



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING MARCH 18, 2026 4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on March 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
Ray Kerr, Vice Mayor/Commissioner District 2
David Tagliarini, Commissioner District 1
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: None.

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

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

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments.

4. REPORTING THE OFFICIAL MARCH 10, 2026 MUNICIPAL ELECTION RESULTS

A. Final Official Certificates of Canvassing for March 10, 2026

City Clerk Clara VanBlargan reported the official results from the March 10, 2026 Municipal Election. She announced that 532 total votes had been cast. For Commissioner District 2, Charles "Chuck" Dillon received 342 votes while incumbent Ray Kerr received 188 votes. For Commissioner District 1, David Tagliarini ran unopposed and was deemed to have voted for himself on election day, securing his position for another two-year term. Mr. Dillon will also serve a two-year term.

The City Clerk thanked all residents who participated in the election, whether by voting in person or by mail ballot.

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

5. INDUCTION INTO OFFICE – TWO YEAR TERM

A. Commissioner District 1 – David Tagliarini

City Clerk Clara VanBlargan administered the Oath of Office to District 1 Commissioner David Tagliarini.

B. Commissioner District 2 – Charles “Chuck” Dillon

City Clerk Clara VanBlargan administered the Oath of Office to District 2 Commissioner Charles “Chuck” Dillon.

The City Clerk invited everyone to a ceremony for Ray Kerr to receive his plaque on May 13th at the BOC Regular Commission Meeting at 6:00 p.m.

6. ROLL CALL

City Clerk Clara VanBlargan called the Roll of the new Board of Commissioners.

ROLL CALL:

Mayor Brooks	“YES”
Commissioner Tagliarini	“YES”
Commissioner Dillon	“YES”
Commissioner McGeehen	“YES”
Commissioner Ghovae	“YES”

The City Clerk said the Board will be appointing a Vice Mayor at the April 8th meeting.

7. BOARD OF COMMISSIONERS

A. Tom and Kitty Stuart Park Town Hall Meeting

The Board of Commissioners discussed holding a Tom and Kitty Stuart Park Town Hall Meeting but decided against it.

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

The consensus of the Board was not to hold a Town Hall Meeting.

8. CITY ATTORNEY

A. 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

City Attorney Tom Trask explained the process for handling requests for fine reductions or settlement offers, noting that such offers are brought to the Commission for discussion at work sessions before any action is taken. The City had received a settlement offer from the current property owner for \$2,149.48 to resolve multiple liens on the property.

Attorney Trask detailed the liens, which dated back to previous owners: a lot mowing lien from 2007 for \$325; a Special Magistrate lien for high grass and vegetation in 2008 for \$866.86; another grass and vegetation violation in 2008 for \$547,500; a high grass and vegetation Special Magistrate Order in 2009 for \$2,149.48; and a final Special Magistrate order for high grass and vegetation in late 2009 for \$68,600. The total liens amounted to \$711,924.50, with the understanding that they were cut off in 2011 when staff found photographs showing the property was in compliance at that time. According to the current owner, the liens were undiscovered during several previous title transfers. When the most recent sale occurred, the City conducted research and provided all lien information and total costs to make the City whole. The property owner was understandably not pleased with this information. City staff reviewed the settlement offer of \$2,149.48 and, given that this was a high grass case, were willing to recommend approval of the settlement offer in exchange for release of the lot mowing liens and Special Magistrate lien.

Attorney Trask reminded the Commission that, after discussion, no action would be taken, but it would return to the next regular meeting for their action on the matter.

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

Commissioner Tagliarini inquired how the liens managed to slip through multiple title transfers and whether there was a process in place to prevent this from happening again. Attorney Trask clarified that it was not a matter of the City overlooking anything. The City responds to every request promptly. The title companies that performed previous title searches failed to find the liens, even though they were properly recorded.

Attorney Trask demonstrated that each order in the packet showed the official records book and page numbers where the liens were filed. The issue was not on the City's end but with title companies failing to identify the liens and request payoffs. There was nothing for the City to fix, as it was clearly a title company problem. The City would not know when properties are sold and

would not have enough staff to check each property daily. However, all liens should be recorded at the county courthouse, and title companies should search by the property owner's name. In this case, searching "Ilario Simonetta" would have uncovered all these liens.

Commissioner McGeehan agreed with the City staff's recommendation that the Board accept the settlement of \$2,149.48 in exchange for releasing the lot mowing lien and Special Magistrate lien.

Commissioner Dillon inquired about insurance for title companies and potential recourse if they fail to identify liens. Attorney Trask clarified that the City does not have a legal claim against title companies. That would be a matter for insurance between the property owner and the title insurance provider. The City would enforce its lien against the property owner, who would then seek indemnification from their title company for missing the lien.

Mayor Brooks clarified that the current owner's title company found the lien, which is why they are requesting a reduction. The liens belonged to previous owners, whose title companies missed them during earlier transactions. Attorney Trask confirmed that liens run with the property like mortgages, making them the current owner's responsibility. If liens are not paid, the City could foreclose and sell the property to satisfy the outstanding liens.

Mayor Brooks emphasized the importance of not setting a precedent for reducing liens without clear justification. She wanted to make clear they were willing to reduce this lien because previous title companies missed it, and the current owner had nothing to do with creating the violations.

Commissioner Ghovae agreed with Mayor Brooks' point about not setting precedents for people who are derelict in their responsibilities.

The consensus of the Board was to accept staff's recommendation to reduce the lien.

9. CITY MANAGER (ACTING)

A. Gulf Beaches Public Library, Inc. – Audited Financial Statements, September 30, 2025

Acting City Manager Belk explained the Item. He said they present fairly and in accordance with accounting principles generally accepted in the United States.

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

B. City Hall Elevator Replacement

Acting City Manager Belk provided an informational update on the City Hall elevator replacement project. The City has issued a Request for Proposals (RFP) for elevator replacement, having spent almost \$100,000 in repairs since Hurricane Helene, with most of those costs incurred during the current year.

He explained that the current elevator is an interior elevator rather than an exterior elevator, and instead of continuing to spend \$75,000-\$100,000 annually on repairs, they decided to replace it

entirely. Unfortunately, they received no bids in response to the RFP. Having met the standard requirements for bidding, they were now seeking quotes from individual elevator companies.

The Acting City Manager noted this was informational only and that the item would be returned to the Commission for approval as required.

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

Commissioner Tagliarini asked whether the request would be for an indoor or an exterior elevator, and the Acting City Manager confirmed that it would be an exterior elevator designed for the elements. When asked about current safety, the Acting City Manager explained that the elevator company had done its due diligence, replaced necessary parts, and that the elevator was fully functioning, though he could not confirm its recent certification status.

Commissioner Ghovae asked whether the elevator problems were weather-related. The Acting City Manager confirmed that Hurricane Helene had caused flooding, but the elevator had been having issues shortly after City Hall was built, approximately 1-2 years after construction. They had been applying "Band-Aids" to fix problems, but saltwater intrusion from Helene severely damaged it.

Commissioner Ghovae suggested building a canopy or protective mechanism to prevent future water damage. The Acting City Manager explained that his research with Megan Powers showed that exterior elevators are designed to withstand water intrusion, wind damage, and other environmental factors.

Mayor Brooks expressed appreciation for the update and looked forward to the item returning for action.

10. COMMUNITY DEVELOPMENT

A. Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial

Long Range Planner Andrew Morris provided a status update on the ordinance. They had written a draft version, which was reviewed by City Attorney Trask and is currently being reviewed by Pinellas County for compliance with countywide rules. Once that review is complete, it will return as a workshop item and then proceed through the required public hearing process for zoning changes.

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

Commissioner Ghovae asked whether C-4 zoning designation would allow all intended uses for the property. Mr. Morris confirmed that it was correct, noting that certain municipal uses might require special exception permits, which would go through the normal Special Magistrate process. However, all commercial uses requested by people, particularly marina- and restaurant-related activities, would be permitted uses under C-4 zoning.

Regarding height restrictions, Mr. Morris explained that with the original Planned Development (PD), they had requested additional height beyond what was typical. Since the property is in the Town Center Special Area Plan, the normal height is three stories above base flood elevation, but the PD had requested and received approval for an additional height. He did not have the exact approved height numbers readily available.

Commissioner Ghovae asked whether Euclidean zoning of C-4 would create fewer complications than continuing to modify the PD if they chose to retain it. Mr. Morris confirmed that, under their PD code section, if the PD falls through and the developer does not proceed with building in accordance with the PD requirements and the development agreement, they are supposed to rezone back to the prior zoning category.

Mayor Brooks asked about density differences between the PD and C-4 zoning. Mr. Morris explained that, by right, the temporary lodging density should be 60 units per acre, and the residential density should be 15 units per acre. Still, he would need to verify which PDs the by-right densities applied to. The main benefit of the PD would have been the height allowance.

Mayor Brooks confirmed that this was a formality required by their code to return the property to its previous zoning since the PD currently on it would not be built or used by the City.

Commissioner Ghovae noted that density and intensity are driven by land use rather than zoning.

B. Parking Garage Feasibility Study Quotes

The Acting City Manager explained that at the Board's direction, they had reached out to Kimley-Horn and ADEAS Q for quotes on parking garage feasibility studies, with both companies providing their service quotes.

Community Development Director Marci Forbes explained that they had initially begun conversations with Kimley-Horn when they were not sure if there would be two or three sites for study. After receiving more directions and meeting with ADEAS Q, they received a proposal to study two sites. To make comparable comparisons, she extracted from Kimley-Horn's proposal the cost of studying two sites.

ADEAS Q's cost was approximately \$51,000, while Kimley-Horn's was approximately \$47,000 for the same tasks. Given ongoing work considerations, staff wanted to consider the ADEAS Q proposal despite the slight cost difference, simply to give another engineering firm an opportunity to work on City projects and diversify its continuing service relationships.

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

Commissioner Ghovae raised several concerns about the feasibility study approach. He suggested that, instead of spending \$50,000 on a study, they could offer developers building projects in Madeira Beach incentives to include additional parking spaces at the developers' cost, with the City providing various incentives in exchange. He questioned what they would receive for

\$50,000, asking whether they were just studying how many spaces could fit on the properties or conducting broader research. Forbes Director said they would ask the two firms to evaluate the two sites from a logistical standpoint, identify any difficulties they foresee in constructing them, determine how many spaces they could fit there, and assess the current parking problem. Commissioner Ghovae opposed spending \$50,000 on the study, arguing that if they wanted to build a parking garage, they could simply contact garage manufacturers that routinely design facilities, obtain permits, and maximize parking spaces.

The Acting City Manager reminded the Commission that this approach was at their specific direction to reach out to these firms, and that staff had spent many hours working with both companies on the proposals.

Commissioner Dillon asked for clarification about whether they would receive recommendations for each site and feasibility assessments for both locations. Director Forbes explained they would receive pros and cons for each site, with the City determining which option to pursue based on the analysis provided.

A representative from Kimley-Horn, who was present at the meeting, added that they wanted to provide options to the City. Whether both sites proved feasible or only one emerged as viable, they would analyze what parking would be available, how much parking could be provided, and whether it would solve the City's parking problems. The answer could be that building a parking garage would not be cost-effective given the number of spaces achievable, due to height restrictions and building envelope constraints. She explained they would examine whether getting certain number of parking spaces would be more beneficial than spending millions of dollars, or whether Commissioner Ghovae's suggestion of incentivizing private developers to provide public parking spaces might be more effective.

Commissioner Ghovae noted that each parking space typically costs \$30,000 to construct in parking garages.

Mayor Brooks asked whether the feasibility study would include examining utility relocation costs and access safety for the lots. The Kimley-Horn representative confirmed they would consider available utility information and would definitely examine access and connectivity to streets, including whether traffic signals would be needed. While surveying and in-depth underground utility research would not be included at this stage, they would be next steps for actual garage construction.

Director Forbes added that they would hold a kickoff meeting with the selected firm, allowing the City to define priorities and focus areas for the study. If utility impacts were a primary concern, they could ensure the consultants provided as much information as possible within the study scope.

The Kimley-Horn representative explained they would examine existing zoning codes, allowable uses, setbacks, height limitations, and intensity requirements to determine what could be built within the allowable envelope, how many spaces that would yield, and construction costs.

Mayor Brooks expressed concern about getting sufficient information to determine feasibility, particularly regarding utility relocation costs. She referenced previous City experience with a high-and-dry boat storage study at the marina, where they did not conduct adequate due diligence upfront, only to discover that land restrictions prevented construction and that costs were far beyond the City's capabilities.

She noted they had a basic understanding of per-spot costs and money set aside specifically for a parking garage, knowing it was something they favored and wanted to do. However, understanding the feasibility and costs of utility relocation would be crucial.

Commissioner Dillon viewed the cost differently, noting they were evaluating two properties, which made the cost \$25,000 per property rather than \$50,000 total, which seemed more reasonable for evaluating two completely different sites.

Mayor Brooks pointed out that the study would be funded by the parking fund rather than tax dollars, meaning citizens of Madeira Beach would not pay for it. Tourists who pay to park would fund the study through parking revenues.

Commissioner Ghovae asked about their budget for actually building a parking garage, questioning whether they had \$10 million available for construction. Mayor Brooks confirmed they had not reached that point in planning, but the Commission had been saving money specifically earmarked for parking garage construction. Previous commissions had started this fund by raising parking fees by 50 cents, dedicating that increase to parking garage construction with the expectation that the garage would return on investment to pay for itself through a loan structure.

Commissioner Ghovae questioned why they needed a feasibility study rather than simply engaging a company like Kimley-Horn for design work, noting that design companies routinely conduct due diligence, including locating underground utilities and easements as part of their design process. He suggested providing a budget of \$10 million for 100 parking spaces and asking for feasibility and cost estimates for permitting.

Mayor Brooks explained that when they previously discussed building a parking garage on the Gulf Boulevard property, they were considering 300-600 parking spaces, a substantial number. The question was which lot would be best for a parking garage, with one lot near the bridge and the other being the city-owned lot across from Johns Pass.

Commissioner Ghovae noted that typical parking garages require specific dimensions; approximately 66 feet by 120 feet in width, plus buffers on both sides and runway space. Properties less than 140 by 300 feet cannot accommodate parking garages.

Commissioner McGeehan supported the feasibility study, noting that the parking fund would pay rather than taxpayers. With ADEAS Q charging \$51,468 and Kimley-Horn charging \$47,500 for comparable services, he leaned toward Kimley-Horn since they had already proven their ability to help the City.

Commissioner Tagliarini hoped the discussion would not create further delays, but if the spot Commissioner Ghovae mentioned truly was not large enough for a parking garage, they should determine that definitively, since they had been exploring it for several years. He expressed concerns that John's Pass location could block views for condominium owners who had purchased with views in mind. He suggested considering the triangle where the Veterans of Foreign Wars is located as the only property they do not own in that area, potentially allowing a contractor to bid on mixed-use development with retail and parking. They need to research all options, and if one location is not suitable due to size constraints, they should know that from the start.

Commissioner Tagliarini noted that Kimley-Horn's presentation showed 33 parking garage projects in their portfolio, demonstrating significant experience.

Mayor Brooks liked the staff recommendation to try ADEAS Q, noting they were doing substantial work with Kimley-Horn, and the other company appeared more transportation-oriented. She asked Director Forbes to clarify utility assessment details and whether that could be included in the quoted price or would require additional costs. She presumed they would want to add the triangle property Commissioner Tagliarini mentioned for evaluation, though she personally opposed building on that triangle, but was willing to consider information that might change her mind. Commissioner Tagliarini recalled previous work on that location involving individual tours and setback discussions, with plans for 4-story construction above parking that would maintain current visual impact from a distance while providing retail and parking directly on John's Pass property.

Commissioner Tagliarini clarified that he was suggesting allowing a developer to provide plans for the triangle location, which differed from previous public-private partnership discussions.

Director Forbes indicated she had gathered sufficient information to work with both firms and potentially structure the study so that if initial questions ruled out a property, they could focus efforts on remaining options. She planned to get the proposal refined properly and return it to either the next regular meeting or a workshop session.

11. FIRE

A. Approval to Purchase Self-Contained Breathing Apparatus from Municipal Emergency Services (MES) – Piggyback on Lake County Contract 22-730G

The Acting City Manager explained that this was obviously Fire Department-related, involving the replacement of the current self-contained breathing apparatus, purchased new in 2013, which had reached the end of its life. They were consistently sending multiple air packs out for repairs simultaneously. He had personally applied for the Assistance to Firefighters Grant (AFG) at least three times for this equipment but had not been selected any of those times. They had done budget rollovers for the past two years, trying to secure grant funding, but were unsuccessful. Since this was included in the Capital Budget, they were presenting it for discussion and potential approval at the next meeting.

Mayor Brooks opened to public comment.

Kristy Digiovanni, 601 South Bay Shore, said that she believed firefighters deserved the very best equipment money could buy. She asked about plans to set aside money annually for equipment with known shelf lives, suggesting they should plan ahead, as condominium associations do with reserve funds, rather than face large, unexpected expenses.

Commissioner Tagliarini noted this money had been budgeted year to year, and Chief Belk had done everything possible to obtain grants. Since the Chief had exercised due diligence in seeking grants, they should use the money already set aside for this purpose. He emphasized that after visiting fire operations, they should give firefighters what they need.

Mayor Brooks asked Chief Belk how many water-related calls they had since January 1st. The Chief reported that over the past two years, they had responded to 194 water rescues - the most on any barrier island and representing 25% of all water rescues in Pinellas County.

Mayor Brooks emphasized that, based on thank-you letters from people whose lives were saved by their fire department on the water, she wanted them to have the best possible equipment, regardless of whether they ever needed to use it.

Chief Belk provided details about the \$306,000 purchase, explaining they would receive new air packs, bottles, and masks. They were moving away from voice amplifiers that frequently failed to the state-of-the-art Bluetooth technology. A neighboring fire department using the same system had experienced far fewer issues than with their current equipment. The system also allows Saint Pete Beach to monitor everyone's air consumption rates and locations within buildings through their command vehicle, using this particular air-pack technology.

Chief Belk mentioned that the firefighters who recently saved two jet ski riders had been invited to attend an awards banquet with the governor in Tallahassee later in the year.

12. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no questions or comments to respond to.

13. JOHN'S PASS DREDGING UPDATE

This item was added at the meeting.

Public Works Director Megan Wepfer provided a John's Pass dredging update, noting significant misinformation on social media and news media that was not completely accurate. She reported they were within their scheduled timeframe and had removed over 3,000 cubic yards of sand to date.

Surveys were conducted every two weeks by water, with aerial photographs also taken biweekly for monitoring purposes. She acknowledged that sand migrates significantly in John's Pass, typically from north to south, accumulating in the pass based on previous surveys.

Currently, there is more sand in the dredge area than two weeks ago, but this could change with the next survey, depending on weather conditions. A single storm could either blow sand in or out of the area. They were conducting between 9 and 16 truckloads per day, with the same driver creating neat piles at the 555 150th Ave. property.

Director Wepfer emphasized that this was a 90-day contract and that they were within that timeframe, contrary to inaccurate information circulating publicly.

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

Commissioner Tagliarini asked about the possibility of extending beyond 90 days. Director Wepfer explained that extending timeframe beyond 90 days would not cost additional money, but removing additional cubic yards beyond the approved 12,900 would require more funding. If additional cubic yards were needed, they would bring that decision before the Commission. She clarified that, so far, the project had been funded by grant funds, not public money. If additional cubic yards were required, the City would need to pay, and since it was on private property, that decision would be for the Commission to make.

Commissioner Dillon asked about calculations for space at the 555 150th Ave. property for sand disposal. Director Wepfer confirmed they had conducted calculations and that there was adequate space, with the piles looking substantial and well-organized.

Commissioner Ghovae asked whether they were battling Mother Nature in a fight they could not win. Director Wepfer confirmed they were indeed battling Mother Nature, which they could not defeat.

Commissioner Ghovae noted the potential for endless change orders as Mother Nature continued providing more sand, but Director Wepfer emphasized they were not currently requesting additional money, just providing an update that sand accumulation and removal meant there might be more cubic yards needed within the dredge area limits by project completion. She confirmed there were no current change orders.

14. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:23 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk