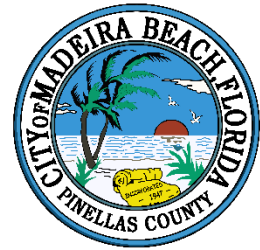


City Manager's Report

**City of Madeira Beach
July 2026**



Message from the City Manager

This month, City staff continued to advance several major capital improvement projects, hurricane recovery initiatives, and long-term planning efforts. Significant progress was made on the Johns Pass Jetty Sidewalk permitting process, completion of the Johns Pass Dredging Project, preparation for the second Strategic Planning Session, and continued recovery projects funded through Hurricane Helene.

Executive Highlights

Strategic Planning

- The City's second Strategic Planning Session has been scheduled for **August 21, 2026**.

Johns Pass Jetty Sidewalk

Permit construction plans have been completed and all required regulatory agencies have received permit applications.

Permitting Status

U.S. Army Corps of Engineers

- Submitted: June 10, 2026
- RAI Received: June 16, 2026
- Response Submitted: June 22, 2026

Florida Department of Environmental Protection

- Submitted: June 19, 2026

Pinellas County Water & Navigation

- Submitted: June 24, 2026
- RAI Received: June 27, 2026
- Response Submitted: June 28, 2026
- June 30 Update: No additional information requested at this time.

Staff continues coordinating with each permitting agency while pursuing construction funding.

Johns Pass Dredging Project

The Johns Pass Dredging Project has been completed.

The dredged material was transported to the City's property at **555 150th Avenue** to assist with filling and grading in preparation for future redevelopment opportunities.

Snack Shack Restoration

Work continues toward restoration of the historic Snack Shack.

Current efforts include:

- Continued historical designation activities.
 - Research into the building's history.
 - Review of historical eras to determine the most appropriate restoration period.
 - Collection of historical photographs and community input.
-

Public Works

Major Public Works accomplishments this month include:

Area 3 Roadway & Drainage Improvements

- Final restoration activities continue, including side yards, asphalt driveway restoration, and roadway resurfacing.

Tom & Kitty Stuart Park

- Seawall and sand wall construction underway.
- Site plans approximately 95% complete.
- Board approved Keystone contract for park reconstruction (not to exceed \$500,000).

Area 5 Improvements

- Awaiting final Joint Participation Agreement with Pinellas County.

Area 6 Improvements

- 90% engineering plans under review.

- SWFWMD permit coordination underway.
- \$1 million FDOT construction grant awarded.

Area 9 Improvements

- Advanced engineering approved.
- Survey work currently underway.

Stormwater Projects

- FDEP Adaptation Plan Grant (\$485,000) awarded.
- Resilient Florida Check Valve Grant (\$100,000) bidding underway.
- Stormwater generator installation substantially complete.

Beach Access Parking Lots

Repaving projects continue for multiple beach access locations utilizing FEMA reimbursement funding.

Gulf Boulevard Undergrounding

Final conduit installation remains in progress before Duke Energy completes cable installation.

Community Development

Commercial Projects

Projects currently under review include:

- JPV Hotel
- Schooner
- Madeira Beach Town Center Marina
- Snack Shack
- City Hall
- Public Works Facility
- Fire Department Building (pending)

Planning & Zoning

Current initiatives include:

- Historical Land Development Regulations
- Multi-modal impact fees
- Parking garage feasibility study
- Right-of-way vacation review

Building Division

The Building Division continues maintaining plan review turnaround times of approximately three to four weeks while managing ongoing hurricane recovery permitting and inspections.

Code Enforcement

Code Enforcement continues:

- Erosion control inspections
- Construction compliance
- Unpermitted work investigations
- Hurricane recovery case management

Environmental Services

Recycling

Total recyclable material processed:

27.92 tons

Staff continues public education efforts to reduce contamination and increase recycling participation.

Financial Update

Parking Operations

Parking operations continued to generate strong revenue during Fiscal Year 2026.

May 2026 Revenue

- **Parking Meter Revenue: \$379,038.14**

Fiscal Year 2026 Revenue (October 2025 – May 2026)

- **Parking Meter Revenue: \$2,228,418.85**

Marina Operations

The Madeira Beach Marina continues to be a strong revenue-generating enterprise for the City, serving both recreational and commercial boaters while providing fuel, transient dockage, dry storage, retail sales, and other marina services.

May 2026 Revenue

- **Total Marina Operating Revenue: \$352,573.06**

Fiscal Year 2026 Revenue (October 2025 – May 2026)

- **Total Marina Operating Revenue: \$2,705,842.53**

Unleaded fuel sales continue to be the Marina's primary revenue source, complemented by diesel sales, marina slip rentals, transient dockage, dry storage, retail store sales, and boat ramp operations. Staff remains focused on providing high-quality customer service while maintaining one of the region's premier municipal marina facilities.

Looking Ahead

Upcoming priorities include:

- Completion of Johns Pass Jetty Sidewalk permitting.
- August 21 Strategic Planning Session.
- Continued Hurricane Helene recovery projects.
- Advancement of Public Works capital improvements.
- Ongoing planning for the redevelopment of 555 150th Avenue.
- Continued historical restoration planning for the Snack Shack.