Commissioners Regular Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing

Background: Every three years, Section 166.0451, Florida Statutes requires each municipality by October 1st to prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee simple title that is appropriate for use as affordable housing.

Discussion: Out of the 25 parcels identified in the inventory list, only 1 of these parcels could be appropriate for affordable housing. The appropriate for affordable housing parcel is in the C-4, Marine Commercial Zoning District, which requires residential dwelling units to be located above first floor commercial uses.

Fiscal Impact:

The city is not required to sell off any land if the inventory of city property for affordable housing does get adopted. The action of adopting the inventory list has no fiscal impact.

Recommendation(s):

City staff recommends the adoption of Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing.

Attachments/Corresponding Documents:

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

Resolution 2026-07, Exhibit A

RESOLUTION 2026-07

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

WHEREAS, Section 166.0451, Florida Statutes requires each municipality by October 1, 2023, and every 3 years thereafter, to prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee simple title that is appropriate for use as affordable housing; and

WHEREAS, 25 parcels of land have been identified on the Florida Public Lands Inventory for 2026 as publicly owned lands of the City of Madeira Beach; and

WHEREAS, 24 of these parcels presently serve the City of Madeira Beach for government facilities, parks, beach accesses, street ends, storm-water facilities, parking, or are presently leased to a commercial entity; and

WHEREAS, 1 of these parcels could be appropriate for affordable housing; and

WHEREAS, the appropriate for affordable housing parcel is in the Causeway Character District of the Madeira Beach Town Center Special Area Plan where residential uses are permitted; and

WHEREAS, the appropriate for affordable housing parcel is in the C-4, Marine Commercial Zoning District, which requires residential dwelling units to be located above first floor commercial uses.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:**

1. The Board of Commissioners hereby adopts the inventory of city owned fee simple property, attached in Exhibit "A" and made part hereof.
2. The City of Madeira Beach Board of Commissioners concludes 1 parcel of land owned by the City of Madeira Beach could be potentially suitable for affordable housing.
3. This Resolution shall become effective immediately upon its adoption.

**INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF
THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF _____, 2026.**

Anne-Marie Brooks
Mayor

ATTEST:

Clara VanBlargan, MMC, MSM,
City Clerk

RESOLUTION 2026-07 – EXHIBIT A

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
1.	555 150th Avenue	09/31/15/00000/140/0100	Vacant	PART OF GOVT LOTS 1 & 2 IN NE 1/4 OF SEC 09-31-15 & IN NW 1/4 OF SEC 10-31-15 DESC AS FROM S LINE OF GOVT LOT 1 IN SD SEC 09-31-15 & C/L OF 150TH AVE TH N43D51'28"E 1918.18FT ALG C/L OF SD RD TH S46D08'32"E 50FT FOR POB TH S46D08'32"E 50FT TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E	C-4, Marine Commercial	Planned Redevelopment Mixed-Use	Yes

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
				331FT TH N46D08'32"W 609.2FT TH S43D51'28"W 356FT TO POB CONT 4.66AC(C)			
2.	300 Municipal Drive	09/31/15/00000/130/0100	Improved – City Hall, Library, and Rex Place Recreational Complex	CITY HALL COMPLEX DESC AS PT GOVT LOT 1, FROM SW COR OF MADEIRA BCH YACHT CLUB CONDO & E R/W OF MUNICIPAL DR TH N 118.45FT FOR POB TH CONT N 310FT (S) TH NW'LY ALG CURVE 112FT (S) TH NW'LY 200FT (S) TH W'LY 170FT (S) TO E R/W OF SECOND ST TH NE'LY 100FT TH SE'LY ALG SEAWALL 110FT TH NE'LY ALG SEAWALL 1710 FT(S) TO N	Public-Semi Public	Planned Redevelopment Mixed-Use	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
				COR OF CONDO TH SW'LY ALG CONDO 1671.13FT TO POB & ADJ SUBM LAND ON NW CONT 19.87 AC (C)			
3.	15102 Gulf Boulevard	09/31/15/00000/130/0500	Improved – Archibald Park	MADEIRA BEACH VETS PARK BEING PT OF GOVT LOTS 1 & 2 DESC AS BEG 30FT SE OF N LINE OF GOVT LOT 2 & W R/W OF GULF BLVD TH SW'LY 290 FT (S) TO MHW TH NW'LY ALG MHW 510FT (S) TH NE'LY 320 FT (S) TO W R/W OF GULF BLVD TH SE'LY ALG GULF BLVD 225FT (S) TH SW'LY 17FT TH SE'LY 285FT (S) TO POB CONT 3.68AC (C)	R-3, Medium Density Multifamily Residential	Planned Redevelopment Mixed-Use	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
4.	503 150 th Avenue	09/31/15/00000/140/0300	Improved – Marina and Public Works Complex	MADEIRA BEACH MARINA BEING PT GOVT LOT 1 DESC FR S LN OF GOVT LOT 1 & C/L 150TH AVE TH N44DE 1449.42FT TH S46DE 50 FT FOR POB TH N44DE 368.5FT TH S46DE 575 FT(S) TH S44DW 160FT TH S46DE 138FT TH S44DW 208.5 FT TH N46DW 710FT(S) TO POB CONT 5.74AC(C) TOGETHER WITH TIIF SLL #520011173 THRU 2/20/2013 PER O.R. 17229/553	C-4, Marine Commercial	Planned Redevelopment Mixed-Use	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
5.	--	09/31/15/00000/140/0410	Vacant – Madeira Beach Causeway Park	PART OF SE 1/4 OF SEC DESC FR SE COR TR B MADEIRA BCH COMMERCIAL CTR RUN E 76.46 FT TH N63DE 21.34FT TH N44DE 160.76FT TH N48DE 134.76FT TH N44DE 404.97FT TH N46DW 3FT TH N44DE 243.17FT TH N43DE 66.43FT FOR POB TH N40DE 425.45FT TH N37DE 81.14FT TH N52DW 58FT TH N38DE 95.95FT TH N46DW 34.55FT TO WATER'S OF BOCA CIEGA BAY TO PT A TH RETURN TO POB TH N46DW 136.86FT TH ALG WATERS OF BOCA CIEGA	Public-Semi Public	Planned Redevelopment Mixed-Use	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
				BAY NE'LY TO POINT A & POB CONT 1.51AC(C)			
6.	--	09/31/15/00000/410/0200	Vacant – Beach Access	BEACH ACCESS BEING A STRIP OF LAND 7.9FT WIDE LYING S OF SEAVIEW CONDO	R-3, Medium Density Multifamily Residential	Resort Facilities Medium	No
7.	--	09/31/15/34308/001/0160	Vacant – Beach Access	GULF SHORES SUB BLK A, SE'LY 20FT OF LOT 16 FOR BEACH ACCESS	R-3, Medium Density Multifamily Residential	Recreation/Open Space	No
8.	--	09/31/15/52632/000/0390	Vacant – Harbor Drive Park	LONE PALM BEACH 5TH ADD REPLAT TRACT 1	R-1, Single Family Residential	Recreation/Open Space	No
9.	--	09/31/15/52614/004/0141	1 st Street E-- Improved – Lift Station	LONE PALM BEACH 5TH ADD BLK 4, PT OF LOT 14 FOR LIFT STATION DESC BEG MOST E'LY COR	C-3 Retail Commercial	Planned Redevelopment Mixed-Use	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
				OF LOT 14 TH S40DW 47.07FT TH N50DW 35 FT TH N40DE 35FT TH CUR LT RAD 560FT ARC 37.03FT CB S69DE 37.02FT TO POB			
10.	--	10/31/15/04482/003/0240	Vacant – Sunset Cove Park	BAY POINT ESTATES 1ST ADD PUBLIC PARK	R-1, Single Family Residential	Recreation/Open Space	No
11.	--	10/31/15/04500/002/0060	Vacant – Bay Point Drive Park	BAY POINT ESTATES 2ND ADD PARK	R-1, Single Family Residential	Recreation/Open Space	No
12.	--	10/31/15/19962/000/0561	Vacant – Island Drive Right-of-Way	CRYSTAL ISLAND S 10FT OF LOT 56	R-1, Single Family Residential	Residential Urban	No
13.	449 Lillian Dr	10/31/15/19980/000/0830	Vacant – Teardrop Park	CRYSTAL ISLAND 1ST ADD PARK AREA ON LILLIAN DR	R-1, Single Family Residential	Recreation/Open Space	No
14.	14070 Gulf Blvd	10/31/15/34344/001/0011	Kitty Stuart Park	GULF SHORES 2ND ADD BLK A, SE'ERLY 63 2/3 FT OF LOT A	R-3, Medium Density Multifamily Residential	Resort Facilities Medium	No
15.	--	10/31/15/34362/013/0210	N Bayshore Drive-- Vacant –	GULF SHORES 3RD ADD BLK M, LOT A	R-1, Single Family Residential	Recreation/Open Space	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
			Stormwater Station				
16.	--	10/31/15/34380/016/0010	S Bayshore Dr-- Vacant – Lift Station	GULF SHORES 4TH ADD BLK P, LOT 1 LESS SE'LY 10 FT	R-1, Single Family Residential	Residential Urban	No
17.	12850 Gulf Lane	15/31/15/00000/420/0100	Vacant – John's Pass Park, parking	PARK AREA, BEING PT LOT 13 BLK 2 OF MITCHELL'S BCH & VAC SEAVIEW AVE & UPLANDS & SUBM DESC AS BEG AT S R/W OF 129TH AVE & W R/W OF GULF BLVD TH S09DE 339.84 FT TH S16DE 50.74 FT TO SEAWALL TH S45DW 332.22 FT TH NW'LY 270 FT (S) TH N45 DE 355 FT TH N45DW 50 FT TO S R/W OF 129TH AVE TH N 45DE 140 FT (S) TO POB CONT 2.55 AC (C)	R-3, Medium Density Multifamily Residential	Recreation/Open Space, Preservation	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
18.	--	15/31/15/25632/000/0010	Vacant – John's Pass Village, parking lot	ELLEN SUB LOTS 1,2 & 3 & 1/2 OF VAC ALLEY ON SW	C-1, John's Pass Village Activity Center	Activity Center	No
19.	12928 Village Boulevard	15/31/15/58320/043/0200	Improved – Fantasy Planet Building	MITCHELL'S BEACH REVISED BLK 43, LOTS 20, 21 & 22 & 1/2 OF VAC ALLEY ON SW (LEASE W/FANTASY PLANET BEACH CO TILL 10/04)	C-1, John's Pass Village Activity Center	Activity Center	No
20.	--	15/31/15/58320/011/0010	Vacant – Parking Lot	MITCHELL'S BEACH REVISED BLK 11, LOTS 1 AND 2 LESS RD R/W	C-3, Retail Commercial	Residential/Office/Retail	No
21.	--	15/31/15/58320/003/0130	Vacant – Parking Lot	MITCHELL'S BEACH REVISED BLK 3, LOTS 13 & 14 LYING NW OF SURF SONG CONDO & LOTS 11 & 12 OF COOPERATIVE REPLAT LYING NE OF SURF SONG CONDO &	C-1, John's Pass Village Activity Center	Activity Center	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
				VAC ALLEY BETWEEN			
22.	--	15/31/15/58320/005/0050	Vacant – Parking Lot	MITCHELL'S BEACH REVISED BLK 5, LOTS 5 AND 6 LESS RD R/W	C-1, John's Pass Village Activity Center	Activity Center	No
23.	--	15/31/15/97812/000/0270	Vacant – John's Pass Village, parking	WILLIAM'S, BILL MADEIRA HARBOR SUB LOT 27 & 1/2 OF VAC ALLEY ON SW	C-1, John's Pass Village Activity Center	Activity Center	No
24.	--	15/31/15/97848/002/0110	Vacant – Water Access on 129 th Avenue	WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, AREA LYING NE'LY OF LOT 10, PLATTED AS EASEMENT & LAND TO SEAWALL	R-2, Low Density Multifamily Residential	Residential Medium	No
25.	--	15/31/15/97866/001/0130	Vacant – Park on 129 th Avenue	WILLIAM'S, BILL MADEIRA HARBOR SUB	R-2, Low Density	Recreation/Open Space	No

#	Address	Parcel #	Vacant/Improved	Short Legal Description	Zoning District	Future Land Use Category	Appropriate For Affordable Housing
				3RD ADD BLK 1, PARK AREA LYING E OF LOT 12	Multifamily Residential		



Memorandum

Meeting Details: October 14, 2026 – Board of Commissioners Regular Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Resolution 2026-08, Affordable Housing Property Tax Exemption

Background: The Live Local Act created a new affordable housing property tax exemption (called the “missing middle” property tax exemption or “Multifamily Middle Market” exemption) that provides two different tiers of exemptions for developments that have 71 or more affordable units to households that earn up to 120% of the Area Median Income (AMI). The City of Madeira Beach is situated within a large county with a population of 825,000 or more, meets the statistical and administrative requirements to opt out from providing the 80-120% AMI missing middle property tax exemption as afforded by Florida Statutes 196.1978(3)(o).

Discussion: The resolution is for the City of Madeira Beach, as afforded by Florida Statutes 196.1978(3)(o), to opt out from providing the 80-120% AMI missing middle property tax exemption to developments that would otherwise qualify. To continue to opt out of this property tax exemption requires the city to adopt a new resolution every year.

Fiscal Impact:

Opting out of this property tax exemption would not have a fiscal impact on the city.

Recommendation(s):

City staff recommends the adoption of Resolution 2026-08, Affordable Housing Property Tax Exemption.

Attachments/Corresponding Documents:

Resolution 2026-08, Affordable Housing Property Tax Exemption

RESOLUTION 2026-08

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

WHEREAS, the Live Local Act created a new affordable housing property tax exemption (called the “missing middle” property tax exemption or “Multifamily Middle Market” exemption) that provides two different tiers of exemptions for developments that have 71 or more affordable units to households that earn up to 120% of the Area Median Income (AMI); and

WHEREAS, units within an eligible development that serve households between 80-120% AMI can receive a 75% property tax exemption and units that serve households below 80% AMI can receive a 100% property tax exemption; and

WHEREAS, beginning with the 2025 tax roll, Section 196.1978(3)(o) grants taxing authorities the ability to opt out from providing the 80-120% AMI “missing middle” property tax exemption to developments within their jurisdiction that would otherwise qualify; and

WHEREAS, to be eligible for this opt out, taxing authorities would be required to meet certain statistical and administrative requirements. Conditions that must be met for a taxing authority to opt out from providing the 80-120% AMI missing middle property tax exemption include the following:

- The taxing authority must be in a county in which the number of affordable and available units for households at or below 120% AMI is greater than the number of households at that income level, as determined by the most recent Shimberg Center for Housing Studies Annual Report.
- An ordinance or resolution to opt out from providing the property tax exemption must be approved by a two-thirds vote of the local governing body.
- The ordinance or resolution must be renewed annually by January 1.
- Any properties within an opting out jurisdiction that were previously approved for the property tax exemption would be allowed to continue to benefit from the exemption.

WHEREAS, to help forecast the possible use of this new opt-out policy throughout the state, charts recently published by the Shimberg Center for Housing Studies Annual

Report provide a breakdown of counties in which taxing authorities would or would not be eligible to pursue the opt out; and

WHEREAS, the counties are grouped according to size designations that are determined by the Shimberg Center to gauge need and are also used by the Florida Housing Finance Corporation to determine how to statewide affordable housing funding resources are allocated. Large counties have populations of 825,000 or more, medium-sized counties have a population between 100,001-824,999, and small counties populations of 100,000 or less; and

WHEREAS, the City of Madeira Beach, situated within a large county with a population of 825,000 or more, meets the statistical and administrative requirements and wishes to opt out from providing the 80-120% AMI missing middle property tax exemption as afforded by Florida Statute 196.1978(3)(o).

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

Section 1. That the City of Madeira Beach, as afforded by Florida Statute 196.1978(3)(o), hereby opts out from providing the 80-120% AMI missing middle property tax exemption to developments that would otherwise qualify.

Section 2. That this Resolution shall become effective on January 1, 2027.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF _____, 2026.

Ann-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE CITY OF MADEIRA BEACH VOLUNTEER PROGRAM; PROVIDING FOR THE PURPOSE AND ADMINISTRATION OF THE PROGRAM; ESTABLISHING ELIGIBILITY AND PARTICIPATION REQUIREMENTS; ESTABLISHING VOLUNTEER OPPORTUNITY AREAS; AUTHORIZING THE CREATION OF VOLUNTEER GROUPS; ESTABLISHING VOLUNTEER RESPONSIBILITIES AND LIMITATIONS; PROVIDING FOR TRAINING, BACKGROUND CHECKS, AND VOLUNTEER AGREEMENTS; PROVIDING FOR REIMBURSEMENT OF APPROVED EXPENSES; PROVIDING FOR COMPLIANCE WITH APPLICABLE LAWS AND CITY POLICIES; PROVIDING FOR VOLUNTEER RECOGNITION; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Commissioners of the City of Madeira Beach recognizes the value of community involvement and the contributions that volunteers can make toward enhancing City programs, services, events, facilities, and community activities; and

WHEREAS, the Board of Commissioners desires to establish a formal framework through which members of the public may volunteer their time and talents in support of the City of Madeira Beach; and

WHEREAS, the Board of Commissioners desires to inspire community engagement by encouraging residents and other members of the public to become involved in the operations of local government and to create an innovative partnership between the City and the citizens it serves; and

WHEREAS, the City desires to provide opportunities for volunteers to assist City departments with specific projects, programs, events, administrative activities, community initiatives, and other duties approved and assigned by the City; and

WHEREAS, the Board of Commissioners desires to establish a flexible volunteer program that can respond to the City's changing needs without requiring the establishment of a separate program or amendment to this Resolution for each individual volunteer activity or group; and

WHEREAS, the Board of Commissioners finds that the establishment of the City of Madeira Beach Volunteer Program is in the best interest of the City and its residents.

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

Section 1. Establishment of the City of Madeira Beach Volunteer Program.

The Board of Commissioners hereby establishes the City of Madeira Beach Volunteer Program ("Volunteer Program") for the purpose of providing opportunities for members of the public to volunteer their time and skills in support of authorized City programs, services, activities, events, projects, and operations.

The Volunteer Program shall be administered by the City Manager or designee, subject to the provisions of this Resolution and applicable City policies and procedures.

Section 2. Purpose and Intent.

The Volunteer Program is designed to inspire community engagement by encouraging residents and other members of the public to get involved in the day-to-day work of local government through volunteering their time and talents in various City departments.

The Volunteer Program seeks to create an innovative partnership between the City and the citizens it serves by providing volunteers the opportunity to directly impact the programs and services upon which the City's residents, businesses, and visitors rely every day.

The Volunteer Program is intended to supplement, and not to replace or displace, the work performed by City employees.

Section 3. Eligibility and Participation Requirements.

Participation in the Volunteer Program shall generally be open to members of the public who are sixteen (16) years of age or older, subject to the requirements of this Resolution, applicable City policies, the needs of the City, and approval by the appropriate City department.

Volunteers need not reside within the City of Madeira Beach, except that residency may be required by applicable law or City policy for service on City boards or committees.

Applicants who are sixteen (16) or seventeen (17) years of age shall provide the written consent of a parent or legal guardian before beginning service and may be assigned only to duties the City determines to be appropriate for minors. The parent or legal guardian of a minor volunteer may be required to execute the Volunteer Agreement on the minor's behalf.

The City may establish additional qualifications for particular volunteer assignments when appropriate based upon the nature and responsibilities of the assignment.

Section 4. Volunteer Opportunity Areas.

Volunteer opportunities under the Volunteer Program may include, but are not limited to, the following areas:

General Office and Technology. Answer phones and provide initial front desk assistance at City Hall during staffing shortages; assist with filing, copying, data entry, and records management; assist with City website design and content maintenance; and assist in generating content for City social media outlets.

Special Events. Support annual City events and City holiday events, and assist City staff to manage and recover from permitted private events held on City property.

Parks and Beautification. Assist City staff with light landscape maintenance of City lands; participate in trash pickup days; provide tours of City park and recreation facilities to new residents; and assist Recreation staff during recreation events.

Post-Storm Recovery. Work alongside City staff following hurricane events to document post-storm damage so that the City maintains compliance with FEMA floodplain regulations, and assist City staff with light cleanup of City facilities following a storm event.

The foregoing list is illustrative and not exhaustive. The City Manager or designee may designate additional volunteer opportunity areas consistent with this Resolution.

Section 5. Volunteer Assignments.

Volunteers may perform duties only when such duties have been specifically approved and assigned by the City.

Volunteer assignments may include, but are not limited to, assisting with City events, community activities, clean-up efforts, administrative functions, programs, projects, parks and recreational activities, beautification efforts, community outreach, and other activities determined appropriate by the City.

Volunteers shall perform their assigned duties under the direction and supervision of the appropriate City staff.

Nothing in this Resolution shall authorize a volunteer to perform duties that are required by law to be performed by a City employee, licensed professional, sworn law enforcement officer, or other person possessing specific legal authority or qualifications.

Section 6. Volunteer Groups.

The City Manager or designee is authorized to establish, modify, combine, or discontinue volunteer groups within the Volunteer Program as necessary to meet the needs of the City.

Volunteer groups may be established to support specific City activities, projects, programs, events, departments, or community initiatives.

Volunteer groups established pursuant to this Resolution are intended primarily to assist City staff in carrying out authorized activities and are not intended to constitute advisory boards or commissions of the City Commission.

The City Manager or designee shall notify the Board of Commissioners when volunteer groups are established, substantially modified, combined, or discontinued.

Section 7. Volunteer Approval.

Department Directors may approve individual volunteers to serve within their respective departments, subject to the overall administration and oversight of the Volunteer Program by the City Manager or designee.

The City Manager or designee may establish procedures for the recruitment, application, screening, placement, supervision, and management of volunteers.

Section 8. Volunteer Application.

Recurring or ongoing volunteers shall complete a City-approved volunteer application before beginning service, unless the City Manager or designee determines that an application is unnecessary for a particular assignment. An application may be completed in paper or electronic form.

Individuals participating in a one-time event or activity may be permitted to volunteer without completing the full ongoing volunteer application process, as determined by the appropriate City department.

Section 9. Background Checks.

A background check may be required when the City determines that the nature of a volunteer assignment warrants such screening.

Factors that may warrant a background check may include, but are not limited to, access to sensitive information, handling of City funds, access to restricted areas, interaction with vulnerable populations, access to City facilities or systems, or other responsibilities determined appropriate by the City.

When a background check is required by the City for an approved volunteer assignment, the City shall bear the cost of the background check.

Section 10. Orientation and Training.

Ongoing volunteers shall receive appropriate City volunteer orientation before beginning their service, as established by the City Manager or designee.

One-time event volunteers shall receive such instructions, information, and safety guidance as are reasonably necessary for their particular assignment.

Additional training may be required when warranted by the nature of a volunteer's duties. Volunteers who are minors shall receive such additional instruction and supervision as the City determines appropriate for their assignment.

Section 11. Volunteer Agreement.

Ongoing volunteers shall execute a City-approved Volunteer Agreement or Volunteer Acknowledgment before beginning service, unless the City Manager or designee determines that such agreement is unnecessary for a particular assignment. For a volunteer who is a minor, the agreement shall be executed by the minor's parent or legal guardian.

The Volunteer Agreement may address, among other matters, volunteer responsibilities, assigned duties, conduct, confidentiality, public records, safety, use of City property, limitations on volunteer authority, and acknowledgment that volunteer service does not create an employment relationship with the City.

Section 12. Volunteer Responsibilities and Limitations.

Volunteers shall:

- Perform only duties specifically assigned and approved by the City;

- Follow the direction of the appropriate City staff;

- Comply with applicable City policies, procedures, safety requirements, and instructions;

- Conduct themselves in a professional and appropriate manner while performing volunteer duties; and

- Protect City property, equipment, information, and records entrusted to them.

Volunteers shall not:

- Represent themselves as City employees;

- Represent themselves as official representatives of the City;

- Speak on behalf of the City unless specifically authorized by City staff;

- Make commitments or agreements on behalf of the City;

- Authorize or incur expenditures on behalf of the City;

- Make decisions on behalf of the City; or

Exercise any governmental authority unless specifically authorized by applicable law and the City.

Section 13. Compensation and Expenses.

Volunteers shall serve without compensation and shall not be considered employees of the City solely by reason of their volunteer service.

The City may reimburse a volunteer for reasonable expenses incurred in connection with authorized volunteer duties when such expenses have been pre-approved by the City and are otherwise permitted by applicable City policies and available appropriations.

Section 14. Insurance, Liability, and Employment Status.

Participation in the Volunteer Program shall not, by itself, create an employment relationship between a volunteer and the City, nor shall volunteers be entitled to City employee compensation, benefits, leave, retirement benefits, or other employment benefits, except as otherwise required by law.

Volunteers shall be subject to applicable City insurance, risk-management, safety, and workers' compensation policies and procedures to the extent provided by law and applicable to the particular volunteer assignment.

Nothing in this Resolution shall be construed to waive, expand, or limit any immunity, liability protection, workers' compensation coverage, or other protection provided by federal or Florida law.

Section 15. Compliance with Law and City Policies.

All volunteers participating in the Volunteer Program shall comply with applicable federal and state laws, City ordinances, resolutions, policies, procedures, and administrative requirements.

Volunteers shall comply with applicable requirements relating to public records, confidentiality, open government, and the use and disclosure of information obtained through volunteer service.

Volunteer groups shall be organized and operated consistent with their intended staff-support role and shall comply with applicable Florida law if the nature or activities of a group otherwise cause legal requirements to apply.

Section 16. Removal or Termination of Volunteer Service.

A Department Director of the City may remove a volunteer from a particular assignment when the Department Director determines that removal is appropriate or in the best interest of the City.

The City Manager or designee shall retain the authority to terminate an individual's participation in the Volunteer Program.

A volunteer may resign from the Volunteer Program at any time.

Nothing in this section shall be construed to require the City to provide a hearing or other employment-related process to a volunteer.

Section 17. Volunteer Recognition.

The City shall provide for an annual recognition of volunteers at the City's Founder's Day event, or at such other annual Founder's Day activity as may be designated by the City.

Volunteer Program members may earn special recognition and awards from the City for their creditable volunteer service hours.

The City Manager or designee shall establish an appropriate process for identifying and recognizing individuals who have contributed volunteer service to the City.

Section 18. Administrative Procedures.

The City Manager or designee is authorized to establish, implement, amend, and maintain administrative procedures necessary to administer the Volunteer Program. Such procedures may address, but are not limited to:

- Volunteer applications and registration;
- Volunteer screening and background checks;
- Volunteer agreements and acknowledgments;
- Orientation and training;
- Assignment and supervision of volunteers;
- Volunteer conduct and safety;
- Use of City property and equipment;
- Public records and confidentiality;
- Documentation and recordkeeping;
- Expense reimbursement;
- Volunteer recognition; and
- Other matters necessary for the effective administration of the Volunteer Program.

Section 19. Funding.

Implementation of the Volunteer Program shall be subject to the availability of appropriated funds and applicable City purchasing, reimbursement, and financial policies.

Nothing in this Resolution shall be construed as creating an obligation for the City to expend funds beyond those lawfully appropriated.

Section 20. Severability.

If any section, subsection, sentence, clause, phrase, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution.

Section 21. Effective Date.

This Resolution shall take effect immediately upon its adoption by the Board of Commissioners.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF _____, 2026.

Anne-Marie Brooks, Mayor

ATTEST:

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



September 1, 2026

The Honorable Anne-Marie Brooks, Mayor
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Forward Pinellas Membership Appointment/Re-appointment

Dear Mayor Brooks:

As you are aware, at the end of this year the term for the seat on the Forward Pinellas Board representing the beach communities will expire. Forward Pinellas's operating procedures call for a new representative to be appointed by January 1, 2027, with the term lasting for two years. Thank you for your interest in being reappointed to serve another term.

As one of the 10 barrier island communities that are represented by the beaches seat on our board, your local government is being asked to participate in the member appointment process developed by the Barrier Islands Governmental Council (BIG-C):

- Step 1: Each BIG-C municipality (excluding Clearwater) shall take formal action to either nominate one of its own elected officials, support the nomination of an elected official from another community, or support your reappointment. The name of that individual should then be transmitted to Dave Gattis, President of the BIG-C, 444 Causeway Blvd, Belleair Beach, FL 33786, before the October 28th BIG-C meeting;
- Step 2: After nominations are received, at its October 28th meeting, the BIG-C, by majority vote, shall recommend an appointment;
- Step 3: The municipal government board on which the recommended elected official serves shall confirm the appointment; and

- Step 4: The municipal government board on which the recommended elected official serves shall transmit the name of the appointee to Forward Pinellas.

It will be important to coordinate this Forward Pinellas appointment with the other beach communities by October 28th to allow time for the BIG-C to make its recommendation and for the local government on which the elected official serves to confirm the appointment.

Please contact myself or Tina Jablon at 727-464-5307 if more information or clarification is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Whit Blanton', with a stylized flourish at the end.

Whit Blanton, FAICP
Executive Director

cc: Dave Gattis, President, BIG-C
Clara VanBlargan, Clerk, City of Madeira Beach



MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

VIA: Mike Helfrich, City Manager

FROM: Clara VanBlargan, City Clerk

DATE: October 7, 2026

RE: Appointment to Civil Service Commission

Background

The Civil Service Commission consists of five members. Two seats expire on October 30, 2026. The new three-year term expires on October 30, 2029.

The Civil Service Commission meets quarterly or as needed. The next scheduled meeting is Monday, December 14, 2026, at 4:00 p.m. Meeting dates and times are subject to change.

Members must be residents and qualified voters of the City of Madeira Beach. Districts do not apply. When possible, appointments are made based on experience and qualifications in Human Resources 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.

The vacancies were advertised, and the following applicants applied:

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

<u>Current Members</u>	<u>Term expiring (3-Year Terms)</u>
Jerry Cantrell, Chair	10/30/2028
James Paul, Vice Chair	10/30/2026 (applied for reappointment)
Judithanne McLauchlan, Vice Chair	10/30/2026 (applied for reappointment)
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 Board of Commissioners is recommended to appoint two applicants to fill the two expiring seats on the Civil Service Commission for a three-year term ending on October 30, 2029.

Attachments

- Applications
- City Charter – Section 5.7. Personnel Systems, Civil Service Commission
- City Code – Chapter 2, Division 4. Civil Service Commission

City of
Madeira Beach
FLORIDA**CITY OF MADEIRA BEACH, FLORIDA**

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

☒	Civil Service Commission
☐	Gulf Beaches Public Library Board
☐	Planning Commission
☐	Other _____

Are you a Madeira Beach Resident?

☒ Yes	☐ No
---	-----------------------------

Are you an elector (qualified voter) of the
City of Madeira Beach?

☒ Yes	☐ No
---	-----------------------------

Are you related to a City of Madeira Beach employee
or elected official? If yes, please state the name of
employee or elected official and relationship:

☐ Yes	☒ No
------------------------------	--

Name: _____

Relationship: _____

Are you available for:

Daytime meetings

Evening meetings

☒ Yes	☐ No
☒ Yes	☐ No

Why would you like to be considered as a candidate for service on this Board?

see attached sheet below

Name: Christopher (Chip) Tedeschi

Phone: (209) 429-8013

Address: 15462 Gulf Blvd 204, Surfside Tower, Madeira Beach

E-Mail: cdtedeschi@gmail.com

Present Occupation: retired

If retired, what was your last occupation? Managing Director for Investment Research at Citigroup

Please list any experience, special education, skills or talents that would be beneficial to the appointment you
are seeking: also included in attachment

Educational Background:

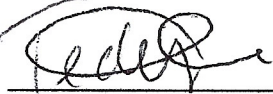
Experience:

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

Oct 1, 2026

Date

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at <https://madeirabeachfl.gov/advisory-boards/> or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk
 City of Madeira Beach
 300 Municipal Drive
 Madeira Beach, FL 33708
cvanblargan@madeirabeachfl.gov
 727-391-9951, ext. 231

Application for Appointment – Civil Service Commission

Applicant: Christopher (Chip) Tedeschi

Board Preference: Civil Service Commission, City of Madeira Beach

Last Occupation: Managing Director– Citigroup (Retired)

1. Why I Would Like to Be Considered for Service on This Board

As a Madeira Beach resident and voter retired from a career in global finance, I would welcome the chance to serve the community I call home.

Our City employees showed their dedication during the recovery from recent hurricanes. A fair, trusted civil service system helps retain people of that caliber, supporting our resilience, fiscal health and beach-town character.

I have led large teams across three continents, making hiring, evaluation and personnel decisions grounded in clear standards and equal treatment. I am available for daytime and evening meetings and committed to the Sunshine Law and Code of Ethics.

2. Experience, Special Education, Skills and Talents

- **Managing Director, Citigroup** — led global research teams of up to 90 professionals; recruited, developed and evaluated staff
- **Investment Review Committee** — impartial, evidence-based review against consistent standards
- **Treasurer, Condominium Board of Directors** — budgets, reserves and financial oversight
- **Volunteer, Clearwater Marine Aquarium** — marine animal rescue and rehabilitation

3. Educational Background

- **MBA/MIM, International Business** — Thunderbird School of Global Management, Arizona State University
- **BA, Economics** — Rollins College
- **Chartered Financial Analyst (CFA)**



CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

- ☒ Civil Service Commission
☐ Gulf Beaches Public Library Board
☐ Planning Commission
☐ Other _____

Are you a Madeira Beach Resident?

☒ Yes ☐ No

Are you an elector (qualified voter) of the City of Madeira Beach?

☒ Yes ☐ No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

☐ Yes ☒ No

Name: _____

Relationship: _____

Are you available for:

Daytime meetings

☒ Yes ☐ No

Evening meetings

☒ Yes ☐ No

Why would you like to be considered as a candidate for service on this Board?

I have very much enjoyed my service on the Civil Service Commission and would very much like to be re-appointed to see projects to fruition.

Name: Judithanne McLaughlin Phone: 727 744 8266

Address: 218 148 Ave E, Mad Beach

E-Mail: JASCOURFIELD@YAHOO.COM

Present Occupation: college professor

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:

Served 2 terms on Madeira Beach Civil Service Commission; hired and supervised hundreds of staff, volunteers, & interns for governmental and non-governmental organizations.

Educational Background:

PhD, Political Science, Rutgers University
 MA, Political Science, Rutgers University
 BA, Political Science, Rider University

Experience:

college professor - expert in civic education
 state & local government; prior govt
 employee (White House, Supreme Court
 US Dept of Justice)

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



Date

24 September 2026

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at <https://madeirabeachfl.gov/advisory-boards/> or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

cvanblargan@madeirabeachfl.gov

727-391-9951, ext. 231



CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708

CITY CLERK'S OFFICE

TELEPHONE: 727-391-9951, EXT 231 or 232

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:



Civil Service Commission



Gulf Beaches Public Library Board



Planning Commission



Other _____

Are you a Madeira Beach Resident?



Yes



No

Are you an elector (qualified voter) of the City of Madeira Beach?



Yes



No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:



Yes



No

Name: _____

Relationship: _____

Are you available for:

Daytime meetings



Yes



No

Evening meetings



Yes



No

Why would you like to be considered as a candidate for service on this Board?

I have served a partial term as a Civil Service Commissioner since August 2024, and have contributed greatly to the Commission's work during this time.

Because I have enjoyed and contributed in this capacity for a partial term, I am seeking re-appointment to fully serve a new term.

Name: James Michael Paul Phone: F.S. 119.071(4)(d)2f

Address: F.S. 119.071(4)(d)2f

E-Mail: jim.paul@ogletree.com

Present Occupation: attorney

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: 30 years of employment law and human resources management experience; SHRM-SCP human resource professional certification

see linked in profile at <https://www.linkedin.com/in/jamesmpaul/> and law firm bio at <https://ogletree.com/people/james-m-paul/>

Educational Background:

B.S.B.A. Labor Relations, Saint Louis University (1992), B.S.B.A. Economics, Saint Louis University (1992)

J.D., Washington University (1995)

Experience:

30 years of employment law and human resources management experience; SHRM-SCP human resource professional certification

see linked in profile at <https://www.linkedin.com/in/jamesmpaul/> and law firm bio at <https://ogletree.com/people/james-m-paul/>

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.

Signed by:

Jim Paul

6A4A92B64FC34E4...

Signature

10-7-2026

Date

Interested persons must submit an application to the City Clerk to be considered for appointment by the Board of Commissioners. Appointments will be made only when there are vacancies or expiring terms.

Applications may also be obtained at City Hall, downloaded on the City's website at <https://madeirabeachfl.gov/advisory-boards/> or obtained from the City Clerk.

Submit completed and signed applications to:

City Clerk

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

cvanblargan@madeirabeachfl.gov

727-391-9951, ext. 231

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
F.S. 119.071(4) (d)2f	The home addresses, telephone numbers, dates of birth, and photographs of current or former state attorneys, assistant state attorneys, statewide prosecutors, or assistant statewide prosecutors; the names, home addresses, telephone numbers, photographs, dates of birth, and places of employment of the spouses and children of current or former state attorneys, assistant state attorneys, statewide prosecutors, or assistant statewide prosecutors; and the names and locations of schools and daycare facilities attended by the children of current or former state attorneys, assistant state attorneys, statewide prosecutors, or assistant statewide prosecutors	1

City 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)



Memorandum

Meeting Details: October 14, 2026

Prepared For: Mayor & Board of Commissioners

From: Megan Wepfer, Public Works Director

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

Background

The purpose of this memorandum is to request authorization from the Board of Commissioners to trade in Sanitation Truck #26, a 2020 Kenworth T880 equipped with a Heil packer, toward the purchase of a new 2026 Battle Motors LET2 Pac-Tech 28-yard rear-loader garbage truck from RDK Truck Sales.

Truck #26 is nearly seven years old and shows significant signs of heavy use. The truck is assigned to the City's commercial garbage collection route and has been utilized a minimum of five days per week for approximately seven years, with the exception of Thanksgiving Day and Christmas Day.

The consistent, heavy-duty use of this vehicle has resulted in substantial wear associated with commercial solid waste collection operations. Replacing the truck at this point will allow the City to take advantage of a strong trade-in value while obtaining a new vehicle before the existing truck requires increasingly costly repairs and maintenance.

RDK Truck Sales has offered the City a \$101,000 trade-in credit for Truck #26. The City considers this to be very fair trade-in value given the age and condition of the existing vehicle.

RDK Truck Sales has provided the City with a purchase quote for Stock #109613, a 2026 Battle Motors LET2 Pac-Tech 28-Yard Rear Loader. The quoted vehicle includes the following:

- 2026 Battle Motors LET2 chassis
- Pac-Tech 28-yard rear-loader body

- Cummins L9, 350 HP engine
- Allison 3000RDS automatic transmission
- 20,000-lb. front axle
- 46,000-lb. rear tandem axles
- Wash-out tank
- Two days of operator training at no additional cost
- Municipal tax-exempt pricing
- Trade-in allowance of **\$101,000** for Truck #26

The purchase price of the new truck, including the wash-out tank, is \$349,900. After applying the \$101,000 trade-in credit, the net purchase price is \$248,900.

As part of the transaction, RDK has agreed to swap the existing Reeving Kit (winch) from the City's current equipment at no charge to the City, allowing the City to retain this equipment without incurring an additional purchase or installation expense.

The RDK quote also identifies the reeving system as included with the transaction and provides for installation on the City's new 2026 truck.

Fiscal Impact

The City has budgeted \$400,000 for the purchase of a new garbage truck.

The proposed Battle Motors truck has a net purchase price of \$248,900 after the \$101,000 trade-in allowance, which is approximately \$151,100 below the City's budgeted amount.

Additionally, the proposed truck is essentially ready for service and will require only lighting and minimal additional accessories to place it into service. This will allow the City to remain well within the approved budget while replacing a heavily utilized commercial collection vehicle.

Recommendation(s)

Staff recommends the Board of Commissioners approved the Purchase of the 2026 Battle Motor Garbage truck and the trade in of Truck #26 a 2020 Kenworth T880 Garbage truck for a total of \$248,900.

Attachments

- RDK Proposal



RDK ASSETS INC
3214 Adamo Drive
Tampa, FL 33605
P: (813) 241-0711
F: (813) 241-0414



BILL TO
CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
P: (727) 391-9951

DELIVER TO
CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
P: (727) 391-9951

SALES QUOTE: M101004474

PRINT DATE	ORDER STATUS	DELIVERY DATE	INVOICE DATE	SALESPERSON	CUSTOMER REFERENCE
10/1/2026	QUOTE	10/1/2026		Joanie	

ID	YR - MAKE - MODEL	SERIAL NUMBERS / ITEM DESCRIPTION	PRICE
109613	2026 - BATTLE MOTORS - LET 2 - RL	1CYABDAC6T1006056 Pac-Tech	349,900.00
		Vehicle - Price	349,900.00
		Wash out tank	0.00
		Reeving system added to the 2018 provided by the city.	0.00
		this quote will be adjusted once RDK has the trade in information.	0.00
		Cash Down for a 2020 trade in	101,000.00
Total Price:			349,900.00

Total Due	=	\$248,900.00
-----------	---	--------------

x _____
Buyer Signature

x _____
Seller Signature

Date

Date



SALES QUOTE: M101004474

Item 14C.

TERMS AND CONDITIONS:

1. Customer's responsibilities. Customer agrees to pay RDK Assets INC, dba RDK Truck Sales all charges required by law to be collected, including without limitation all tag, title, license, tire, battery and lien fees, and all federal, state and local taxes. Although RDK Assets INC, dba RDK Truck Sales has used its best efforts to accurately state the amounts due under this Agreement, Customer remains liable for any additional amounts which may be assessed by law against RDK Assets INC, dba RDK Truck Sales. Customer shall be responsible to pay RDK Assets INC, dba RDK Truck Sales for all amounts due to pay off any liens on Customer's trade-in, as may be required by such lienholder, regardless of whether the lienholder has quoted the wrong amount to RDK Assets INC, dba RDK Truck Sales, the payoff amount has changed after the date of such quote, or whether Customer has failed to disclose to RDK Assets INC, dba RDK Truck Sales all lienholders on the vehicle. In the event RDK Assets INC, dba RDK Truck Sales incurs any additional costs after sale of the vehicle, such as sales tax, federal excise tax, license, tag, title and transfer fees, Customer shall promptly reimburse RDK Assets INC, dba RDK Truck Sales for such costs upon demand. Unpaid or past due balances will be assessed an interest charge equal to the lessor of (1) one and one half percent (1 1/2 %) per month or (ii) the maximum rate permitted by law.

2. Deposit. Should RDK Assets INC, dba RDK Truck Sales fail to accept this offer or be unable to deliver the vehicle as promised, Customer's sole remedy against RDK Assets INC, dba RDK Truck Sales shall be a return of the deposit as liquidated damages. Should Customer fail to take delivery of the vehicle for any reason or otherwise breach this agree- ment, RDK Assets INC, dba RDK Truck Sales may elect to retain the deposit, and sue for any actual damages incurred by RDK Assets INC, dba RDK Truck Sales for work done, costs incurred, and for any incidental or consequential damages caused by Customer's breach.

3. Warranties. except as otherwise specified in the Warranty section on page one of this Agreement, and as evidenced by a Warranty Certificate signed by an authorized repre- sentative of RDK Assets INC, dba RDK Truck Sales, all used vehicles are sold "AS IS, WITHOUT WARRANTY", either express or implied. **RDK ASSETS INC, dba RDK TRUCK SALES SPECIFICALLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER REPRESENTATIONS TO THE CUSTOMER NOT EXPRESSLY SET FORTH IN THIS AGREEMENT OR IN THE WARRANTY CERTIFICATE.** No other person is authorized to make any representations or warranties on behalf of RDK Assets INC, dba RDK Truck Sales, unless made or assumed in writing by RDK Assets INC, dba RDK Truck Sales.

4. Limitation of Liability. Customer shall fully inspect the vehicle at the time of delivery. Acceptance of the vehicle constitutes Customer's waiver of all claims against RDK Assets INC, dba RDK Truck Sales for all actual, incidental or consequential damages, including without limitation: a) loss, damage or delays for any reason; b) failure to supply any property ordered hereunder unless RDK Assets INC, dba RDK Truck Sales receives notification of such failure within one week of delivery; c) loss of use, loss of time, lost profits or income; d) changes in design, materials or specifications explicitly specified by the Customer; e) modifications to the vehicle that the Customer specifies to be performed by others; and f) defects in design, materials or workmanship unless RDK Assets INC, dba RDK Truck Sales receives notification of such defects within one week of delivery.

Customer shall defend, indemnify and hold harmless RDK Assets INC, dba RDK Truck Sales and its subsidiaries and affiliated companies, their officers, agents and employees against all loss, liability and expense, including reasonable attorney's fees, by reason of bodily injury including death, and property damage, sustained by any person or persons including but not limited to the officers, agents and employees of Customer, as a result of the Customer's maintenance, use, operation, servicing, transportation, defect in or failure of the vehicle, whether such bodily injury, death or property damage is due or claimed to be due in whole or in part, to any neglect, default, defect, fault, failure, act or omission, by or on behalf of RDK Assets INC, dba RDK Truck Sales, its officers, agents and employees or any other person, including but not limited to any claims of strict liability in tort, breach of warranty, and/or neg- ligence.

5. Modifications by Others. Customer acknowledges that any requested modifications to the vehicle that the Customer specifies to be performed by others are Customer's sole responsibility, and Customer shall reimburse RDK Assets INC, dba RDK Truck Sales for the cost of such modifications, regardless of whether Customer takes delivery of the vehicle. RDK Assets INC, dba RDK Truck Sales is not liable for any defects in design, materials or workmanship, or any errors or omissions by such third parties.

6. Trade-in. The trade-in allowance set forth on page one of this agreement is based upon an estimate by RDK Assets INC, dba RDK Truck Sales of the trade-in described herein in its present mechanical condition and with the equipment and attachments as represented by the Customer. Such trade-in shall be subject to reappraisal by RDK Assets INC, dba RDK Truck Sales at the time of delivery of the vehicle. Customer shall deliver the trade-in empty of trash, in the same condition as at the time of the original appraisal, and shall be liable to RDK Assets INC, dba RDK Truck Sales for any decrease in the trade-in allowance due to changes in mechanical condition, equipment or attachments, and for costs of clean- up and disposal of trash or debris inside the vehicle. Customer represents that any such trade-in vehicle is customer's property and is not subject to any liens or encumbrances except as disclosed by customer to RDK Assets INC, dba RDK Truck Sales

7. Entire Agreement. This Agreement contains the final, complete, and exclusive expression of the understanding between the parties with respect to the purchase and sale of the vehicle, and supersedes any prior or contemporaneous agreement or representation, oral or written, by any of them. Customer is not relying on any statement or representation by RDK Assets INC, dba RDK Truck Sales that is not set forth in this Agreement or another written document that is signed by an authorized representative of RDK Assets INC, dba RDK Truck Sales

8. Governing Law; Venue; Waiver of Right to Jury Trial. This Agreement shall be governed by and construed and enforced in accordance with, the laws of the State of Florida, excluding laws of Florida relating to the resolution of conflict of laws of different jurisdictions. The forum selected for any proceeding or suit related to this Agreement shall be in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, and the parties consent to this Courts' personal jurisdiction over them, or if the State Court does not have subject matter jurisdiction, then in the District Court of the United States for the Middle District of Florida, Tampa Division, to which the parties also consent to personal juris- diction. each party herby waives any defense, whether asserted by motion or pleading, that Hillsborough County, Florida, is an improper or inconvenient venue. This is intended to be a mandatory and not a permissive forum selection provision. **Customer herby knowingly, voluntarily and intentionally waives any right Customer may have to a trial by jury of any claim, demand, action, counterclaim, whether in contract or in tort, in any way related to the purchase and sale of the vehicle hereunder.**

9. No Waiver. RDK Assets INC, dba RDK Truck Sales shall not be deemed to have waived any of its rights or remedies hereunder unless such waiver is specific and in writing. No delay or omission by RDK Assets INC, dba RDK Truck Sales in exercising any of its rights or remedies hereunder shall constitute a waiver thereof, or shall constitute any further waiv- er thereafter. All rights and remedies of a party hereunder are cumulative and concurrent and the exercise of one right or remedy shall not be deemed to be a waiver or release of any other right or remedy.

10. Miscellaneous. Risk of loss shall pass to the Customer upon acceptance of delivery of the vehicle. A facsimile of this agreement shall have the same legal effect as an original hereof. Venue for any actions involving this agreement, including counterclaims, cross-claims or third party claims shall be exclusively in Hillsborough County, Florida, and this agree- ment shall be construed under the laws of the State of Florida. This agreement may not be assigned by Customer. This agreement expresses the entire agreement of the parties. If any part hereof is contrary to , prohibited by or deemed invalid under applicable laws or regulations of any jurisdiction, such provision shall be inapplicable and deemed omitted but shall not invalidate the remaining provisions hereof. In the event that RDK Assets INC, dba RDK Truck Sales is required to employ an attorney to enforce any of the terms of this agreement, Customer shall be liable for all reasonable attorney's fees and costs, regardless of whether suit is instituted, through and including all trials, appeals and bankruptcy proceedings.

I HAVE READ AND UNDERSTAND THE ABOVE TERMS AND CONDITIONS AND AGREE TO BE BOUND BY THEM.

CUSTOMER:
CITY OF MADEIRA BEACH

Signature

Print Name

Title

Date

APPROVED:
RDK Assets INC dba RDK Truck Sales

Signature

Print Name

Title

October 1, 2026

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

RE: Purchase Quote — 2026 Battle Motors LET2 Pac-Tech 28-Yard Rear Loader, Stock #109613

RDK Truck Sales is pleased to provide the City of Madeira Beach with the following purchase quote. This package includes a new 2026 Battle Motors rear loader with an added wash out tank, installation of a reeving system on the City's 2018 truck, two days of operator training, and a trade-in credit for the City's 2020 truck.



Stock #109613 — 2026 Battle Motors LET2 Pac-Tech 28-Yard Rear Loader

Unit	Stock #109613
Chassis	2026 Battle Motors LET2
Body	Pac-Tech 28-Yard Rear Loader
VIN	1CYABDAC6T1006056
Engine	Cummins L9, 350 HP
Transmission	Allison 3000RDS Automatic
Axles	20,000 lb front / 46,000 lb rear tandem
Added Equipment	Wash out tank

PRICING

DESCRIPTION	AMOUNT
2026 Battle Motors LET2 Pac-Tech 28-Yard Rear Loader (Stock #109613), including wash out tank	\$349,900.00
Reeving system — supplied and installed on the City's 2018 truck	Included
Operator training — two (2) days	Included
Less: Trade-in credit — City's 2020 truck	(\$101,000.00)
NET PURCHASE PRICE	\$248,900.00

TERMS

Trade-In: Credit of \$101,000.00 applies to the City's 2020 truck, to be delivered to RDK with clear title at the time of sale.

Training: Two (2) days of operator training are included at no additional charge.

Taxes: Pricing reflects the City's tax-exempt municipal status; applicable exemption certificates will be required at the time of sale.

Quote Validity: This quote is valid for 30 days from the date above and is not a binding agreement. Upon the City's acceptance, RDK will prepare a formal purchase agreement for signature.

Thank you for the opportunity to serve the City of Madeira Beach. Please don't hesitate to contact me with any questions.

Sincerely,

Joanie Beckwith

Joanie Beckwith

Rental & Leasing Manager | RDK Truck Sales | Direct: 813-210-1948

**BOARD OF COMMISSIONERS
2026 MEETINGS REPORT
(JANUARY – SEPTEMBER)**



Prepared By:
City Clerk
September 29, 2026

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

Anne-Marie Brooks, Mayor (Vice Mayor to Mayor 6/14/2024)
 Ray Kerr, Commissioner District 2
 David Tagliarini, Vice Mayor/Commissioner District 1 (VM 7/10)
 Eddie McGeehen, Commissioner District 3
 Housh Ghovae, Commissioner District 4 (appointed 7/10/2024)

TERM OF OFFICE

3-Year Term (03/2023 – 03/2025)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2023 – 03/2025)
 2-Year Term (07/2024 – 03/2025)

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

Anne-Marie Brooks, Mayor
 Ray Kerr, Vice Mayor/Commissioner District 2 (VM 3/12/2025)
 David Tagliarini, Commissioner District 1
 Eddie McGeehen, Commissioner District 3
 Housh Ghovae, Commissioner District 4

TERM OF OFFICE

3-Year Term (03/2023 – 03/2028)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2022 – 03/2026)
 2-Year Term (03/2023 – 03/2027)
 2-Year Term (07/2024 – 03/2027)

BOARD OF COMMISSIONERS – 03/18/2026 – 12/31/2026

Anne-Marie Brooks, Mayor
 Eddie McGeehen, Vice Mayor/Comm District 3 (VM 4/8/2026)
 David Tagliarini, Commissioner District 1
 Charles “Chuck” Dillon, Commissioner District 2
 Housh Ghovae, Commissioner District 4

TERM OF OFFICE

3-Year Term (03/2023 – 03/2028)
 2-Year Term (03/2023 – 03/2027)
 2-Year Term (03/2022 – 03/2028)
 2-Year Term (03/2026 – 03/2028)
 2-Year Term (07/2024 – 03/2027)

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

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

BOARD OF COMMISSIONERS MEMBERSHIP - OTHER GOVERNMENTAL BOARDS

- **Mayor Anne-Marie Brooks**

- **Barrier Islands Governmental Council (BIG C)** – The BIG C, incorporated in 1990, is a governmental council including eleven municipalities residing on the west coast of Florida, from St. Pete Beach to Clearwater: Belleair Beach, Belleair Shore, Clearwater, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, Treasure Island.
- **Emergency Medical Services Advisory Council (EMS)** - The EMS Advisory Council is responsible for evaluating Pinellas County’s Emergency Medical Services system and making recommendations necessary to the EMS Authority on needs, problems, and opportunities relating to Emergency Medical Services.
- **Forward Pinellas** – Mayor Brooks serves as Big C representative on the Forward Pinellas Board. Forward Pinellas is a land use and transportation planning agency that guides integrated transportation and land use solutions, sustaining economic value by connecting the communities of Pinellas County and the Tampa Bay region. The agency is charged with addressing countywide land use and transportation concerns, as both the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization. Forward Pinellas not only provides a forum for countywide decision-making on transportation and land-use issues, but also offers technical support, regional coordination, and policy advice and guidance to Pinellas County's 24 cities and unincorporated areas.
- **Mayors’ Council of Pinellas County (Vice President)** – The primary objective of the Mayors’ Council is to promote improvement and efficiency in municipal government, promote

cooperation between officials of the municipalities of Pinellas County, and secure legislation that would be beneficial to its municipalities. The Mayor's Council was formally established on May 3, 1977. Its membership consists of the mayors of the chartered municipalities of Pinellas County and other individuals who wish to be involved in council meetings.

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

CITY ORGANIZATION MEMBERSHIPS

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

CONVERSATIONS WITH THE MAYOR

- January 27, 2026, Mad Beach Cantina, 13205 Gulf Lane, Madeira Beach, FL 33708 (*lunch paid for by Developer William (Bill) Karns, William Karns Enterprises in Madeira Beach – Thank you!!*)
- February 11, 2026, Courtyard Marriott, Madeira Beach, FL 33708
- March 24, 2026, Madeira Beach Marina, 503 150th Avenue, Madeira Beach, FL 33708
- April 21, 2026, Johns Pass Bell Tower, 144 Boardwalk PI W
- May 21, 2026, 200 Rex PL, Madeira Beach, FL
- June 23, 2026, Haze Ice Cream, 15231 Gulf Blvd, Madeira Beach, FL 33708 (*Food paid for by Haze Ice Cream*)
- July 21, 2026, Slyce Madeira Beach, 662 150th Avenue, Madeira Beach, FL 33708
- August 26, 2026, Cambria, 15015 Madeira Way, Madeira Beach, FL 33708
- September 23, 2026, Gulf Beaches Public Library, 200 Municipal Drive, Madeira Beach, FL 33708

BOARD OF COMMISSIONERS TRAINING (City Hall)

- July 15, 2026, 10:00 a.m. to 3:00 p.m., State-Mandated Continuing Education in Ethics Webinar for Elected Officials

BOARD OF COMMISSIONERS MEETING ATTENDANCE

- January 14, 2026, BOC Regular Meeting – *All present*
- January 28, 2026, BOC Regular Workshop – *All present*
- February 4, 2026, BOC Regular Meeting – *All present*
- February 11, 2026, BOC Regular Workshop – *All present*
- February 26, 2026, BOC Special Meeting – *All present*
- March 4, 2026, BOC Regular Meeting – *All present*
- March 18, 2026, BOC Regular Workshop – Old Commission – *All present*
- March 18, 2026, BOC Regular Workshop – New Commission – *All present*
- March 27, 2026, BOC Special Meeting – *All Present*
- April 8, 2026, BOC Regular Meeting – *All present*
- April 21, 2026, BOC Special Meeting – *All Present*
- April 29, 2026, BOC Budget Workshop #1 – *All Present*
- April 29, 2026, BOC Regular Workshop – *All Present*
- May 13, 2026, BOC Regular Meeting – *All Present*
- May 21, 2026, BOC Special Meeting (for a Shade Meeting) – *Commissioner Ghovae absent*
- May 27, 2026, BOC Budget Workshop #2 – *All Present*
- May 27, 2026, BOC Regular Workshop – *All Present*
- May 27, 2026, BOC Special Meeting – *All Present*
- June 10, 2026, BOC Regular Meeting – *All Present*
- June 11, 2026, BOC Strategic Planning Public Workshop – *All Present*
- June 24, 2026, BOC Budget Workshop #3 – *All Present*
- June 24, 2026, BOC Regular Workshop Meeting – *All Present*
- July 8, 2026, BOC Regular Meeting – *Commissioner Tagliarini absent*
- July 22, 2026, BOC Budget Workshop #4 – *All Present*
- July 22, 2026, BOC Regular Meeting – *All Present*

- August 12, 2026, BOC Regular Meeting – *All Present*
- August 20, 2026, BOC Special Meeting – *All Present*
- August 21, 2026, Strategic Planning at the Cambria – *All Present*
- August 26, 2026, BOC Budget Workshop – *All Present*
- August 26, 2026, BOC Regular Workshop – *All Present*
- September 9, 2026, BOC Special Meeting – *All Present*
- September 9, 2026, BOC Regular Meeting - *All Present*
- September 18, 2026, BOC Special Meeting – *All Present*
- September 23, 2026, BOC Regular Workshop – *Commissioner Dillon absent*

MEETING AGENDA ITEMS

PROCLAMATIONS

January 14, 2026, BOC Regular Meeting

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

February 11, 2026, BOC Regular Workshop

- National 211 Day; February 11, 2026

March 4, 2026, BOC Regular Meeting

- Flood Awareness Week; March 9-15, 2026

April 29, 2026, BOC Regular Workshop

- National Safe Boating Week; May 16-22, 2026
- 57th Annual Professional Municipal Clerks Week; May 3-9, 2026

May 13, 2026, BOC Regular Meeting

- National Public Works Week; May 13-23, 2026

September 9, 2026, BOC Regular Meeting

- Purple Heart Month; August 2026

PRESENTATIONS

February 4, 2026, BOC Regular Meeting

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

February 11, 2026, BOC Regular Workshop

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

May 13, 2026, BOC Regular Meeting

- Appreciation Plaque - Ray Kerr, former District 2 Commissioner (March 2022 - March 2026)

- FY 2025 Financial Statement Audit Results, Daniel Anderson, CPA, Mauldin & Jenkins

May 27, 2026, BOC Regular Workshop

- Fire Department Presentation: Donation Proceeds - 5th Annual Legends Never Die 5K
- Fire Department Presentation: Recognition of A-shift Crews

June 10, 2026, BOC Regular Meeting

- Fire Chief Clint Belk - Certificate of Appreciation for his service as Acting City Manager during the recent City Manager search

September 23, 2026, BOC Regular Workshop

- Recognition of Fire Department Personnel
- Fire Assessment Fee Presentation

APPROVAL OF MINUTES

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

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

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

- 01-14-2026, BOC Regular Meeting Minutes

March 4, 2026, BOC Regular Meeting – *Approved 5-0, with a change to the 01/28/2026 BOC Regular Workshop Meeting Minutes to add a last name to a person who gave public comment*

- 01-28-2026, BOC Regular Workshop Meeting Minutes
- 02-04-2026, BOC Regular Meeting Minutes
- 02-11-2026, BOC Regular Workshop Meeting Minutes
- 03-04-2026, BOC Regular Meeting Minutes

April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- 02-26-2026, BOC Special Meeting Minutes
- 03-04-2026, BOC Regular Meeting Minutes
- 03-18-2026, BOC Regular Workshop Meeting Minutes
- 03-27-2026, BOC Special Meeting Minutes

May 13, 2026, BOC Regular Meeting – *Approved 5-0*

- 04-08-2026, BOC Regular Meeting Minutes
- 04-21-2026, BOC Special Meeting Minutes
- 04-29-2026, BOC Budget Workshop #1 Meeting Minutes
- 04-29-2026, BOC Regular Workshop Meeting Minutes

June 10, 2026, BOC Regular Meeting – *Approved 5-0*

- 05-13-2026, BOC Regular Meeting Minutes
- 05-21-2026, BOC Special Meeting Minutes (for a Shade Meeting)

- 05-27-2026, BOC Budget Workshop #2 Meeting Minutes
- 05-27-2026, BOC Regular Workshop Meeting Minutes
- 05-27-2026, BOC Special Meeting Minutes

July 8, 2026, BOC Regular Meeting – *Approved 4-0*

- 06-10-2026, BOC Regular Meeting Minutes
- 06-11-2026, BOC Strategic Plan Public Meeting Summary Minutes (Kimley-Horn)
- 06-24-2026, BOC Budget Workshop Meeting Minutes
- 06-24-2026, BOC Regular Workshop Meeting Minutes

August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- 07-08-2026, BOC Regular Meeting Minutes
- 07-22-2026, BOC Budget Workshop #4 Meeting Minutes
- 07-22-2026, BOC Regular Workshop Meeting

September 9, 2026, BOC Regular Meeting – *Approved 5-0*

- 08-12-2026, BOC Regular Meeting Minutes
- 08-20-2026, BOC Special Meeting Minutes
- 08-21-2026, Strategic Planning Session #2 – Kimley-Horn (Cambria) – Summary Minutes
- 08-26-2026, BOC Budget Workshop #5 Meeting Minutes
- 08-26-2026, BOC Regular Workshop Meeting Minutes

PUBLIC HEARINGS – ORDINANCES

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

- April 16, 2025, BOC Regular Workshop – Tuition Reimbursement. The City Attorney says that the personnel policy states that approval of any specific reimbursement request is at the sole discretion of the human resources staff, who must weigh all relevant facts and policies in granting or denying any request. The human resources staff decides how long someone should stay after completing the course. The Mayor said that was a problem. It would not be fair to let a single individual determine how long a person should stay (with the city) after receiving tuition reimbursement, as favoritism could come into play. That is why she asked that the policy be returned to them. She would rather “a year” be placed there. The Board consented to a one-year commitment for an associate's degree, a two-year commitment for a bachelor's degree, and a two-year commitment for a master's degree. The City Attorney will bring an amendment to the Board.

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

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

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

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

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

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

Ordinance 2026-02, Nonconforming Time Limitations

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

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

Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – Adopted June 10, 2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING REAL PROPERTY LOCATED AT 555 150TH AVENUE, PARCEL IDENTIFICATION NUMBER 09-31-15-00000-140-0100, FROM PD PLANNED DEVELOPMENT, TO C-4 MARINE COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- March 18, 2026, BOC Regular Workshop Meeting
- April 29, 2026, BOC Regular Workshop Meeting
- May 13, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- June 10, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-04, Zoning – Establishing Division 6 – Low Density Vacation Rental

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-151 (ESTABLISHMENT OF DISTRICTS) OF DIVISION 1 (GENERALLY) OF ARTICLE V (DISTRICTS) OF CHAPTER 110 (ZONING) OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF MADEIRA BEACH TO ESTABLISH R-2R, LOW DENSITY VACATION RENTAL,

AS A TYPE OF ZONING DISTRICT; CREATING DIVISION 6 (R-2R, LOW DENSITY VACATION RENTAL) OF ARTICLE V (DISTRICTS) OF CHAPTER 110 (ZONING) OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF MADEIRA BEACH AND PROVIDING FOR DEFINITIONS, PURPOSE AND INTENT, PERMITTED USES, ACCESSORY USES, SPECIAL EXCEPTION USES, MINIMUM BUILDING SITE AREA REQUIREMENTS, SETBACK REQUIREMENTS, MAXIMUM BUILDING HEIGHT, MAXIMUM LOT COVERAGE, IMPERVIOUS SURFACE RATIO (ISR) AND SPECIAL REQUIREMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

- May 27, 2026, BOC Regular Workshop

Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 214 BOARDWALK PLACE EAST, 210 BOARDWALK PLACE EAST, 206 BOARDWALK PLACE EAST, 204 BOARDWALK PLACE EAST, BOARDWALK PLACE EAST (2 PARCELS), 146 BOARDWALK PLACE EAST, 129TH AVE EAST (5 PARCELS), CONSISTING OF APPROXIMATELY 1.457 ACRES, FROM JOHN'S PASS VILLAGE ACTIVITY CENTER (C-1) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

- May 27, 2026, BOC Regular Workshop
- June 10, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- July 8, 2026, BOC Regular Meeting – 2nd Reading & Public – *Approved 4-0*

Ordinance 2026-06, John's Pass Village Hotel Vacation of Right-of-Way Request – Portion of Fisherman's Alley

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 7 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

- May 27, 2026, BOC Regular Workshop
- June 10, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- July 8, 2026, BOC Regular Meeting – 2nd Reading & Public – *Approved 4-0*

Ordinance 2026-07, Charter Amendments Relating to Municipal Election Dates, Candidate Qualifying Periods, Term Transition Provisions, and Referendum Questions

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, SUBMITTING TO THE ELECTORS OF THE CITY OF MADEIRA BEACH PROPOSED AMENDMENTS TO THE CITY CHARTER RELATING TO THE DATE OF MUNICIPAL ELECTIONS AND CANDIDATE QUALIFYING PERIODS; AMENDING SECTION 3.3, NOMINATION OF BOARD OF COMMISSIONERS, SUBPARAGRAPH (A), FILING, OF THE CITY CHARTER TO CHANGE THE CANDIDATE QUALIFYING PERIOD FROM DECEMBER TO JUNE; AMENDING SECTION 3.4, MANNER OF HOLDING ELECTIONS, SUBPARAGRAPH A, OF THE CITY CHARTER TO CHANGE MUNICIPAL ELECTIONS FROM MARCH TO NOVEMBER TO COINCIDE WITH THE STATE GENERAL ELECTION; AMENDING SECTION 2.2, BOARD OF COMMISSIONERS CREATED; QUALIFICATIONS; TERM OF OFFICE; AND VACANCIES, SUBPARAGRAPH (B), QUALIFICATIONS AND TERM OF OFFICE, OF THE CITY CHARTER TO PROVIDE FOR CERTIFICATION OF ELECTION RESULTS, AMENDING SECTION 4.8, INDUCTION OF BOARD

OF COMMISSIONERS INTO OFFICE; MEETINGS, OF THE CITY CHARTER TO PROVIDE CONSISTENT COMMENCEMENT OF TERMS AND INSTALLATION PROCEDURES; PROVIDING FOR TRANSITIONAL TERMS OF OFFICE INCLUDING EXTENSION OF THE TERMS OF COMMISSIONER DISTRICT 3 AND COMMISSIONER DISTRICT 4 UNTIL NOVEMBER 2027 AND EXTENSION OF THE TERMS OF COMMISSIONER DISTRICT 1, COMMISSIONER DISTRICT 2, AND MAYOR-COMMISSIONER UNTIL NOVEMBER 2028; PROVIDING FOR A REFERENDUM; PROVIDING FOR BALLOT LANGUAGE; PROVIDING FOR NOTICE OF ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

- June 10, 2026, BOC Regular Workshop
- July 8, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- August 12, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-08, Amendment to Fees and Collection Procedure Manual

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA; AMENDING THE FEE SCHEDULES FOR THE FIRE, MARINA, PARKING AND STORMWATER DEPARTMENTS AS SET FORTH IN EXHIBIT A; REPEALING ORDINANCE NO. 2025-18; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- July 22, 2026, BOC Regular Workshop
- August 12, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- September 9, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0, with the exception of not raising the Splash Pad fees*

Ordinance 2026-09, Nonconformances and rebuilding regulations

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE III (NONCONFORMANCES), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO CLARIFY REGULATIONS GOVERNING NONCONFORMING LOTS, USES, STRUCTURES, AND DENSITY; TO REVISE REBUILDING AND REDEVELOPMENT STANDARDS FOLLOWING A CATASTROPHIC LOSS; EXTENDING THE DEADLINE FOR CERTAIN REPAIRS RELATED TO THE 2024 HURRICANES; TO WAIVE THE BUSINESS TAX RECEIPT REQUIREMENT FOR STRUCTURES THAT WERE DAMAGED DURING THE 2024 HURRICANES PROVIDED THAT CERTAIN CONDITIONS ARE MET; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- July 22, 2026, BOC Regular Workshop
- August 12, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- September 9, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-16, Temporary Use – Parking Lots Along Gulf Boulevard and Within John's Pass Village Activity Center

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY

ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2028; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- August 26, 2026, BOC Regular Workshop

Ordinance 2026-18, Calling for a November 3, 2026 Municipal General Election on November 3, 2026

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

- September 9, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0. The city clerk also received a consensus to mail the November 3, 2026 Municipal General Election notice to each Madeira Beach voter.*
- **October 14, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing**

DEVELOPMENT AGREEMENTS

John's Pass Village Hotel Planned Development (PD) Development Agreement

- May 27, 2026, BOC Regular Workshop
- June 10, 2026, BOC Regular Meeting – Discussion Item
- July 8, 2026, BOC Regular Meeting – *Approved 4-0*

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

August 12, 2026, BOC Regular Meeting

- 2COP, Alcoholic Beverage License for Sale of Beer and Wine by the Drink or in Sealed Containers for Consumption, ABP 2026-01 – Dolphin Quest II, 124 Boardwalk Place, and 140 Boardwalk Place – *Approved 5-0*
- 2COP, Alcoholic Beverage License for Sale of Beer and Wine by the Drink or in Sealed Containers for Consumption, ABP 2026-02 – Royal Conquest, 112 Boardwalk Place, 124 Boardwalk Place, and 140 Boardwalk Place – *Approved 5-0*

RESOLUTIONS

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING THE EXECUTION AND DELIVERY OF THE FORM OF ATTACHED

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

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

Resolution 2026-02, BOC Policy Handbook

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BOARD OF COMMISSIONERS POLICY HANDBOOK; REPEALING RESOLUTION 2025-02; AND PROVIDING FOR AN EFFECTIVE DATE.

- April 29, 2026, BOC Regular Workshop
- May 13, 2026, BOC Regular Meeting – *Approved 5-0, with BOC & City Attorney Changes*

Resolution 2026-03, FY 2026 Budget Amendment

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2026 (OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE

- April 29, 2026, BOC Regular Workshop
- May 13, 2026, BOC Regular Meeting – *Approved 5-0*

Resolution 2026-04, Positions to Apply to FRS Senior Class

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, RELATING TO MEMBERSHIP INTO THE FLORIDA RETIREMENT SYSTEM (“FRS”); APPROVING AND RATIFYING THE PARTICIPATION AND ADDING THE DESIGNATION OF SENIOR MANAGEMENT SERVICE CLASS INTO THE FRS; AUTHORIZING THE CITY MANAGER AS CUSTODIAN AND REPORTING AGENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- May 27, 2026, BOC Budget Workshop #2 – Consented moving forward to the June Regular Meeting for a vote
- City Manager would like to study it more before moving forward

Resolution 2026-05, Designation of Authorized Signers of Banking Documents

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AUTHORIZED SIGNERS OF BANKING DOCUMENTS FOR THE CITY OF MADEIRA BEACH; REPEALING RESOLUTION 2025-10 AND ANY OTHER RESOLUTION IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

- May 27, 2026, BOC Budget Workshop #2
- June 10, 2026, BOC Regular Meeting – *Approved 5-0*

Resolution 2026-06, Moratorium on Collection of Mobility Fee

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE IMPOSITION AND COLLECTION OF THE MOBILITY FEE REQUIRED PURSUANT TO CHAPTER 92 (PROPORTIONATE SHARE DEVELOPMENT FEE) OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES UNTIL JULY 31, 2027; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- June 24, 2026, BOC Regular Workshop
- July 8, 2026, BOC Regular Meeting – *Approved 4-0*

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- Placer.AI Software Agreement – Year 1 \$12,000; Year 2 \$13,500; Year 3 \$15,000
 - October 22, 2026 Boc Regular Workshop
 - January 14, 2026 BOC Regular Meeting – *Approved 5-0*
- Tampa Bay Psychology Associates Contract Renewal - Individual counseling sessions: \$165 per hour (most commonly utilized service), Crisis and emergency response services, including onsite response during critical incidents or debriefings: \$250 per hour, and Training, peer support, or general education services: \$300 per hour
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Madeira Beach City Hall Elevator Emergency Purchase – Emergency Repair \$32,247.88
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- 2026 Ford F550 4X4 Dump Truck Purchase - \$90,780
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Public Works Building Conceptual Rendering Approval – Estimated construction cost: 2.5 million
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Madeira Beach Youth Baseball and Softball Agreement - Madeira Beach Youth Baseball and Softball would pay \$2,500 per season, spring and fall, for the use of the facilities. Additionally, the League would pay \$10 a player per season, up to 250 registered players, for the utilization of the fields
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- RFP 25-17 – City of Madeira Beach Fireworks Displays – 2026 Contract – May 1st Display \$5,000; July 4th Display \$35,000; December 11th Display \$5,000
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Tom & Kitty Stuart Restroom Purchase Approval - \$138,651.62
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Professional Engineering & Permitting Proposal Approval – John’s Pass Jetty Sidewalk Replacement - \$74,900
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Archibald Park Snack Shack – Kimley-Horn Historic Preservation Ordinance Scope of Work - \$54,000
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- City Photographer Contract (terminates 12/ 31/2026) - \$36,500/Year for events listed in contract; \$200/HR for any additional items. Includes production, editing, and posting
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- DSK Law – Engagement Letter Renewal - \$225 per hour plus costs for each actual attorney hour worked and \$65 per hour for each paralegal hour worked with regard to the engagement.
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Area 9 Roadway and Drainage Improvement Project Engineering Scope Approval - \$439,494.44, proposed for design, permitting, bidding, and construction administration cost.
 - February 11, 2026, BOC Regular Workshop
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Approval of FEMA Category A Closeout for Hurricane Helene and Hurricane Milton
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Purchase of Self-Contained Breathing Apparatus – Piggyback on Lake County Contract 22-730G from Municipal Emergency Services (MES) - \$306,831.81
 - March 18, 2026, BOC Regular Workshop Meeting
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with Pinellas County for Post Disaster Recovery - Cost incurred only when assistance is needed
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*
- Renewal of two Joint Use Agreements with Pinellas County Schools – Bicentennial Park Agreement & the Joint Use Playground Agreement – 5-Year Term
 - March 18, 2026, BOC Regular Workshop Meeting
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- FDEP Resilient Florida Grant for Vulnerability update and Adaptation plan Acceptance and approval
 - April 29, 2026, BOC Regular Workshop
 - May 13, 2026, BOC Regular Meeting – *Approved 5-0*
- FDEP Grant No. L0253- Stormwater Resiliency Project Acceptance
 - April 29, 2026, BOC Regular Workshop
 - May 13, 2026, BOC Regular Meeting – *Approved 5-0*
- Purchase of Florida Department of Children and Families Grant for Rip Tide Simulator - \$12,750
 - April 29, 2026, BOC Regular Workshop
 - May 13, 2026, BOC Regular Meeting – *Approved 5-0*
- Urban County Requalification - FY 2027-2029, Renewal of CDBG Cooperation Agreement (Option 1 to remain in the Pinellas County Urban County for use of CDBG Funds)
 - April 29, 2026, BOC Regular Workshop
 - May 13, 2026, BOC Regular Meeting – *Approved 5-0*
- Purchase of 2 Easy Dump Dumpsters from Par-Kan - \$60,000 Capital Improvements Budget for Sanitation
 - April 29, 2026, BOC Regular Workshop
 - May 13, 2026, BOC Regular Meeting – *Approved 5-0*
- Acceptance of Parking Study Contract ADEAS Q
 - March 18, 2026, BOC Regular Workshop
 - April 29, 2026, BOC Regular Workshop
 - May 13, 2026, BOC Regular Meeting – *Approved 5-0*
- Approval of RFP 26-05 and Contract with Speeler Companies for Marina Seawall Replacement and Tom & Kitty Stuart Park Seawall Improvements \$209,850.00
 - May 27, 2026, BOC Regular Workshop
 - May 27, 2026, BOC Special Meeting - *Approved 5-0*
- Amendment to Pinellas County Interlocal Agreement to share costs with FDEP for NPDES MS4 Permit
 - May 27, 2026, BOC Regular Workshop
 - June 10, 2026, BOC Regular Meeting – *Approved 5-0*
- 2026 F550 4X4 Dump Truck Purchase from Duval Ford through Piggyback with Florida Sheriff's Association \$96,247.00
 - May 27, 2026, BOC Regular Workshop
 - June 10, 2026, BOC Regular Meeting – *Approved 5-0*
- Approval to Piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and various locations' Roadway and Drainage Improvements
 - May 27, 2026, BOC Regular Workshop

- June 10, 2026, BOC Regular Meeting – *Approved 5-0*
- Hearing Officer Agreements - Attorney Sacha Dyson, \$300 hour; Attorney Michelle Nadeau, \$495 hour
 - May 27, 2026, BOC Regular Workshop
 - June 10, 2026, BOC Regular Meeting – *Approved 5-0*
- Reddington EMS Station Funding Agreement Renewal (City serves as a pass-through for \$7,400,000)
 - June 10, 2026, BOC Regular Meeting – *Approved 5-0*
 - August 12, 2026, BOC Regular Meeting – *Approved 5-0, Amendment to Agreement's Signature Page*
- City Attorney Services Contract Renewal – Trask Daigneault, LLP – 3-YR Contract
 - June 24, 2026, BOC Regular Workshop
 - July 8, 2026, BOC Regular Meeting – *Approved 4-0*
- GrantWorks Piggyback Agreement with Lake County
 - May 27, 2026, BOC Regular Workshop
 - July 8, 2026, BOC Regular Meeting – *Approved 4-0*
- Forward Pinellas Interlocal Agreement for Planning and Mapping Services and/or Special Project Work with the City of Madeira Beach
 - July 8, 2026, BOC Regular Meeting – *Approved 4-0*
- ITB 26-04 Stormwater Backflow Prevention Project; \$100,000 FEDP Grant/50% City Match
 - July 22, 2026, BOC Regular Workshop
 - August 12, 2026, BOC Regular Meeting – *Approved 4-1; Commissioner Ghovae voted against*
- Disaster Debris Management Participation Agreement with DRC
 - July 22, 2026, BOC Regular Workshop
 - August 12, 2026, BOC Regular Meeting – *Approved 5-0*
- Amendment to RFP No. 26-05 – Marina Seawall Replacement #2 to Include 129th Avenue (Area 5) Seawall Replacement; \$46,950
 - July 22, 2026, BOC Regular Workshop
 - August 12, 2026, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with Pinellas County – Post-Storm Recovery Services within Geographic Pinellas County
 - August 12, 2026, BOC Regular Meeting – *Approved 5-0*
- AirDNA Software Purchase; \$22,500
 - August 12, 2026, BOC Regular Meeting – *Approved 5-0*

- Amendment to Aclarian Consultant Agreement, FY 2027, \$8,800 monthly
 - August 26, 2026, BOC Regular Workshop
 - September 9, 2026, BOC Regular Meeting – *Approved 5-0*
- Pinellas County Sheriff's Office Contract for Law Enforcement Services, FY 2027; \$1,911,397.00
 - July 22, 2026, BOC Regular Workshop
 - August 26, 2026, BOC Regular Workshop
 - September 9, 2026, BOC Regular Meeting

PROPERTY DISCUSSIONS/CONTRACT/PURCHASE

- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
 - January 28, 2026, BOC Regular Workshop Meeting - The consensus of the Board was to table all discussion of the property until a proposal that falls within appropriate zoning and best use of the property is presented.
 - March 4, 2026, BOC Regular Meeting – *Failed 4-1, Vice Mayor Kerr in favor*
- Vacant property at 545 150th Avenue, property in the center of City Mariana, and City property at 555 150th Avenue
 - August 12, 2026, BOC Regular Meeting – *Discussion*
 - August 20, 2026, BOC Special Meeting – *Approved 5-0, with due diligence term period from 30 days to 60 days*

LIEN REDUCTION/FEE WAIVER REQUESTS

- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach, Case No. 24-233 (Baker-Cianciulli)
 - January 14, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting
 - February 11, 2026, BOC Regular Workshop Meeting
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0, to reduce the fine amount to \$2,000 to be paid within 30 days, or it reverts to the original fine amount.*
- Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach – Case Nos. 14-68, 08.04, 08.24, 08.07, and 09.39 (Simonetta and Discount Properties of Florida LLC)
 - March 18, 2026, BOC Regular Workshop Meeting
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

BOARD APPOINTMENTS

May 13, 2026, BOC Regular Meeting – Appointment made by Ballot Voting

- Appointed Elizabeth Watkins Holloway to serve a partial term on the Planning Commission expiring on September 30, 2026 – *Approved 5-0*

September 9, 2026, BOC Regular Meeting – Appointments made by Ballot Voting

- Appointed Elizabeth Watkins Holloway, Michael Wyckoff, and Mike Noble to serve on the Planning Commission for a new three-year term expiring on September 30, 2029.
- Appointed Michael Druding to serve on the Planning Commission for a partial term expiring on September 30, 2027.

BOC REGULAR & WORKSHOP MEETING DISCUSSIONS

January 14, 2026, BOC Regular Meeting

- Snack Shack Update

January 28, 2026, BOC Regular Workshop

- Discuss how to Recognize Residents who go above and beyond for the City
- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
- Board of Commissioners Expenditure Report – FY 2024, 2025 & 2026 (Moved to future budget workshop)
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- City Manager Search Update
- City Photographer Contract Quotes
- Ordinance 2026-02, Nonconforming Time Limitations
- John's Pass Village Parking Garage Discussion
- Discussion and Approval of Contractual Agreement with Tampa Bay Psychology Associates, LLC
- Public Works Building Conceptual Rendering Discussion
- John's Pass Jetty Sidewalk Design Discussion
- Archibald Snack Shack Update
- Tom & Kitty Stuart Park Bathroom and Post Storm Update
- Madeira Beach Youth Baseball and Softball Contract Renewal
- Madeira Beach Market Relocation Request
- Award of RFP 25-17 City of Madeira Beach Fireworks
- Gulf Beaches Public Library Time Capsule

February 11, 2026, BOC Regular Workshop

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

March 18, 2026, BOC Regular Workshop

- Reporting The Official March 10, 2026 Municipal Election Results
- Oath of Office – David Tagliarini, Commissioner District 1
- Oath of Office – Charles “Chuck” Dillon, Commissioner District 2
- Reduction of Lien Request: Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach – Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)
- Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025
- City Hall Elevator Replacement
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial
- Parking Garage Feasibility Study Quotes
- Approval to Purchase Self-Contained Breathing Apparatus from Municipal Emergency Services (MES) - Piggyback on Lake County Contract 22-730G
- John’s Pass Dredging Update

April 8, 2026, BOC Regular Meeting

- 555 Property and Survey of the Water that is Required for Building Docs (item moved to April 29, 2026 BOC Regular Workshop Meeting)
- Tom and Kitty Stuart Park

April 29, 2026, BOC Regular Workshop

- 14140 E Parsley Drive Property – Greg Chassin regarding his property development issue
- BOC Policy Handbook
- RFP #26-02, Holiday Décor
- Direction on New Property Purchase at 555 150th Avenue
- 555 150th Avenue 150th Avenue Property and Survey of the Water that is Required for Building Docs – This item was tabled pending the outcome of the strategic plan
- Urban County Requalification – FY 2027 – 2029, Renewal of CDBG Cooperation Agreement
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4 Marine Commercial
- Snack Shack Update
- Parking Garage Feasibility Study Quotes
- Approval of Florida Department of Children and Families Grant for Rip Tide Simulator
- FDEP Resilient Florida Grant for Vulnerability Update and Adaptation Plan Discussion
- John’s Pass Dredging Update Survey
- Acceptance discussion for FDEP L0253 – Stormwater Resiliency Project
- Purchase of 2 Easy Dump Dumpsters from Par-Kan

May 27, 2026, BOC Regular Workshop

- Samples of Recognition and Appreciation Forms to include an explanation as to why the person was chosen to receive recognition
- Discuss changing Municipal Elections from March to November (Information available by Meeting Date)
- Hearing Officers - Grievance Hearings
- Ordinance 2026-04, Zoning – Establishing Division 6 – Low Density Vacation Rental

- Ordinance 2026-06, John's Pass Village Hotel Vacation of Right-of-Way Request – Portion of Fisherman's Alley
- Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning
- John's Pass Village Hotel Planned Development (PD) Development Agreement
- Approval of RFP 26-05 Bid Award to Speeler Companies for Marina Seawall Replacement and Tom & Kitty Stuart Park Seawall Improvements
- Amendment to Pinellas County Interlocal Agreement to share cost with FDEP for NPDES MS4 Permit
- 2025 Ford F550 4X4 Dump Truck Purchase
- Approval to Piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and various locations Roadway and Drainage Improvements
- GrantWorks Update

June 24, 2026, BOC Regular Workshop

- 2026 Legislative Update – RJ Myers with Myers Consulting Group
- Board of Commissioners Salary Increase Discussion (Jerry Cantrell, Civil Service Commission Chairman)
- Discussion – Changing the March Municipal Elections to November
- City Attorney Services Contract Extension
- Nonconformities and Business Tax Receipt Requirements
- Landscaping Regulations
- Resolution 2026-06, Moratorium on collection of mobility fee and Kimley-Horn Impact Fee Evaluation
- Florida Legislation Update – Community Development Department

July 22, 2026, BOC Regular Workshop

- FY 2027 Gulf Beaches Public Library Budget
- FY 2027 Sheriff's Office Contract
- Founders Day Celebration Planning
- John's Pass Village Directory and Wayfinding
- Kitty Stewart Park Landscaping Plan
- RFP #26-02 Holiday Decor
- Hurricane Relief Use of Properties for Parking
- RFQ for Ordinance Updates
- Ordinance 2026-08 Fees and Collection Procedure Manual – FY 2026
- Amendment to Consultant Agreement - Finance Director Services
- Amendment to RFP No. 26-05 – Marina Seawall Replacement #2 to Include 129th Avenue (Area 5) Seawall Replacement
- ITB# 26-04 Stormwater Backflow Prevention Project
- Disaster Debris Management Participation Agreement with DRC

August 26, 2026, BOC Regular Workshop

- Pinellas County Sheriff's Office Contract with the City of Madeira Beach
- Abandoned Swimming Pools
- 2026 Board of Commissioners Meeting Calendar

- Key to the City Plaque Language
- Review Ordinances for Keys, Coins, Awards, etc.
- Board Appreciation Dinner Planning
- Ordinance 2026-16 Temporary Parking Use – Parking lots along Gulf Boulevard and within John’s Pass Village Activity Center
- Code Enforcement – General Overview

September 23, 2026, BOC Regular Workshop

- Purple Hearing Designation
- Kindness City Designation
- Random Acts of Kindness
- Memorial Day Celebration
- Ambassador Program
- John Leviquie Pirate Days
- Sister City
- Encourage Restaurants to place a Madeira Beach Sandwich on the Menu
- Staff Recognition & Resolution Implementing the Recognition
- City Anniversary Committee
- Lobbyist Contract Renewal
- Landscape Contract Renewal
- Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing
- Resolution 2026-08, Affordable Housing Property Tax Exemption

BOC SPECIAL MEETINGS – SHADE MEETINGS

May 21, 2026, BOC Special Meeting

- Clifford Smith, Jr. vs City of Madeira Beach, Case No.19-8396-CI, Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

BOC SPECIAL MEETINGS - GENERAL

February 26, 2026, BOC Special Meeting – City Manager Applications – the BOC consented to interviewing 7 City Manager Candidates

1. Stanley Hawthorne
2. Michael Helfrich
3. Debbie Manns
4. Timothy Owens
5. Raymond Palmer
6. Lynne Ladner
7. Adrian Jones

March 27, 2026, BOC Special Meeting – City Manager Candidate Presentations and Finalist/s Selection Presentations

- Stanley Hawthorne
- Michael Helfrich

- Debbie Manns
- Timothy Owens
- Lynne Ladner

Candidate Finalist Selection

- Michael Helfrich – *Approved 5-0*

April 21, 2026, BOC Special Meeting – City Manager Employment Agreement – Michael Helfrich

- The Board of Commissioners approved the City Manager Employment Agreement with Michael Helfrich, with the terms and conditions stated in the agreement, and the changes requested by the Board - *Approved 5-0*

May 27, 2026, BOC Special Meeting

- Approval of RFP 26-05 and Contract with Speeler Companies for Marina Seawall Replacement and Tom & Kitty Stuart Park Seawall Improvements

August 20, 2026, BOC Special Meeting

- Vacant property at 545 150th Avenue, property in the center of City Mariana, and City property at 555 150th Avenue
 - August 12, 2026, BOC Regular Meeting – *Discussion*
 - August 20, 2026, BOC Special Meeting – *Approved 5-0, with due diligence term period from 30 days to 60 days*

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

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

- Ordinance 2026-14, FY 2027 Tentative Millage Rate Ordinance – 1st Reading & Public Hearing – *Approved 5-0*
- Ordinance 2026-15, FY 2027 Tentative Budget – 1st Reading & Public Hearing – *Approved 5-0*

September 18, 2026, BOC Special Meeting; 5:05 p.m.

- Ordinance 2026-14, FY 2027 Final Millage Rate Ordinance – 2nd Reading & Public Hearing – *Approved 5-0*
- Ordinance 2026-15, FY 2027 Final Budget – 2nd Reading & Public Hearing – *Approved 5-0*

BOC BUDGET WORKSHOPS

Wednesday, April 29, 2026 BOC Budget Workshop #1

- Excerpts from FY 2025 Audited Financial Statements
- 4 Year Historical Revenues & Expenses and Reserve Analysis
- Outstanding Debt & Cash & Investments Balances
- Proposed FY 2026 Budget Amendment #1
- FY 2027 Budget Workshop & Adoption Timeline

Wednesday, May 27, 2026 BOC Budget Workshop #2

- Multi-Year Capital Improvement Plan – Preliminary FY 2027

- Budgeted Personnel Costs & FTES – Preliminary FY 2027
- Resolution – Positions to Apply to FRS Senior Class
- Resolution – Bank Signatory Change

Wednesday, June 24, 2026 BOC Budget Workshop #3

- FY 2027 Budget Workshop #3 - Revenues Analysis
- Revenues Budget – Preliminary FY 2027
- Ad Valorem Tax Revenue Analysis – Preliminary FY 2027
- Strategic Plan Financial Presentation

Wednesday, July 22, 2026 BOC Budget Workshop #4

- Revenue and Expense Budget Overview –FY 2027
- Expenses Budget Detail – Preliminary FY 2027
- Stormwater Fee – Comparative Analysis
- Q&A and Plan for August Budget Workshop

Wednesday, August 26, 2026 BOC Budget Workshop #5

- FY 2026 – 2027 Annual Proposed Budget

TOWN HALL MEETINGS/COMMUNITY MEETINGS – COMMISSION CHAMBERS

- November 15, 2025, Town Hall Meeting #1 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- November 19, 2025, Town Hall Meeting #2 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- February 3, 2026, Town Hall Meeting #3 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- City of Madeira Beach Candidate Forum – Commissioner District 2 (Hosted by League of Women Voters of St. Petersburg Area)
- February 7, 2026, Town Hall Meeting #4 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- April 27, 2026, Neighborhood Information Meeting – Major Site Plan Review SP 2026-02, Madeira Beach Public Works
- June 11, 2026, Strategic Plan Public Workshop by Kimley-Horn
- August 21, 2026, Strategic Plan Public Workshop by Kimley-Horn (Cambria)
- **October 5, 2026, John's Pass Boardwalk Proposed Repairs and Resiliency Improvements Public Input Meeting for FRDAP Grant Application**

LETTER OF SUPPORT ITEMS

RESPOND TO PUBLIC COMMENTS/QUESTIONS

January 14, 2026, BOC Regular Meeting

The Commission addressed two main topics from public comments:

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

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

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

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

February 11, 2026, BOC Regular Workshop Meeting

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

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

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

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

March 4, 2026, BOC Regular Meeting

1. Mr. Dillon thanked the City for opening the parking spots and mentioned that everyone can vote in the election regardless of the district they live in.

Mayor Brooks said Mr. Dillon's comments about voting did not require any discussion.

2. What the City is doing to prepare for hurricane season

Mayor Brooks said the City is not moving downstairs, and the library has done its own floodproofing. It had nothing to do with the City. The downstairs can only be used for storage. She was not sure if the Recreation Department sealed their windows and doors but would be interested to know. The Acting City Manager said the Fire Department is 13 feet above the elevation, and if they flood, they would be in bad shape. The wind-driven rain still gets through, even if they replace the doors.

Mayor Brooks was interested in the amphibious duck. The Acting City Manager said he researched a similar vehicle, the MRAP (Mine-Resistant Ambush Protected Vehicle). It looks like it would work when the water is flowing and the vehicle travels at 7 miles per hour.

March 27, 2026, BOC Special Meeting

1. Greg Chassin, 14080 W. Parsley Drive, Madeira Beach, on behalf of Killius and Chassin Development, LLC, read a letter from Joseph Petraglia in Community Development before purchasing the property located at 14140 East Parsley Drive, confirming that no foreseen challenges with redevelopment were anticipated. They could demolish the existing structure and construct a new duplex, provided they complied with the setbacks. Based on that information, they purchased the property on February 4, 2026, for \$276,000. After closing on the property, they were notified by the Building Department that a duplex would not be permitted because a prior owner allegedly had not maintained a business tax license, something they had no knowledge of and no ability to control. He said they were seeking a reasonable solution.

Mayor Brooks addressed the earlier public comment from Greg Chassin regarding his property development issue, stating that she would work with the city manager and community development to investigate the matter and bring it back to a Commission meeting for clarity.

April 8, 2026, BOC Regular Meeting

1. Mr. Whalley, regarding electric bikes on the beach.

Mayor Brooks asked City Attorney Trask to provide an update on relevant legislation. The City Attorney noted that every beach community pushed for uniform regulations prohibiting electric bikes on beaches. He said he would look into legislation that addressed the issue.

2. Mr. Willis, regarding the State road repair on 150th Ave. and the 140th Ave. water puddle.

For the record, Mayor Brooks said she knows Public Works Director Wepfer has communicated with the State about 150th Ave., but she does not have any control over them coming out and doing anything. Director Wepfer said that, although it is a state road, Pinellas County has its utilities beneath it. The area Mr. Willis was referring to is the Pinellas County utility areas that need attention. Citizens should call Pinellas County Utilities at 727-464-4400 to report such issues.

Director Wepfer said the 140th Avenue area was damaged when Frontier collapsed the roadway. It will be checked, though it is not a constant puddle; it appears only with rain. She will check into it.

The Acting City Manager highlighted new, improved parking signs on display in the back of the Commission Chambers that clearly display "City of Madeira Beach" and provide detailed instructions for the ParkMobile app, eliminating confusion about private lot parking.

The City Clerk announced a Planning Commission vacancy and requested applications from residents who are registered voters, with the appointment scheduled for the May 13th regular meeting.

April 29, 2026, BOC Regular Workshop Meeting

1. Ms. Hopkins spoke about the condition of Bay Point Drive. She recounted that around the middle of the prior year, residents on Bay Point Drive were told at a Conversations with the Mayor meeting that a mill-and-resurface of the road would occur in roughly 8 months, with completion expected around January or February 2026. At the February 11 meeting, a neighbor at 904 Bay Point Drive again raised the issue before the Commission, describing the road as undrivable, not bikeable, and unsafe for pedestrians. Ms. Hopkins noted that she had been stopped by a sheriff's deputy for walking in the middle of the road because of its condition. She noted that, given her background in government purchasing, she was aware of the ability to piggyback on other county bids to obtain potentially faster and more competitive pricing, and she urged the Commission to help expedite the milling and resurfacing.

Mayor Brooks asked Public Works Director Megan Wepfer whether she had an update or if they should provide one at the next meeting. Director Wepfer said they would need to wait until the next meeting for the update, as she and the City Manager needed to discuss it.

Mayor Brooks said, for the record, that they want to add Bay Point to the next workshop meeting, or, if Megan has something available by the next voting meeting, they could provide an update on milling and surfacing.

Director Wepfer explained the condition of the roads. Commissioner Dillion suggested applying an overlay to certain areas to at least get them through for three or four years. Director Wepfer said it was possible.

Director Wepfer said there was a possibility that Area 9 would not take that long because they are going for resiliency funding, which is due by September. They will come back with an update.

May 13, 2026, BOC Regular Meeting

1. House Bill 803 (Bob Bellow)

Community Development Director Marci Forbes indicated that staff, including both the planning and building divisions, had been closely monitoring the recently enacted legislation and were preparing a bullet-point summary of its impacts on the community and planned responses. The summary would be brought to the Board at a future workshop. Regarding the specific question about the five-day permit response requirement for projects under \$15,000, the answer may be specific to the planning and building

sides, which she would clarify at the workshop. They will do what is needed to make the permitting process faster.

Commissioner Tagliarini said he would like the bullet-point summary to explain how the community is affected and what the answers would be, and to be as user-friendly as possible, given the confusion already circulating. Director Forbes said she would be as clear as possible, given the information and the extent to which the City Attorney can help her with interpretations. Some bills leave many questions unanswered.

2. Illegal Short-Term Rentals (Jeff Beggins)

Mayor Brooks said they have discussed short-term rentals many times. She appreciates the printout showing how many short-term rentals are illegal in the City. It warrants further discussion. They have enforcement personnel. They consist of two Sheriff Department deputies and three code enforcement employees, who go out and issue tickets. She asked whether they could be any more stringent than they currently are, given what the State of Florida allows.

City Attorney Trask provided context on the current enforcement framework, noting that the City is governed by Florida Statute Chapter 162, which caps the amount the special magistrate may fine. For initial violations, the special magistrate can fine up to \$250 per day the violation continues, and for repeat violations, up to \$500 per day. The special magistrate has heard the cases and has entered significant fines as a direct result of the violations. As part of their testimony, when they can, they elicit information on exactly how much the property owner is making on a day-to-day basis. They try to make it unprofitable so the owner will come into compliance. It makes it difficult for property owners to defend themselves when deputies present body camera footage to the special magistrate. They hold hearings once a month, and, if necessary, they can hold additional hearings when the special magistrate is available. Increasing the fines is not at the city level but at Tallahassee.

The City Attorney said the City has five code enforcement staff members: two deputies and three City staff members, namely Connor, Taylor, and Holden. Other cities he represents have only one code enforcement person.

Commissioner Dillon asked whether the process could be expedited, noting that it is lengthy and drawn out. Attorney Trask explained that the process involves providing a courtesy notice, a notice of violation, and a statement of violation requesting a hearing. The statement of violation must be given at least 10 days prior to the hearing. Eliminating the initial courtesy notice, while not legally required, could shorten timelines by seven to ten days. Removing that notice would not pose a legal issue. There is no legal requirement to provide a courtesy notice, and removing it for some violations would not create a legal issue. If they are going to issue notices of violation, as they should, it should be the same across the board.

Commissioner Tagliarini proposed creating a dedicated community safety officer position, with one or more employees whose sole responsibility would be proactive enforcement of non-emergency code violations across the City, including illegal short-term rentals, beach code violations, overgrown yards, and parking issues. Existing deputies and code enforcement staff handle short-term rental enforcement as a secondary responsibility and typically respond reactively to complaints. A dedicated officer with time specifically allocated to monitoring platforms such as Airbnb and Vrbo could gather evidence more

systematically and bring more cases before the magistrate. He planned to return to the Board with a more detailed suggestion. It is not so much changing what they have, but having somebody dedicated to doing that full-time to look at those non-emergency code violations.

Vice Mayor McGeehen expressed strong support for the concept, noting that residents in his district frequently contact him regarding short-term rental activity. He echoed the view that \$250 per day is an insufficient deterrent given rental income levels and supported Commissioner Dillon's idea as a meaningful step toward more effective enforcement.

June 10, 2026, BOC Regular Meeting

1. Mr. Scott and Mr. Stallman comment

Mayor Brooks said their comments had already been addressed by Director Wepfer in her Area 3 update.

2. Captain Dylan Hubbard's comment

Mayor Brooks said the John's Pass business meetings are very informative and have fostered open communication and support. Once a Communications Manager is hired, they can include John's Pass Village advertising in a future workshop.

The City Manager said they have begun interviewing for the Community Communications Manager position, and the process is going very well. He said the search for the HR Director has begun and that they will likely make a selection in about six weeks.

July 8, 2026, BOC Regular Meeting

1. John Scott's comments regarding flooding and road conditions on West Parsley, East Parsley, and Marguerite

Mayor Brooks asked the City Manager whether a follow-up had taken place with Mr. Scott after the previous meeting. The City Manager said he was not certain and committed to verifying with staff.

Mayor Brooks directed the City Manager to contact Mr. Scott, meet with him, and provide a clear explanation of the current situation and timeline, including the reasons for any delays. She acknowledged that the resident deserved more substantive communication than he appeared to have received. She recognized his frustration as understandable given the prolonged conditions.

Community Development Director Marci Forbes explained that the paving delay stemmed from the milling and paving subcontractor's schedule, separate from John's Pass paving contractor. The first direct meeting among the City, the prime contractor, and the paving subcontractor had occurred only recently. The paving start date, previously communicated as July 9th, had been pushed back to approximately August 1st.

Commissioner Ghovae raised the substantive drainage issue, noting that a conversation alone would be insufficient. He suggested that installing turbidity barriers in the waterway near the outfall could allow removal of erosion-control measures at the road inlet, enabling stormwater to drain while protecting the

bay from silt. He recommended that the City either direct the contractor to install the barriers or engage another subcontractor to do so, with any additional costs potentially back-charged to the prime contractor, treating the flooding as an emergency requiring immediate action.

Commissioner Dillon acknowledged the issue but noted the difficulty of directing work that falls under the contractor's responsibility, particularly when the contractor's performance had already been a concern.

Mayor Brooks directed the City Manager to determine the best approach to address the flooding, stating that the matter warranted emergency-level attention, and to keep affected residents proactively informed of any schedule changes.

July 22, 2026, BOC Regular Workshop Meeting

There were no public comments to address by the Board of Commissioners.

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

Please refer to the BOC Meeting Minutes for information regarding Reports/Correspondence.

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP

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

- Contractual Agreement with Tampa Bay Psychology Associates
- Area 9 Design/Engineering Scope Discussion
- CXT Bathroom Purchase Discussion
- Public Works Building Rendering Discussion
- Photography Contract Quotes
- GrantWorks Piggyback Contract with Texas Standard
- Fireworks RFP
- Board of Commissioners Expenditure Report for FY 2025 & FY 2026 (City Clerk)Added:

Added:

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

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

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

Added:

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

- Sanitation
- Key to the City Recipient Discussion
- Sample Forms for Business or Citizen Recognition/Appreciation (tentative)
- Purple Heart Recipient and Progress with the American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Office for the Board of Commissioners at City Hall

March 4, 2026, BOC Regular Meeting (March 18, 2026, BOC Regular Workshop)

- Samples of Recognition and Appreciation Forms and an Explanation Form of why the person was chosen to receive Recognition
- GrantWorks Piggyback Contract with Texas Standard
- John's Pass Village Parking Garage Discussion
- 555 150th Avenue Rezoning to C-4, Marine Commercial
- ITB #26-01 City Hall Elevator
- RFP #26-02 Holiday Decorations throughout the City
- Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach - Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)
- Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025

April 8, 2026, BOC Regular Meeting (April 29, 2026, BOC Regular Workshop)

- Hearing Office Agreements
- Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive recognition
- BOC Policy Handbook
- Explore ways to keep costs down for city services, contracts, design, and construction fees
- Discuss changing the municipal election from March to November
- 26PLN City of Madeira Beach Vulnerability assessment and adaptation plan Grant approval
- RFP #26-02 Holiday Décor
- Approval of Florida Department of Children and Families Grant for Rip Tide Simulator
- RDK ASL Lease Discussion
- John's Pass Village Parking Garage Feasibility Study
- Par-Kan Beach Dumpster Discussion
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – Discussion
- Greg Chassin regarding his property development issue

May 13, 2026, BOC Regular Meeting (May 27, 2026, BOC Regular Workshop)

- Pinellas County ILA for MS4
- Hearing Officer Agreements
- Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive recognition
- Explore ways to keep costs down for city services, contracts, design, and construction fees
- Discuss changing the municipal election from March to November
- Holiday Decor - Proposal with and without solar options
- Landscape - LDRs

- Sidewalks and Driveways - LDRs
- Nonconforming uses and BTRs (tentative) - LDRs
- RFQ for Land Development Regulations and Code of Ordinances
- Limited use parking along Gulf Blvd
- Snack Shack Historical Ordinance - Review Draft
- John's Pass Village Hotel - Vacation of ROW, Rezoning and DA
- TENTATIVE - 135th Ave - Vacation of ROW
- Ordinance 2026-04 (Zoning - Establishing Division 6 - Low Density Vacation Rental)
- RFP 26-05 Marina Seawall Replacement
- Piggyback agreement with Keystone for Area 5, Beach Parking lots, Johns Pass Village, and Bay Point.

June 8, 2026, BOC Regular Meeting (June 24, 2026, BOC Regular Meeting)

- Board of Commissioners Salary Discussion – Civil Service Commission Chair, Jerry Cantrell
- Exhibit A.1 DRC Agreement ILA PC Debris and Collection Agreement
- Nonconforming density and BTRs - LDRs
- Landscaping regulations - LDRs
- RFQ for Land Development Regulations and Code of Ordinances
- Limited use parking along Gulf Blvd
- Holiday Décor – Proposal with and without solar options
- Grantworks Agreement
- Resolution 2026-06: Moratorium on the Collection of Mobility Fees and Kimley-Horn Impact Fee Comparison

Added:

- Proposed Charter Amendment Ordinance changing Municipal Elections from March to November

July 8, 2026, BOC Regular Meeting (July 22, 2026, BOC Regular Workshop)

- Exhibit A.1 DRC Agreement ILA PC Debris and Collection Agreement
- RFQ for Land Development Regulations and Code of Ordinances
- Limited use parking along Gulf Blvd
- FY 2027 Pinellas County Sheriff's Office Contract
- Stormwater Analysis & Survey of what the fees charged from other Pinellas County communities
- FY 2027 Aclarian Financial Consultant & FY 2027 Contracts Extension Renewal Discussion
- Fees & Collections Manual Discussion
- Holiday Decor - Proposal with and without solar options

Added:

- 80th Anniversary of the City of Madeira Beach

August 12, 2026, BOC Regular Meeting (August 26, 2026, BOC Regular Workshop)

- Temporary Parking
- Pinellas County Sheriff's Office

Added:

- Abandoned Swimming Pools

- Purple Heart Month Proclamation
- Key to the City Plaques – Language Setting
- Review Ordinances for Keys, Coins, Awards, etc. currently in place

CITY OF MADEIRA BEACH PUBLIC NOTICE MUNICIPAL GENERAL ELECTION NOVEMBER 3, 2026

TO THE QUALIFIED ELECTORS of the City of Madeira Beach, Florida, in accordance with the Section 3.4 of the City Charter, City of Madeira Beach, Florida and the State of Florida Election Code 100.342, PUBLIC NOTICE is hereby given and published that a Municipal General Election will be held on Tuesday, November 3, 2026, in the City of Madeira Beach, Florida, for three (3) Charter Amendments for the Madeira Beach voters to decide on. **All three Charter Amendments would need to be approved by the voters to implement the transition from March Municipal Elections to November Municipal General Elections.**

The Charter Amendments are as follows:

City of Madeira Beach

No. 1 Charter Amendment

Change Municipal Election Date from March to November

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

Yes

No

City of Madeira Beach

No. 2 Charter Amendment

Change Candidate Qualifying Period from December to June

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

Yes

No

City of Madeira Beach

No. 3 Charter Amendment

Extend Terms of Elected Officials to Implement November Elections

Shall the City Charter be amended to temporarily extend the terms of Commissioner District 3 and Commissioner District 4 until certification of the November 2027 election results; and the terms

of Commissioner District 1, Commissioner District 2, and Mayor-Commissioner until certification of the November 2028 election results in order to implement the transition from March Municipal Elections to November Municipal General Elections?

Yes

No

November 3, 2026 Municipal General Election Ballot – If approved by the voters

- Change the municipal election from March to November to align with the State General Election.
- Change the candidate qualifying period from the first two full weeks of December to the first two full weeks of June.
- Commissioner District 3 and Commissioner District 4 terms, currently scheduled to expire in March 2027, would be extended until the certification of the November 2027 election results and the installation of successors.
- Commissioner District 1, Commissioner District 2, and Mayor-Commissioner terms, currently scheduled to expire in March 2028, would be extended until the certification of the November 2028 election results and the installation of successors.

Polling Locations for the November 3, 2026 Municipal General Election

The polling location for City of Madeira Beach voters to vote in the November 3, 2026 Municipal General Election is as follows:

- Precincts 301 and 415 – Madeira Beach Municipal Building, City Centre Room, 300 Municipal Dr., Madeira Beach, Florida 33708 - 7:00 a.m. to 7:00 p.m.

Canvassing Board

The Pinellas County Canvassing Board is the Canvassing Board for the City of Madeira Beach to canvass the results of this Municipal General Election on Tuesday, November 3, 2026. Location: Pinellas County Election Service Center, 13001 Starkey Road, Largo 33773.

For further information, please contact City Clerk Clara VanBlargan at 727-401-1792; cvanblargan@madeirabeachfl.gov.

CIUDAD DE MADEIRA BEACH

AVISO PÚBLICO

ELECCIÓN GENERAL MUNICIPAL DEL 3 DE NOVIEMBRE DE 2026

A LOS ELECTORES CALIFICADOS de la Ciudad de Madeira Beach, Florida, de conformidad con la Sección 3.4 de la Carta Orgánica de la Ciudad de Madeira Beach, Florida, y la sección 100.342 del Código Electoral del Estado de Florida, por el presente se da y se publica AVISO PÚBLICO de que se llevará a cabo una Elección General Municipal el martes, 3 de noviembre de 2026, en la Ciudad de Madeira Beach, Florida, para que los votantes de Madeira Beach decidan sobre tres (3) Enmiendas a la Carta Orgánica. **Las tres Enmiendas a la Carta Orgánica deberán ser aprobadas por los votantes para implementar la transición de las Elecciones Municipales de marzo a las Elecciones Generales Municipales de noviembre.**

Las Enmiendas a la Carta son las siguientes:

Ciudad de Madeira Beach

N.º 1 Enmienda a los Estatutos

Cambiar la fecha de las elecciones municipales de marzo a noviembre

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

Sí

No

Ciudad de Madeira Beach

N.º 2 Enmienda a los Estatutos

Cambiar el período de calificación de candidatos de diciembre a junio

¿Deberá enmendarse la Carta Municipal de la Ciudad de Madeira Beach para cambiar el período de calificación de candidatos municipales de las dos primeras semanas completas de diciembre, excluyendo los fines de semana, a las dos primeras semanas completas de junio, excluyendo los fines de semana, a fin de ajustarlo con el calendario revisado de la Elección General Municipal de noviembre?

Sí

No

Ciudad de Madeira Beach

N.º 3 Enmienda a los Estatutos

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

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

Sí

No

Boleta de la Elección General Municipal del 3 de noviembre de 2026 - Si es aprobada por los votantes

- Cambiar la elección municipal de marzo a noviembre para alinearla con la Elección General Estatal.
- Cambiar el período de calificación de candidatos de las primeras dos semanas completas de diciembre a las primeras dos semanas completas de junio.
- Los mandatos del Comisionado del Distrito 3 y del Comisionado del Distrito 4, actualmente programados para expirar en marzo de 2027, se extenderían hasta la certificación de los resultados de la elección de noviembre de 2027 y la toma de posesión de sus sucesores.
- Los mandatos del Comisionado del Distrito 1, del Comisionado del Distrito 2 y del Alcalde-Comisionado, actualmente programados para expirar en marzo de 2028, se extenderían hasta la certificación de los resultados de la elección de noviembre de 2028 y la toma de posesión de sus sucesores.

Lugares de Votación para la Elección General Municipal del 3 de noviembre de 2026

El lugar de votación para que los votantes de la Ciudad de Madeira Beach participen en la Elección General Municipal del 3 de noviembre de 2026 es el siguiente:

- Precintos electorales 301 y 415 – Madeira Beach Edificio Municipal, Sala del Centro de la Ciudad, 300 Municipal Dr., Madeira Beach, Florida 33708 - de 7:00 a.m. a 7:00 p.m.

Junta de Escrutinio

La Junta de Escrutinio del Condado de Pinellas es la junta encargada de escrutar los resultados de esta Elección General Municipal de la Ciudad de Madeira Beach el martes, 3 de noviembre de 2026. Ubicación: Pinellas County Election Service Center, 13001 Starkey Road, Largo 33773.

Para más información, comuníquese con la Secretaria Municipal Clara VanBlargan al 727-401-1792; cvanblargan@madeirabeachfl.gov.