



## MINUTES

### BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING

December 11, 2024

2:00 p.m.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 2:00 p.m. on December 11, 2024, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

**MEMBERS ABSENT:**

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

#### 1. CALL TO ORDER

Mayor Brooks called the meeting to order at 2:00 p.m.

#### 2. ROLL CALL

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

Mayor Brooks said she believed that many of the people present in the audience were there to talk about the jetty, which is in the finance item, 7 A. She asked that the item be moved to the top, above the City Attorney item, so it would be discussed first. The Board consented.

#### 3. PUBLIC COMMENT

There were no public comments.

#### 7. A. Financial Analysis & Preliminary Damage Assessment – Post-Hurricane

Financial Consultant Andrew Laflin presented the item.

- **Revenue & Expense Analysis – Hurricane Impacts II.**

Mr. Laflin said the revenues and expense analysis provided the costs incurred to date, hurricane-related, and the impacts of the hurricanes on revenues to the City. The previous presentation on revenue loss estimates has been revised to the one now. They looked at a year-over-year comparison of October revenues in FY 2023, 2024, and 2025 and made some adjustments. There were some revenue losses. It depicted reserve estimates of FYE 9/30/2025 based on where they were for audited financial statements at the end of FY 2023 and what they incurred unaudited through the completion of FY 2024. If they play out the FY 2025 budget as is, what their revenues and expenses are, they will know the estimated ending reserves of 2025. It will determine what capital projects they want to prioritize based on what they have available at the fund level from a reserve standpoint. The finance department is doing well in terms of keeping up to date with all the transactions that occurred in FY 2025. He did his best by compiling everything from various sources, mainly from the department directors and where they stand on insurance recovery, and limited information on that in FY 2025 through October, which are good numbers.

Mr. Laflin provided an overview of the information he prepared in the presentation, which consisted of the following:

- October Revenue Comparison – Detailed List FY 2023, 2024, 2025
  - Reserves Analysis – Funds with Revenues Impacted by Hurricanes
  - General Fund – FY 2025 Projected Revenue Loss
  - Other Governmental Funds – FY 2025 Projected Revenue Loss
  - Enterprise Funds – FY 2025 Projected Revenue Loss
  - Comparison of Hurricane-Related Expenses Paid to Date
  - Helene Expenses Incurred – Top 10 Vendors
  - Milton Expenses Incurred – Top 5 Vendors
  - Damage Assessment – Land & Infrastructure
  - Damage Assessment – Facilities
  - Damage Assessment – Vehicles
  - Ad Valorem Tax Revenue
- **Damage Assessment – Current Status**

Mr. Laflin said the Damage Assessment – Current Status only provided an overall damage assessment, which is very preliminary. It raises many unanswered questions regarding true financial information about infrastructure, property, or equipment costs.

Mr. Laflin provided an overview of the current status of the damage assessment.

Commissioner Kerr asked if any hurricane-related expenses were eligible for FEMA grant reimbursement, especially for the ones they do not have a commitment for. Mr. Laflin said they are going through that process now. They had initial scoping meetings with the FEMA project manager to lay out all the damage they sustained. Then, 60 days after the scoping meeting, they must do the inventory assessment they provide on everything. Things are classified into different projects under different categories. He said debris removal was not included in the presentation, but it has been happening. They have not yet been invoiced and paid for it. They submitted for an

expedited project. FEMA has already appropriated over \$6 million to the State of Florida FDEM (Florida Department of Emergency Management) for reimbursement to the City for debris removal costs, Category A. He is working through the details administratively on that, but the good news is that their line share of expenses will be well over in the millions of dollars for debris removal. Given the expedited project he applied for through FEMA and FDEM, they anticipate swift reimbursement.

- **The Johns Pass Jetty Sidewalk**

Mayor Brooks added the item to the presentation. She had gone down several times, walked the jetty, and looked at the jackhammering of the sidewalk, and she had made it clear at the November meeting how she felt about it. Luckily, she was not hurt walking on it, and a deputy told her to go away. There was no sidewalk there when the jetty was built in the 60s. They were boulders, and people fished on them. There is another name, but she calls them boulders, and when saying jetty, she refers to the sidewalk. Because it is now unsafe there, the Sherriff's Department was instructed to ask people to leave the area or be trespassed and could be arrested. Over to the left are the boulders, and you can walk right off the seawall cap and fish. She does not know the cost incurred for the jackhammering, but she would like to see all the concrete removed if the Commission agrees because she could not see looking at six to nine months to rebuild it. They have not even had a meeting with the county or the State. She would foresee that to take quite some time. A seemingly good compromise would be to remove what has been jackhammered and get it back to ground zero when built so people can fish there safely without climbing a fence and getting into trouble. If the Commission thinks that is a good idea, they ask for the cost to be brought back to them for approval. It is her decision and that of all the Commissioners to vote on.

Commissioner Ghovae asked what prompted the sidewalk to be removed. He understands there was a lawsuit, but it might not be entirely unsafe. The City Manager said the reason for the removal was that it was unsafe and due to the lawsuit. There was uncertainty about who owned what, but the mediation settlement for the lawsuit determined that the City owned the sidewalk, and the county owned the rocks underneath it. It will all be redone.

Commissioner Ghovae asked if they had to consult with the State to do the removal. The City Manager said it was damaged, so they removed it.

Vice Mayor Tagliarini said that the rocks struck him first during his visit when he saw the jetty. It looked like blind pass. It is a rock jetty, like Pass-a-Grille and Sand Key. He asked if they could place an "enter at your own risk" sign to relieve the liability from them.

The City Attorney said a sign would not relieve the City from liability. If the City has created any dangerous portions of it, the City will be responsible for it. He has not seen it, but the smartest thing to do is remove all the rebar and concrete from the sidewalk and return it to its natural condition. Once done, place "assumption of risk" signs out there. He did not feel comfortable with the broken-up sidewalk and rebar. It would be a negligence lawsuit on the City's part for leaving that dangerous situation.

Mayor Brooks asked who would remove it. The City Manager said they could remove it. The Mayor said there would be no associated costs if the City removed it. It must be put back to make it safe so the public can access it safely. She asked if they could discuss it now and then vote on it at the next meeting so they can move forward and not have to wait until January because the cost associated is internal and not by a contractor.

The City Attorney said they can only vote at the next meeting, which is the regular meeting, and not at the workshop since there is no external cost and give directions to the City Manager. He will follow up on it.

Mayor Brooks asked if the Board agreed to do that or if they had concerns.

Commissioner Kerr said he would follow Mr. Trask's advice. The Board agreed. The Mayor said they would vote on having it removed at the next meeting.

- Damage Assessment – Land & Infrastructure, continued.

The City Manager continued the discussions on the land and infrastructure damage assessment. As they continue, they are still finding more damage. They are working to complete it as they proceed.

- Damage Assessment – Facilities

The City Manager explained the damage assessment to the facilities. The main damage was downstairs and at the recreation center. Downstairs, they had a little flooding from Helene and Milton. They are preparing to issue an RFP, but the discussion is the Board's direction. He and the staff discussed possibly relocating the City's building and community development departments from downstairs to the second floor. He has not discussed it among staff but wanted to bring it to the Commission for their thoughts on whether they should be placed back downstairs, leave everything as it is, and repair the downstairs of City Hall. The thought was to swap the City Centre and the fitness room to be downstairs, but he would like to know how the Commission would like them to proceed. The reason for looking to change will be not to displace the employees downstairs if a second flood occurs. They are still determining through their insurance company and the insurance company for the company they purchased the flood panels from to determine if they had any liability involved because the water was not supposed to protrude through there, but it did.

Mayor Brooks said she had walked the community and building departments downstairs and saw the amount of water they received. She would not be in favor of moving them upstairs. It would be very costly to move the building department upstairs and take away a rental room and the gym. She does not see where that would be in keeping with the community. They receive income from renting the activity room and gym. Switching would cost half a million to a million dollars. Not only would they spend a fortune doing it, but they would also lose all income from the activity room. The comment received when making that comment was they do not really rent that room. She would like to make the revenue from that room for the next ten years, and if they are not making any money from that room, then find out why. Are they not advertising it or not being a good advocate for that rental space? It is a beautiful room with a lot of outdoor space. Over the

years, it has been rented many times for birthday parties and weddings. To make the decision based on four inches of water downstairs and not understanding why the water intruded does not make any sense. The sheetrock should go back up, and they should move back downstairs and get back to work.

Commissioner Ghovae said the flood panels need to be corrected.

Vice Mayor Tagliarini said what they put down there could be destroyed. He would favor repairing it, getting the flood panels, and leaving the departments downstairs.

Commissioner Kerr asked what they had done before with the space upstairs. The City Manager said the space up there would be downstairs. The current configuration would change. Commissioner Kerr said that would not work. The City Centre room would be much more marketable and often used. He would like to know more about what the insurance company says. The computers, printers, and anything electrical could be elevated to a reasonable point, and they continue the discussions with the insurance company and the barrier people. The City Manager said he did not think anything electrical got water. They can find out why some worked and why some did not. he was in favor of keeping it as is.

Commissioner McGeehen favored keeping it as is and continue making money on the City Centre room. It is a beautiful room; hopefully, they will bring in different events to rent it.

- Damage Assessment – Vehicles

Mr. Laflin said they had received insurance proceeds of \$13,860 for the Chevy Equinox. They are waiting for an insurance payment on the Elgin Street Sweeper of \$191,054. They hope to receive about \$21,000 on the Kubota, which is still in the works. The City Manager said a list of all equipment damaged has been submitted to the insurance company, and they are waiting for a response. There are policy deductibles that apply that they will submit for reimbursement from FEMA.

The City Manager explained that some of their roads and streets have been damaged, which they hope is insignificant. Over time, that will come to the surface, and they will address it.

Commissioner Ghovae said the base of the streets is concerning and asked if they could work with FEMA to reimburse for the repair. The City Manager said he had mentioned the reimbursement portion to FEMA. Eventually, they will come out and look.

Commissioner Kerr said it was not common practice to take test cores. Director Wepfer said it is not common practice unless planning for road projects. She recently did eight test cores on Baypoint. They could retake them to see if there are any changes.

Mayor Brooks said there is no item on the agenda to discuss hurricane damage within the City and where they are in the process. They requested assistance from FEMA that would come through the county and the State to assist the building department in permitting, inspections, and planning. She asked where they were with getting help. Ms. Forbes said they requested assistance and got a reply

from a group called Workforce. That morning, they met with five of their team members, four of whom will start building inspections and doing substantial damage determinations on their commercial projects. They did an overview of what was needed, and they will be there tomorrow at 8:00 a.m. A package of information will be given to them to get them started on inspections and substantial damage determinations.

The Mayor asked about the process for local businesses, such as going door to door, because she gets comments of frustration from the community. They are still waiting for information from the City on what to do and what steps to take. The City has all that information and blasts it out through social media, which most of the community cannot figure out because they are busy trying to run their business. Ms. Forbes said they would prioritize the ones with permits and proactively help those who do not.

Mayor Brooks asked about residential and that she grouped them with condominiums because that is where people live and call home. They commented that their ACV (Actual Cash Value) appraisal was being rejected. Being that she receives the same feedback continuously means that something is not being communicated correctly. Everyone must be reminded that they are there to serve the residents. Ms. Forbes explained that the appraisal differs from that of the property appraiser. They now have a checklist they created and generated from a recent class. They are trying to be consistent with the county and other cities.

Mayor Brooks asked if someone submitted an appraisal for the third time, would that be an opportunity to have a sit-down meeting with them? Ms. Forbes recommended a peer review meeting if rejected multiple times. The appraisals are a learning curve.

Mayor Brooks said she had gotten feedback from residents that they would like to have a one-on-one with the building department, who seem to be more about contractors. It would be a wonderful, unique idea for the building official to sit down with residents, perhaps in a casual place, have a cup of coffee with the residents, and have a conversation about their paperwork. That would be a great opportunity for people to get their needed help.

Commissioner Kerr suggested a dedicated email address for people to get their questions answered. The Mayor said with the high volume of emails and phone calls they are not responded to in a timely fashion.

Commissioner Kerr asked how long help would be available to the people and how long FEMA would help to pay for it. Ms. Forbes said the help comes from FDEM. They are a vetted source, and they would be reimbursed. The four people they got today will stay as long as needed. They are also committed to giving two cost estimate reviewers and two professional appraisal reviewers.

Mayor Brooks said they have a line item in the budget for a second building official. There is not a better time than now to fill that position because it is a position that was intended to be long-term. That would give a second person to do whatever for the community.

Commissioner Ghovae asked if it made sense to create a task force committee consisting of residents to be a conduit between the City and the citizens, gathering information and ideas and

workshopping that information with the other residents to educate them. If that could be arranged, he would happily meet with them to discuss their concerns and bring any issues back to the Board.

Mayor Brooks asked about the process of creating a task force committee. The City Manager said they could advertise for residents to apply, and the Board would appoint the members.

Mayor Brooks said she sat down with the City Manager and staff, and they scheduled monthly meetings for her to sit down with residents outside of City Hall to make them feel more comfortable speaking freely about how they felt. Those meetings were canceled due to Hurricane Helene because it did not feel like the right time to bring people together, but perhaps sometime in January. The committee might be a good way to get that started. Commissioner Ghovae said he asked three residents to come to the 4:00 p.m. meeting to express their ideas and opinions. Perhaps they can create a ten-person committee and then extrapolate it to the rest of the residents. It provides feedback and lets the residents know they care and will do whatever is necessary to help with the permitting situation.

Commissioner McGeehen said Ms. Forbes was working on a program for better communication to the residents and asked if the new people coming to assist would be assigned a certain district. Ms. Forbes said the consultants they met with today will do the building inspections as scheduled, and the others will be doing substantial damage estimates for the property. The notification of determination is still coming in and going out. She explained the process for that.

Mayor Brooks opened to public comment.

A gentleman came forward and said that a lot of his comments regarding the jetty were answered during the meeting. He thanked the Mayor and Board for allowing people to comment at the meetings. It lets him know they take serving the public seriously. The safety issue on the jetty is complicated and not an easy fix. This year, he helped five beachgoers get out of the water due to the rip currents. There is a heavy tourism component to the jetty. People are always there. Fishermen and tourists provide a layer of safety to beachgoers who get distressed in that area. He is a fisherman and has fished next to the jetty since no one was allowed there. Fishing next to the jetty in that swift current in winter months is more treacherous than fishing on the jetty. He is happy to hear there is a good path for it and is taking the expedited approach to getting the fishermen back out there. The Mayor was correct in saying it is a long process because it would take years to get the project designed, permitted, and constructed. He is pleased with the direction taken. There is a big economic component to the community for fishing and tourism. That area is a big draw, and people are always out there.

Christina Pascuzzi, W. Parsley Drive, said a task force committee was a great idea. There are 305 properties in Madeira Beach that cannot be lived in right now, and most will be demolished. Perhaps the task force can do a discount on the homes that must come down as an incentive for people to do the right thing because the next flood will take them again.

Alex Peterson, a St. Pete Beach resident, said he has a strong passion for fishing. He is the current president of Pinellas County Salt Strong Fishing Club. They represent over 500 members just in Pinellas County and over 3,000 angler fishermen in the Tampa Bay area, which is part of the club.

They are all aware of what is happening at Madeira Beach because they frequently fish there. They appreciate that the Mayor and Commission wants to expedite the jetty situation and come up with a solution to make it safe and reopen for the benefit of the residents and visitors who rely on it because fishing is a lifestyle for many people.

A resident thanked the City for what they are doing about the sidewalk and for getting help from FEMA for permitting. He suggested leveling the broken concrete of the jetty and pouring concrete on top so they would not have to remove the concrete.

Dan Steves, a Seminole resident, said that if they wait for the core, it will take about seven years, like at Pass-a-Grille. He mentioned several locations in other cities where he has fished over rocks in the last 30 years and not once injured in any way. It is a travesty that the walkway on the jetty was destroyed by one person with no oversight when it could have just been repaired, saving tons of money and resources. They took away the rights of people who want to fish there, and they are getting criminally trespassed in an area they have been fishing in forever. He suggested putting up a sign, making a note, and leaving the people alone. People come to fish there but go home with a citation instead. He is disappointed in how it was handled and hopes they make a quick resolution.

Robin Stach, 728 Sunset Cove, said the Commission is not doing their job. The Commission's job is to ensure the City Manager does what the Commission wants him to do. That is the purpose of the Commission, which is for the people. The citizens do not want the City Manager to make decisions independently of the people. If the City Manager cannot do his job, replace him. He asked why the building department was not on the agenda to hire subcontractors to help. The City Manager should have come to the Board of Commissioners sooner, asking them to increase the budget to hire people immediately and not whenever. He added that people do not need an inspection to install a cabinet.

Mary Jane Lockheart said they have a couple of condos down on the level floor, and she has been hearing from many people on Gulf Blvd. asking why the restaurants are opening quicker than other businesses. Airbnb and condos are also businesses. It has been three months, and they are still waiting for an answer. The Mayor said they do not typically answer questions during public comments and said if she filled out a comment card, she would be happy to meet with her after the meeting and provide information.

Greg Risio said that when they redo John's Pass, they should make sure the handrail is installed correctly so it will be safe and sturdy. Whoever had installed it before did not do it correctly, and it was not safe. Hopefully, someone will oversee that. It must be installed correctly and with the correct materials. People from everywhere were unhappy about what happened at Johns Pass. It needs to be rebuilt for the fishermen and the tourists. There used to be a red line on the sidewalk letting people know where it was unsafe, but that line went away, and perhaps that is why the slip and fall occurred.

Teria Cross, 521 Crystal Drive, thanked everyone for their hard work. She is all about safety at Johns Pass. When she catches a fish there, she must go down the rocks to get the fish she caught, or she will lose it, so she decides to go get it.



#### 4. CITY ATTORNEY

##### A. Resolution 2024-08, Opt Out of Live Local Act

City Attorney Tom Trask read Resolution 2024-08 by title only.

**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 HOUSE BILL 7073; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

The City Attorney explained that the memorandum attached to the resolution sets forth the thought process behind adopting the resolution. A couple of years ago, the Florida Legislature adopted the Live Local Act, which created a new affordable housing tax exemption for developments with 71 or more affordable units to households earning up to 120% of the area medium income. Last year's legislative session granted taxing authorities such as the City of Madeira Beach the right to opt out of providing the tax exemption. They keep those tax dollars here in the City of Madeira Beach and do not waive them for developers. In addition to that, nothing in the statute provides that the tax savings that the developer will receive will be passed down to the tenants or the renters of the properties where the exemption has been provided. City staff recommends that the item be placed on the agenda for approval to keep those tax dollars here in the City of Madeira Beach by opting out of the exemption.

Vice Mayor Tagliarini asked if the tax dollars were the only negative impact on the City. They want to save revenue. The City Attorney said yes. It will probably never happen in the City of Madeira Beach, but protecting those tax dollars keeps it in the City. There is a time commitment that it be done this month and provided to the property appraiser by January 1.

Mayor Brooks said she had a conversation with Ms. Forbes about the possibility of building affordable housing in Madeira Beach. What she got out of the conversation is that they really do not have the density for it. It would be wonderful to find a place to build an apartment building that would be affordable for workers and for people who want to live and work in Madeira Beach. Because of the density rules of Pinellas County, it is virtually impossible.

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

#### 5. CITY MANAGER

##### A. City Web/Internet Site

The City Manager said the company ProudCity currently maintains the City's website. The contents are managed by the various departments. They seek directions from the Commission to change the processes or create a different-looking website.

Commissioner Ghovae said he would favor looking into a website with a better design. Theirs is not friendly development. There are some areas they could modify and correct. It is difficult to locate the City's code or zoning information. He would like the entire website updated. Perhaps they can bring it up again next year and talk about it.

Mayor Brooks said her feedback, especially after Helene, was that if they have a crack, a couple of hurricanes will show where those cracks are and where to make changes. She heard from the very beginning that their information delivery was very problematic. Part of it appears to be the website, and it is clearly not user-friendly. It is not easy to navigate and determine what they are looking for. Anything code- or charter-related is all on Municode, and Municode is not the most user-friendly, even for professionals. It is not that user-friendly for the common person or resident. The City could use an update on the website, but she was unsure what it would be. She would like that explored.

Mayor Brooks said they also need to look hard at how they deliver information to the community. She took phone calls, sat with people, and listened to them about the information they received. She could make a laundry list of things residents were dying and hungry to get but could not find on the City's website. She would be told that the information was there when she brought it up. If she cannot find it, how is a resident going to find it. There was a time when they had an information officer, one central person who distributed all the information throughout the City. It had uniformity. When different people update the website, everyone does it their way. There is no common theme, and it is not webbed together. There is no consistency. The professional is paid to do that for a living. She does not know what that would cost but would like it considered. Social media is good for a lot of people but not for everyone. Many residents of the City do not use social media. They are pens and paper, and they want a newsletter or publication. After the hurricanes, the people who came in asking for help were told to go home and get information from the internet, but they did not use the internet. The City went out and taped the information on people's doors. She would like to return to a quarterly publication like before years ago and get the information out to the residents. Perhaps that can be something the City could do. They need to be more mindful of the residents and how they deliver the information, whether through a public information officer or in-house. She would like to get a new website and have some information brought back to the Commission on that.

Commissioner McGeehen said he was not against looking at other alternatives if they are cost-effective for the City.

Commissioner Ghovae said websites are curb appeal and their image. People judge by that. Consultants could do it instead of City staff. It would not take much time for them. Consultants set up the webpage and do what is needed.

Commissioner Kerr said revenues are down and expenses are high, at least for the next year. A website is the front door and a useful tool for the residents, but they could revisit that next year. The money is not in the budget, and they voted to suspend permit fees, so they do not need to add anything else to the table right now.

Mayor Brooks said she is not talking about necessarily spending the money on a website but would like the research. She would also like to know the cost for a public information officer or if it would be someone already working for the City, a dedicated person put into that role. It warrants to understand what that is. That came from a sheer number of people who said they did not get good information. If they do not learn from that, they will do it again after the next storm. It was no one's fault. They were not prepared and need to be better prepared the next time. They need to start doing the work now to make the change.

The City Manager said they could do some quick research and bring it back to the Board.

Commissioner Kerr said he hoped they were taking notes on the experiences encountered to put together information to put in a future emergency management plan. They might have something of that sort, but they have learned a lot to be ahead of the curb and be prepared before the next storm. It would be beneficial if they had some kind of manual to answer people's questions now.

Mayor Brooks said they should have a workshop dedicated to the residents to learn about their pains. She has a laundry list of things they could have done better but did not know. Nobody could have imagined they would have been flooded to the extent it was. They need to set something up to get community input about the experiences they encountered and how they can better serve them. They would have those FAQs (frequently asked questions) and understand how to do it better and be prepared. The community would be better prepared if it happened again.

The City Manager said people should evacuate when told to evacuate. They will do that for hundreds of years until they are no longer on the island.

Michael [? last name], a Madeira Beach resident, said that regarding the cost, they could get a high school student to do it as a senior project. Placing items on Facebook is not very secure. It is easy to make an imposter account and put out bad information.

Jan Stach, 728 Sunset Cove, said she spoke to many neighbors. They all are in the same position. They do not know what to do. They had gotten appraisals and done everything they asked of them. They tried to fill out the Madeira Beach program and were repeatedly told it was unavailable. There are real problems. People are still trying to get their homes mitigated and do not know who to go to. They are all screwed right now. There must be a better and more effective way, even if it means people going door to door.

Mike [? last name], a Madeira Beach resident, said he was thankful to the lady who finally got him squared away on how to do it. If FEMA were not putting him up, he would be living on the street. He drove around and saw all the homes where nothing was being done. The City needs to step up and get the people their permits so they can start fixing up their places and move back home.

Stephanie [? last name], 148<sup>th</sup> Avenue, said they are told multiple times a year to evacuate, and they do evacuate. What happened was unpredictable. No one was well-versed in coastal flooding emergencies and FEMA compliance prior to the event. So, there were missteps and a lack of communication. When you put pressure on the system, it is unacceptable. As they move forward, there are many things the residents learned, but what are the current benchmarks, the strategic

benchmarks, and the timelines for overall success? The City has people in a holding period, and 60 days is a very different experience for the person experiencing it. She has heard no action plan, strategic objectives, or benchmarked timelines for the next six and a half months. She wants to know what those are and how the City plans to achieve them.

Bob Bello, 13301 Gulf Lane, said some of the ideas the City has are great, and they now have a lot of data and consultants to help. Communication is one of the biggest things, and updates should continuously be given to the residents during disaster emergencies, such as when the bridge will reopen or if there is a streetlight outage. There needs to be more consistency along those lines.

Mayor Brooks said she had requested a lot of information from City staff to try to understand things: what is being done, what departments are working, how many hours employees are working, how many permits are being issued, how many SDs (substantial damage determinations) are being done, and how many letters are going out. She sent multiple emails and frustrated the City Manager and City staff. Although it may be good, the software they use does not offer that information. It is something that needs to be addressed. They need to know what is being done and how efficiently they are moving forward. They need software to generate those metrics to understand who is doing the work, where it comes from, and how it gets out. They are providing the information, but currently, the City does not have the software to answer those questions. She wanted to speak about it at the meeting because it mattered to the residents to understand that data but did not have it. Eventually, she will get the answers and share them with them. People who do not see it on social media are frustrated about not getting the information. The data dump is something that is not easily gotten by the City staff to be able to provide. So, to push that forward and ask for more and more, it means that someone must stop what they are doing to collect information and provide it to the residents. She wants them to get more permits out and hopes that when they get to the other side of the permits, they can look back on that data and see where to adjust. Currently, the City is getting permits out to the residents so they can get back into their homes. People want to go home. She wants the Commission to know that data is not super easy to get and it is time-consuming.

## **6. COMMUNITY DEVELOPMENT**

### **A. Rebuilding Madeira Beach Presentation (Advanced Engineering & Design, Inc.)**

Justin Keller, Cody Stewart, and Rafal Kadaj, representatives of Advanced Engineering & Design, Inc., gave a PowerPoint presentation on the rebuilding of Madeira Beach. They explained options for rebuilding Madeira Beach and having a viable solution for moving forward and not having adverse effects. There must be checks and balances, goals set, and a framework built if they want to keep residents in their homes through 2100. The purpose of rebuilding is that the City is already susceptible to tidal flooding, and conditions are expected to worsen.

The discussion topics included:

- Why are we here?
  - The City is already susceptible to tidal flooding, and conditions are expected to worsen.
  - Discuss the results from the District-funded Watershed Management Plan (WMP)

- Discuss pathways forward given the 2024 storm season
- Goals
  - Provide background WMP development process
  - Share current Level of Service (LOS)
  - Discuss the Impacts of tidal flooding
  - Discuss paths forward to keeping residents in their homes through 2100
  - Obtain Commission feedback
- What does your community look like in 2020?
  - A Shared Commitment
  - A Local Commitment
- Watershed Management Plan
  - Boundary Refinement
  - Land Use Composition
    - 2020 Land Use Land Cover provided by SWFWMD
    - Revisions performed to represent existing conditions better
    - Gulf Blvd. added as transportation FLUCCS code to match 150<sup>th</sup> Avenue
  - Soil Composition
    - Soil Survey Geographic Database (SSURGO) provided by SWFWMD
    - Revisions performed to represent existing conditions better
  - Subwatersheds
    - Subwatersheds were initially delineated based on existing City stormwater infrastructure assessment areas and further refined based on hydraulic connectivity.
- System Connectivity
- How do they evaluate stormwater performance
  - 25-Year Floodplain
- BMPs
  - 2<sup>nd</sup> Street East Improvements
  - Parsley Drive Improvements
  - Mitchell's Beach Improvements
  - Bay Point Estates Improvements
  - 141<sup>st</sup> Avenue Pump Station
- Tidal Impacts on Stormwater Infrastructure
  - Backflow
  - Saltwater intrusion
  - Increased groundwater levels
  - Infrastructure damage
  - Clogged drains
- Proposed Level of Service (LOS) Criteria
  - Classifications
    - A. No Roadway Flooding
    - B. Roadway Flooding Depth < 3"
    - C. 3" < Roadway Flooding Depth < 9"
    - D. 9" < Roadway Flooding Depth < 12"
    - E. Roadway Flooding Depth > 12"
- Revised Floodplains

- How do they provide a reasonable stormwater level of service as tidal flooding increases?
- Foundational Planning Assumptions
  - We will keep City residents in their homes through 2100 at their current quality of life
  - The City will continue to operate in 2100 and beyond
  - A reasonable stormwater level of service will be maintained to support connectivity across the City
- Potential Options
  - Do nothing / Cede land
    - Maintain current level of service
    - Backflow valves
    - Maintain vegetated shoreline
  - Minor improvements
    - Isolation of tidal waters from the stormwater system
    - Can function when the tide is below or above roadway elevation
    - Requires piping network & operating footprint
  - Utilize fill / Increase elevations - Utilize fill to elevate the ground beneath single-family, commercial, and public infrastructure projects. By altering the physical terrain over time, we can protect against flooding and maintain stormwater LOS
    - How would you use fill? - FEMA flood elevations continue to establish the lowest (or living) floor elevation. Garage elevations established by the City
  - Combination of Options
    - Do nothing / Cede land
    - Minor improvements
    - Minor stormwater pump stations
    - Utilize fill / Increase elevations

The representatives and Ms. Forbes responded to questions from the Board. A lot of legwork has been done. They are in the public meeting process stage. A lot of scenarios have been vetted. It is not all about adding fill. It is about allowing the neighbors to not be impacted. Ms. Forbes explained the current process.

Following the discussion, Commissioner Kerr said they are coming up with a lot of new floor plans, so they need to come up with recommendations as soon as possible.

Ms. Forbes said there is a lot to think about. It is important to do it now.

Mayor Brooks opened to public comment.

Bob Bello, 13301 Gulf Lane, said fill was a great idea. If they use fill, they must figure out how to stop it from getting washed out in the next hurricane. Many people have to rebuild, so they need to do it in a way that safeguards the future.

A resident asked what would stop Mother Nature from coming through and stop the waterways from being flooded again.

## **B. Temporary Use of RVs and Campers**

The city manager said they have identified at least 70 campers and RVs throughout the City today. People have come in asking the process to place them on their property. They will continue monitoring the ones out there and ensure they have permits and comply with state law and the City's code.

Andrew Morris said he added in the staff memo what is allowed per Florida Statutes and City code as to what property owners can and cannot do related to using RVs. State law overrides the City's local ordinance.

Ms. Forbes said the item was for informational purposes.

Commissioner McGeehen said he was in support, that it was a great service provided, and that people should be able to live in them until they get back into their homes.

Commissioner Ghovae said they needed to be compassionate and understanding of the situation.

Mayor Brooks opened to public comment.

A resident said his motel time ends on January 15, so he would have no place to go and could not live on the streets. FEMA will probably let him put a camper on this property, so there should not be a problem.

Commissioner Kerr said there is a maximum of 36 months, so people must work to get back into their homes. The City Manager said the timeframe is per Florida Statutes.

## **C. Restricting Mulch Usage**

Ms. Forbes said it has been on the radar, but after the recent storms, it has kind of put a punctuation mark on how it clogs up the drains, ends up everywhere, and creates issues.

Mayor Brooks said a resident brought it up at the last meeting, and it warrants discussion. It would be interesting to understand what the community thinks about it. There are options for mulch. Shell looks great; once it gets there, it packs down, and the rain does not wash it away. She would like input from the Commission and the community.

Commissioner Kerr said he saw something recently. It wasn't with much but with stone. There is a spray-on that will keep things in place. He does not know if mulch is an option or if it should be with shells and asked if it would be strictly wood mulch or any mulch.

Ms. Forbes said, as stated in the staff memo, the Madeira Beach Code of Ordinances defines mulch as nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture. Mulch is allowed on private property but not allowed to encroach onto public right-of-way. They probably need to do a workshop to get feedback from the community because of the complaints received about the mulch being annoying because it ends up everywhere. She

has not received any complaints about stones or shells washed up. The City's landscape code needs attention, and community feedback would be helpful.

Commissioner Ghovae said he would like to hear more public opinion about it.

Commissioner McGeehen said that wood mulch floats around and clogs everything up. He would like to hear more public opinion about it.

Mayor Brooks opened to public comment.

A resident said she was one of those annoying neighbors who put down pine straw and mulch. Her landscaper said it was a good idea, but her neighbor said it was bad. After Helene, the neighbor asked her to get her mulch because it had been washed down at his home. Shell would be a better idea.

Mayor Brooks said they needed a workshop to get community input before making any changes and then developing a plan to do that probably sooner rather than later because they are doing redevelopment. When that happens, making some changes would be a good idea. They would start with the new properties. They could add it to the next workshop in January. They could also add the website media to get feedback from the community.

## **7. FINANCE**

### **A. Financial Analysis & Preliminary Damage Assessment – Post-Hurricane**

This item was discussed first on the agenda.

## **8. ADJOURNMENT**

Mayor Brooks adjourned the meeting at 5:41 p.m.

ATTEST:

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Anne-Marie Brooks, Mayor

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Clara VanBlargan, MMC, MSM, City Clerk