BOARD OF COMMISSIONERS
2026 MEETINGS REPORT
(JANUARY – OCTOBER)



Prepared By:
City Clerk
October 29, 2026

BOARD OF COMMISSIONERS – 01/01/2025 – 03/11/2025	TERM OF OFFICE
Anne-Marie Brooks, Mayor (Vice Mayor to Mayor 6/14/2024)	3-Year Term (03/2023 – 03/2025)
Ray Kerr, Commissioner District 2	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Vice Mayor/Commissioner District 1 (VM 7/10)	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2025)
Housh Ghovaee, Commissioner District 4 (appointed 7/10/2024)	2-Year Term (07/2024 – 03/2025)

BOARD OF COMMISSIONERS – 03/12/2025 – 12/31/2025	TERM OF OFFICE
Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Ray Kerr, Vice Mayor/Commissioner District 2 (VM 3/12/2025)	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2027)
Housh Ghovaee, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

BOARD OF COMMISSIONERS – 03/18/2026 – 12/31/2026	TERM OF OFFICE
Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Eddie McGeehen, Vice Mayor/Comm District 3 (VM 4/8/2026)	2-Year Term (03/2023 – 03/2027)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2028)
Charles "Chuck" Dillon, Commissioner District 2	2-Year Term (03/2026 – 03/2028)
Housh Ghovaee, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

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

Mayor	$10,000
District Commissioner	$7,500

BOARD OF COMMISSIONERS MEMBERSHIP - OTHER GOVERNMENTAL BOARDS

- **Mayor Anne-Marie Brooks**
  - Barrier Islands Governmental Council (BIG C) – The BIG C, incorporated in 1990, is a governmental council including eleven municipalities residing on the west coast of Florida, from St. Pete Beach to Clearwater: Belleair Beach, Belleair Shore, Clearwater, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, Treasure Island.
  - Emergency Medical Services Advisory Council (EMS) - The EMS Advisory Council is responsible for evaluating Pinellas County's Emergency Medical Services system and making recommendations necessary to the EMS Authority on needs, problems, and opportunities relating to Emergency Medical Services.
  - Forward Pinellas – Mayor Brooks serves as Big C representative on the Forward Pinellas Board. Forward Pinellas is a land use and transportation planning agency that guides integrated transportation and land use solutions, sustaining economic value by connecting the communities of Pinellas County and the Tampa Bay region. The agency is charged with addressing countywide land use and transportation concerns, as both the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization. Forward Pinellas not only provides a forum for countywide decision-making on transportation and land-use issues, but also offers technical support, regional coordination, and policy advice and guidance to Pinellas County's 24 cities and unincorporated areas.
  - Mayors' Council of Pinellas County (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
- October 22, 2026, Dockside Dave's, 14701 Gulf Blvd., Madeira Beach, FL 33708
- DeLosa's Pizzeria, 12800 Village Blvd., Madeira Beach, FL 33708
- December 17, 2026, Cambria, 15015 Madeira Way, 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 Ghovaee 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*
- October 14, 2026, BOC Regular Meeting – *Commissioner Dillon absent*
- October 28, 2026, BOC Regular Workshop – *All Present*
- October 28, 2026, BOC Special Meeting – *All Present*

MEETING AGENDA ITEMS

RECOGNITION AND APPRECIATION

October 14, 2026, BOC Regular Meeting

- Key to the City Plaques to Audrey Cevaer and Kandi Maiden, Founders of The Trash Pirates

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

October 28, 2026, BOC Regular Workshop

- World Acts of Kindness Day; November 13, 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

October 14, 2026, BOC Regular Meeting
- Civil Service Commission Annual Report – Jerry Cantrell, Chair

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

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

- 09-09-2026, BOC Regular Meeting Minutes
- 09-09-2026, BOC Special Meeting Minutes
- 09-18-2026, BOC Special Meeting Minutes
- 09-23-2026, 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 2026-10

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.

- June 24, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

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.

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

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.

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

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.

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

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.

- 2026 Budget Workshops
- September 9, 2026, BOC Special Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- September 18, 2026, BOC Special Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

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.

- 2026 Budget Workshops
- September 9, 2026, BOC Special Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- September 18, 2026, BOC Special 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

- October 14, 2026, BOC Regular Meeting – 1st Reading & Public Hearing - *Approved 4-0*
- November 18, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing

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 – *Approved 4-0*

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 (Following approval, the City Manager said he 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*

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

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.

- September 23, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-08, Affordable Housing Property Tax Exemption

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.

- September 23, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-09, Establishing a Volunteer Program

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.

- September 23, 2026, BOC Regular Workshop
- October 14, 2026, BOC Regular Meeting – *Approved 4-0*

Resolution 2026-10, Creating Health Insurance Opt-Out Compensation Program

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, CREATING A HEALTH INSURANCE PROGRAM OPT OUT COMPENSATION PROGRAM; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

- October 28, 2026, BOC Regular Workshop

Resolution 2026-11, FY 2026 Budget Amendment

- October 28, 2026, BOC Regular Workshop

Resolution 2026-12, Designation of City of Kindness and Committing to a Culture of Compassion
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING THE CITY OF MADEIRA BEACH AS A "CITY OF KINDNESS" AND COMMITTING TO FOSTERING A CULTURE OF COMPASSION, EMPATHY, AND COMMUNITY ENGAGEMENT; PROVIDING FOR IMPLEMENTATION PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 28, 2026, BOC Regular Workshop
- November 18, 2026, BOC Regular Meeting

Resolution 2026-13, Purple Heart Designation
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AND PROCLAIMING THE CITY OF MADEIRA BEACH AS A PURPLE HEART CITY; RECOGNIZING AUGUST 7 OF EACH YEAR AS PURPLE HEART DAY IN THE CITY OF MADEIRA BEACH; PROVIDING FOR IMPLEMENTATION PROCEDURE; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 28, 2026, BOC Regular Workshop
- November 18, 2026, BOC Regular Meeting

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- Placer.AI Software Agreement – Year 1 $12,000; Year 2 $13,500; Year 3 $15,000
  - October 22, 2025, 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 Ghovaee 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

- Gulf Beaches Public Library Service Contract - $97,765.98
  - July 22, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting - *Approved 4-0*

- Landscape Contract Renewal - $2,980 monthly
  - September 23, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting – *Approved 4-0, with monthly fee increase*

- Agreement for State Governmental Relations Services with Myers Consulting Group, LLC. – 48,000
  - September 23, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting – *Approved 4-0*

- RFP #26-12 Holiday Décor - $43,642 Holiday Outdoor Décor; $6,870.75 USA Voltage Pole Repair
  - July 22, 2026, BOC Regular Workshop
  - October 14, 2026, BOC Regular Meeting - *Approved 4-0*

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*
  - October 28, 2026, BOC Special Meeting – *Approval 4-1 to purchase property for $3.5 million*

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*

- Re-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.

October 14, 2026, BOC Regular Meeting – *Appointments made by Ballot Voting*

- Re-appointed James Michael Paul to serve on the Civil Service Commission for a new three-year term expiring on October 30, 2029.
- Appointed Christopher "Chip" Tedeschi to serve as a new member on the Civil Service Commission for a three-year term expiring on October 30, 2029.
- Re-appointed Mayor Anne-Marie Brooks to serve as the representative to the City of Madeira Beach and Forward Pinellas for a new two-year term.

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 Ghovaee)
- 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

October 28, 2026, BOC Workshop

- City of Kindness Designation ("Draft" Resolution 2026-12)
- Random Acts of Kindness Proclamation (Annually)
- Purple Heart City Designation ("Draft" Resolution 2026-13)
- Purple Heart Day Proclamation; August 7th (Annually)
- Memorial Day Celebration
- Sister City
- Committee for the City's 80th Anniversary
- John Levique Pirate Days
- R.O.C. Park Discussion
- Health Insurance Opt-Out Compensation Program (Resolution 2026-10)
- John's Pass Village Directional Signage
- 2025 National Flood Insurance Program's (NFIP) Community Rating System (CRS) Annual Report
- Presentation of FY 2026 Financial Results (Resolution 2026-11, FY 2026 Budget Amendment #2)

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*
  - October 28, 2026, BOC Special Meeting – *Approved 4-1 to purchase property $3.5 Million, Commissioner Ghovaee against*

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.

<u>April 29, 2026, BOC Regular Workshop Meeting</u>

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.

<u>June 10, 2026, BOC Regular Meeting</u>

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.

<u>July 8, 2026, BOC Regular Meeting</u>

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 Ghovaee 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.

<u>August 20, 2026, BOC Regular Workshop Meeting</u>

1. Mayor Brooks addressed the public comment made earlier in the meeting regarding the seawall height ordinance, confirming that the commission would take up the matter at a future meeting. She noted that City staff had already begun internal meetings on the subject and that progress was underway.

2. Mayor Brooks also directly addressed the comment regarding residents feeling afraid to speak before the Commission or to City staff. She stated emphatically, for the public record, that no resident should ever feel afraid to approach a Commissioner or the City Manager. She acknowledged that such concerns may stem from experiences under prior leadership or past Commissions but stated clearly that this is not the character of the current Commission or its staff. She invited any resident who believes they have been subject to retribution for speaking up to bring that concern directly to her so that it can be investigated and addressed. She expressed that open dialogue with the community is essential to good governance and encouraged all residents to participate freely and without fear.

<u>October 14, 2026, BOC Regular Meeting</u>

Mayor Brooks said the only comment received praised the Trash Pirates and members of the community who come out on the first Saturday of each month at John's Pass Bell Tower and at Saltwater Hippy, where they gather at this end of the City. She encouraged everyone to participate.

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

September 9, 2026, BOC Regular Meeting (September 23, 2026, BOC Regular Workshop)

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

Added:

- Purple Heart Designation
- City Anniversary Committee
- Staff Recognition & Ordinance Implementing the Recognition
- Kindness City Designation
- Random Acts of Kindness
- Memorial Day Celebration

- Ambassador Program
- John Levique Pirate Days
- Lobbyist Contract Renewal
- Landscape Contract Renewal
- Sister City
- Encourage Restaurants to place a Madeira Beach Sandwich on the Menu

October 14, 2026, BOC Regular Meeting (October 28, 2026, BOC Regular Workshop)

- John Levique Pirate Days
- RFI 2023-06 Amendment Discussion

Added:

- John's Pass Village Directional Signs
- Parking on Residential Streets
- Mayor Brooks requested that the City Manager provide a brief follow-up on topics raised at prior meetings, which included:
    - Purple Heart City
    - Kindness initiatives
    - Committee for the City's 80th anniversary