



## MINUTES

### BOARD OF COMMISSIONERS SPECIAL MEETING NOVEMBER 25, 2025 2:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 2:00 p.m. on November 25, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

**MEMBERS ABSENT:** Eddie McGeehen, Commissioner District 3

**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 2:00 p.m.

#### 2. ROLL CALL

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

#### 3. PUBLIC COMMENT

There were no public comments.

#### 4. PROJECT ITEMS

##### A. Archibald Snack Shack Scope Approval

Community Development Director Marci Forbes said they contacted the contractors who bid on the repair of the Snack Shack and asked them to provide two additional bid options: one to remove the subflooring and give a cost to remove the sand from beneath to provide the access they needed. The quotes are included in the packet, and the staff needs direction on whether to proceed with the subfloor or sand removal. She explained that removing the sand would provide better access for inspecting connections between the building and piles, as well as plumbing and electrical

components that run beneath the structure. The sand removal option would not count against the FEMA 50% rule, which was a significant concern.

Director Forbes said she contacted Kimley-Horn to start the process for the historic designation and shared historical documents found by staff, including a 2007 ordinance passed by referendum to prevent demolition of the Snack Shack. While she was still assessing whether this ordinance is currently applicable, she noted that it showed the community's historic desire to preserve the building.

Mayor Brooks opened to public comment.

Capt. Dillon Hubbard from Hubbard's Marina emphasized the importance of protecting the Snack Shack because of its unique character and location, noting that it would be impossible to rebuild if lost. It offers exceptional value to guests and visitors and is a special part of Madeira Beach and its future development in that area.

Vice Mayor Kerr asked about the referendum. City Attorney Trask reviewed the 2007 ordinance and said it seemed to address only the issue at that time and did not prevent the city from rehabilitating or removing the structure if it was unsafe.

Commissioners engaged in a thorough discussion about the best approach. Commissioner Ghovae expressed concern about the FEMA 50% rule, noting that obtaining historic designation would be critical to bypass this limitation. Director Forbes confirmed that, based on quotes received, renovation costs would likely exceed the 50% threshold without historic designation.

The Commission discussed the pros and cons of both options, with Director Forbes explaining that sand removal would allow for better visual inspection of the pilings, straps, and utilities without damaging the subflooring. Mayor Brooks emphasized that removing the sand would provide factual information about the building's condition rather than relying on assumptions.

The Commission discussed timing for the historic designation process, with staff working with Kimberly Horn on documentation. It was noted that once the sand was removed, the city would likely need to rebid the renovation project with a more accurate scope of work, with a potential timeline for that process reaching into March.

Commissioner Ghovae asked whether the money they are spending now would be wasted if the historic designation is not approved and reconstruction costs exceed 50%.

Mayor Brooks said she would not think it would be wasteful. If they do not take the steps to understand the damage truly, then they are not doing their job. They either spend the money today or spend it tomorrow. They have to do the work to find out what is underneath the floor. Every day they do not remove the sand and return the building to a climate-controlled environment, it deteriorates. She is for getting the sand out and seeing what is there. It would allow them to make better decisions. If they take out the sand, they would not have to remove the floor. Removing the sand gives them a crawl space, and everything underneath will be visible once the sand is gone.

Commissioner Tagliarini said they have to spend the money either way.

Director Wepfer said they had a termite inspection, but do not yet have a report, so they do not know the severity.

Commissioner Tagliarini motioned to move forward with sand removal based on the price (\$30,700.00) from Mali Contracting Corp. Vice Mayor Kerr seconded the motion.

**ROLL CALL:**

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

The motion carried 4-0.

**B. ITB #25-14 John's Pass Dredging**

Public Works Director Wepfer presented the bids received for the Johns Pass dredging project, noting that three bids were received, with one deemed non-responsive. She explained that there are two bid options: the base bid for disposing of sand at the Pinellas County dump (Class 1) and an alternate bid to use the sand for grading the property recently acquired by the City. The alternate bid is significantly lower in cost. They are working on modifying permits with the Army Corps of Engineers and FDEP to include that as a location, but they do not have approval yet. The Army Corps requested a development plan and site plans for the property, which they provided yesterday. They received a verbal okay for the FDEP permit but not yet a written modification.

Mayor Brooks opened to public comment.

Dylan Hubbard from Hubbard's Marina expressed support for moving forward quickly with the dredging project, noting that sand was accumulating at an exponential rate due to beach nourishment projects from North Madeira Beach to Sand Key.

Director Wepfer confirmed that the project will stay within budget by choosing the alternate bid option. The original state appropriation of \$1,556,000 was awarded, and after awarding the alternate bid to Bayside Dredging and paying for CEI services, they will still remain within budget.

Mayor Brooks thanked the staff for their good work. It has taken a long time, but it is not the staff's fault, so she is glad to see it nearing completion.

Vice Mayor Kerr motioned to approve the quote from Bayside Dredging LLC, alternate bid total of \$1,294,550. Commissioner Ghovae seconded the motion.

**ROLL CALL:**

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

The motion carried 4-0.

Director Wepfer said the dredging cannot start until Pinellas County finishes its current project, which is expected to be completed by the end of December, allowing the City's project to commence in January. The only remaining item they are waiting for is Pinellas County's permit, with a site visit scheduled for December 11. They are fully aware of the City's project, so there is no reason they should not receive that permit and the necessary modifications. They may need to seek assistance if they do not get a response. The permits from the Army Corps and FDEP have already been obtained.

Mayor Brooks said if they have an issue, they can have that conversation. Director Wepfer said they should know by next week.

Commissioner Ghovae asked why the sand was not suitable for the beach but is suitable for the new property. Director Wepfer said it was not suitable for the beach because of too many shells.

Vice Mayor Kerr also asked to include a discussion of the jetty extension at a future workshop. Mayor Brooks said they could add that. They need to gather some information to do it properly. She might know the right person to talk to.

## **5. ADJOURNMENT**

Mayor Brooks adjourned the meeting at 2:42 p.m.

ATTEST:

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Anne-Marie Brooks, Mayor

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Clara VanBlargan, MMC, MSM, City Clerk