



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING JUNE 24, 2026 4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on June 24, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None.

CHARTER OFFICERS PRESENT: Michael Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PUBLIC COMMENT

Mayor Brooks noted that no members of the public were present for public comment.

4. PRESENTATIONS

A. 2026 Legislative Update – RJ Myers with Myers Consulting Group

RJ Myers of Myers Consulting Group presented the Board with the annual post-session legislative wrap-up. He noted that the overview would cover the State budget at a high level, the City's specific appropriation request, notable bills that passed, and the impact of several special sessions on Madeira Beach.

State Budget Overview

Mr. Myers reported that the legislature adjourned after passing a budget of just under \$114.4 billion. He provided a breakdown of spending by category: \$13.2 billion for transportation (seaports, airports, and infrastructure); \$49.2 billion for healthcare (Department of Health, Agency for Healthcare Administration, and Medicaid-related agencies); \$31.9 billion for education (K-12, scholarships, and teacher salaries); \$7.2 billion for criminal justice (Department of Corrections, courts, and public defenders); \$19.1 billion for agriculture and environmental projects (DEP and Fish and Wildlife); and \$5.9 billion for general government operations.

City Appropriation: Area 6 Road Project

Mr. Myers stated that the City had submitted a \$1 million request to complete the Area 6 road project and that the request was fully funded. He had spoken with the Governor's office multiple times. Both Senator DiCeglie and Representative Chaney had actively followed up on the project. The Governor had received the budget the previous afternoon and had until the following Tuesday at 11:59 PM to sign it or issue a veto letter. If he does nothing, the budget will automatically take effect. Mr. Myers expressed cautious optimism that the project funding would survive.

Notable Bills Passed

Mr. Myers highlighted several bills of significance to Madeira Beach:

- **HB 1217 (Representative Snyder) - Ban on Local Net Zero Policies.** Building on Governor DeSantis's 2024 legislation that removed climate change from energy policy considerations, the bill brings local governments into conformity by prohibiting the enactment or enforcement of any net zero policies by resolution, ordinance, or rule, and by prohibiting the expenditure of funds to implement or advance net zero policies.
- **HB 399 (Representative Borrero) - Land Use and Development Regulation.** This bill requires that development permit application fees reasonably reflect associated costs, limiting local government flexibility in setting fees. The City may need to audit and potentially revise its fee structures to ensure compliance.
- **HB 1329 (Representative Benarroch) - Local Government Finances.** He had discussed the bill with most Commissioners individually. It revises the timeframe for posting tentative and final budgets online and, notably, requires every local government to hold a budget workshop by a specified date and to conduct a budget reduction exercise demonstrating a 10 percent cut to the annual budget, with the results posted on the City's website each year going forward.

Special Sessions

Mr. Myers reported that the legislature held six special sessions during the year. He highlighted two that were directly relevant to Madeira Beach:

- **5th Special Session - Congressional Redistricting:** The legislature withdrew and redrew the congressional maps. The newly drawn Congressional District 16 would now include a northern barrier island border around Indian Rocks, extend south to Tierra Verde, and then extend east to encompass Manatee, Hardee, and DeSoto counties. This is significant for a beach community because it would lump you in with a more rural district.
- **6th Special Session - Property Tax Elimination:** This is an issue that the Commissioners have asked him about most. The legislature passed a joint resolution placing a question before voters in November to eliminate property taxes. If approved by 60 percent of voters, non-school property taxes would be exempt from the first \$150,000 of value beginning in 2027, \$250,000 in 2028, and would be indexed for inflation in 2029. The bill would give the legislature authority to implement a full exemption by general law. Additional provisions include a permanent reduction of the ad valorem cap for non-homesteaded properties from 10 percent to 5 percent annually, and a limitation on allowable uses of ad valorem revenue for local governments to public safety, first responders, education funding, infrastructure financing, flood control, salaries, and employee retirement. The Revenue Estimating Conference estimated the statewide impact on local governments at \$8.4 billion, which could be higher.

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

Commissioner Tagliarini asked about the Governor's deadline, specifically whether the budget would be vetoed and what would happen if the Governor took no action. Mr. Myers confirmed that the deadline was the last day of the month and that inaction would result in automatic enactment. He expressed confidence that the project funding was in good standing, noting that Representative Chaney had contacted the Governor's office that morning.

5. BOARD OF COMMISSIONERS

A. Board of Commissioners Salary Increase Discussion (Jerry Cantrell, Civil Service Commission Chairman)

Jerry Cantrell, Chairman of the Civil Service Commission, presented a structured framework to guide the Board's discussion of compensation for Commissioners and the Mayor. He emphasized at the outset that his intent was not to advocate for a specific outcome but to provide a neutral, structured framework to support your discussion. The supporting materials, including a memorandum with data and a comparative analysis, had been provided to the Board.

Chair Cantrell organized his presentation into five categories:

1. **Scope and Complexity of Responsibility:** The City operates with approximately \$30 million in annual expenditures within a broader financial scope of approximately \$50 million. The level of responsibility encompassing public safety, infrastructure, and long-term policy aligns more closely with that of municipalities experiencing significantly larger operational demands.

2. **Time Commitment and Public Accountability:** The roles extend beyond scheduled meetings to include policy review, constituent communications, and regional coordination, with continuous public accountability, including during emergencies. The workload fluctuates significantly with seasonal population changes and peak tourism periods.
3. **Economic and Operational Demands:** The City serves approximately 4,000 residents and millions of visitors annually, placing it in a distinctively different operational category than most cities of similar size. The planning-level analysis indicated that visitor activity may be several hundred times the resident population on an annualized basis.
4. **Comparative and Market Context:** Compensation varies across municipalities based on complexity and scale, and comparative data should be considered one of several factors. He identified Holmes Beach as the most comparable peer municipality, with approximately 4,500 residents, an annual budget of \$25–35 million, and a tourism ratio of about 200 to 1. In Holmes Beach, commissioners are paid \$8,340 per year, and the mayor \$29,200 per year. Holmes Beach does not experience the same level of tourism as Madeira Beach.
5. **Access to Public Service:** The compensation levels may affect who is able to serve and the diversity of participation in public service, with implications for the long-term sustainability of governance.

Mayor Brooks opened the floor to public comments. There were no public comments.

Vice Mayor McGeehan said he looked forward to hearing from the Board. He was interested in receiving input from residents on the matter.

Commissioner Tagliarini asked what the top three reasons would be for them to consider changing their compensation structure. Chair Cantrell cited:

1. Market benchmarking relative to comparable leadership roles overseeing budgets of comparable scale.
2. Attracting and retaining qualified candidates who might otherwise be deterred by financial barriers, especially working professionals and younger candidates.
3. The increased workload and complexity of governance, which had evolved from nominal oversight to high-engagement governance requiring significant time commitment.

Commissioner Dillon said it was not necessarily for them but for future commissioners. He expressed support for continuing the discussion and noted that qualified people who cannot afford the time commitment should be considered. He suggested putting the question to a public vote. If they say yes, they will discuss it further. If they all say no, it's a done deal.

Mayor Brooks said money should not be the reason they come there. Property tax is uncertain, potential revenue is declining, and many residents remain displaced from their homes. Tourism-driven operational demands are primarily addressed by city staff, the city manager, department directors, and contractors, not the Commissioners. Commissioners are not required to be present after a storm, unlike city employees. She would not be interested in raising pay and would not

know how to answer a resident who asks why they voted to raise the Commission's pay when they have so many other projects underway.

Mayor Brooks said that a SurveyMonkey or informal survey is a good way to gauge community sentiment before pursuing a formal vote.

Commissioner Ghovae expressed agreement that further discussion should remain open and, like Commissioner Dillon, indicated interest in hearing residents' opinions.

Commissioner Tagliarini said he served on the Board when health insurance was made available to Commissioners and that he stands by that decision, using the same argument now. They get what they pay for. If a salary were offered to him now, he would not accept it, as it wouldn't seem right. However, he would be interested in continuing the conversation with additional data. He specifically requested that the Finance Officer prepare figures showing the cost to the City if all five Commissioners opted into a salary equivalent to minimum wage for 40 hours per week, as a ballpark starting point. They need some answers before asking them questions.

Commissioner Dillon asked whether there was a way to place it on the ballot. The City Clerk provided clarification on City Charter Section 411, which governs how Commissioners may set their own salaries by ordinance. She explained that any ordinance increasing Commissioners' salaries would not take effect until the start of terms for Commissioners elected at the next regular election, provided the ordinance was adopted at least six months before that election. She noted the timing implications for both the potential November 2026 and March 2027 election cycles.

The Board's consensus was to place the item on a future workshop agenda, accompanied by financial data from the Finance Officer, including a minimum wage cost estimate for all five Commissioners.

B. Discussion – Changing the March Municipal Elections to November

The City Clerk presented a staff memorandum and two draft ordinances, one for each of the two paths forward, proposing amendments to several sections of the City Charter to transition municipal elections from March to November.

Summary of Proposed Changes

The City Clerk outlined the proposed Charter Amendments, which would: change the municipal election date from March to November to align with the state general election; change the candidate qualifying period from the first two weeks of December to the first two full weeks of June; clarify when terms of office commence following election certification and installation; modify induction procedures for consistency with the revised schedule; and establish transitional term extensions necessary to convert from the March cycle to a November cycle. The transitional term extensions required to maintain the charter's staggered election structure would not count as additional terms for purposes of the city's consecutive term limit provisions.

Two Paths: November 2026 or March 2027 Ballot

The City Clerk said that if the charter amendments are placed on the November 3, 2026 Municipal Election ballot and approved, Commissioner Districts 3 and 4, whose terms expire in March 2027, would be extended through the certification of the November 2027 election, and Commissioner Districts 1 and 2 and the Mayor-Commissioner, whose term expires in March 2028, would be extended through the certification of the November 2028 election. If the charter amendments are placed on the March 10, 2027 Municipal Election ballot instead and approved, the same seat-by-seat extensions would apply, but shifted by approximately one year.

Benefits Cited

The City Clerk noted potential benefits, including historically higher voter turnout in general elections, reduced election administration costs through coordination with the Pinellas County Supervisor of Elections, and improved ballot processing efficiency. She included a voter participation analysis and cost comparison in the supporting materials. Commissioner Dillon noted that the last March election cost the City \$7,000, while moving to November would reduce that cost to approximately \$300.

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

Vice Mayor McGeehen stated that holding elections alongside county and state general elections may increase voter participation and expressed agreement with the move to November.

Commissioner Ghovae expressed agreement that the change made sense.

Mayor Brooks said it made sense to move the elections to November and would prefer them on the November ballot. Her primary concern was ensuring the community is adequately educated about the ballot question, which had been a challenge. The public should understand the ballot questions and that it was not a self-serving measure to extend terms.

The City Clerk noted that she had already coordinated with the elections office, budgeted for public education materials, and had experience conducting town halls on charter amendments. She offered to prepare simplified, plain-language materials for distribution to registered voters by household and to hold town hall meetings where residents could ask questions.

The City Clerk noted that the deadline to place items on the November ballot is August 7th, but that she had already been in contact with the elections office to stay ahead of the timeline, including Spanish translation requirements. She explained that the first reading must be included on the July agenda, with a second reading no later than August. The City Attorney confirmed.

The Board reached consensus to proceed with the November 2026 ballot option and directed staff to bring the ordinance forward for first reading at the July meeting.

6. CITY ATTORNEY

A. City Attorney Services Contract Extension

City Attorney Tom Trask presented a proposed one-year extension of the City Attorney Services Agreement between the City of Madeira Beach and the law firm Trask Daigneault LLP, at the City Manager's request. He explained that the original three-year contract, entered into in October 2023, was set to expire on October 10, 2026. The proposed extension would extend the agreement through October 2027.

The City Attorney noted that the billable rate had not changed in three years and proposed raising it from \$225 to \$250 per hour, citing comparable cities, such as Pinellas Park, at \$300 per hour or higher. He also proposed increasing the paralegal rate from \$90 to \$125 per hour. He further explained that the monthly retainer would remain at \$7,500 but would cover 30 hours of work instead of the current 40, effectively eliminating the \$1,500 in free legal time previously built into the arrangement. He stated: "I'm no longer interested in giving \$1,500 worth of free legal time every month."

Mayor Brooks opened the floor for public comment. There were no public comments.

Commissioner Tagliarini asked for clarification on the change in hours, which Trask confirmed: the current agreement provided 40 hours at \$225, and the proposed extension would provide 30 hours at \$250.

Commissioner Ghovae asked why the extension was for only one year rather than three. City Attorney Trask acknowledged it was prepared at the City Manager's request to ensure continuity during the transition period. He stated he would be happy to provide a three-year term with an escalating rate structure if the Board preferred.

Mayor Brooks asked whether a longer commitment would result in a more favorable rate. The City Attorney indicated that a three-year agreement would likely include annual escalations of approximately \$250 in year one, \$265 in year two, and \$285 in year three, rather than waiting three years for another increase.

Vice Mayor McGeehen expressed agreement with the three-year option.

The Board directed City Attorney Trask to return to the next workshop with options for the contract extension with a proposed escalating rate structure.

7. COMMUNITY DEVELOPMENT

A. Nonconformities and Business Tax Receipt Requirements

Community Development Planner II Joe Petraglia presented proposed code amendments addressing nonconforming structures and uses, Business Tax Receipt (BTR) requirements, and related matters stemming from Hurricanes Helene and Milton. He noted that a comprehensive rewrite of the code's nonconforming section is planned for the future, and that this effort addresses the most urgent matters in the interim.

Mr. Petraglia explained that under the current code, nonconforming structures and uses may be rebuilt after a disaster, but if the property did not have a valid BTR in effect at the time, the owner loses that right and must bring the property into compliance with the current code. He noted that BTR records are useful for verifying what was legally nonconforming because the City's historical permit records are not always complete.

Mr. Petraglia said the primary proposed change adds language to both the involuntary loss and catastrophic loss sections of the code, specifying that for properties affected by the 2024 hurricanes, the BTR requirement will be waived if either a permit application is submitted or a zoning verification letter is obtained by September 25, 2027, a deadline aligned with the statute governing when RVs may no longer remain on properties after a declared disaster. A zoning verification letter is straightforward to obtain and provides the City with a durable record confirming a property's legal nonconforming status for future reference.

He explained that additional proposed changes include:

- **Redevelopment Planning Process (R1 Districts):** A proposal to remove the current exclusion of R1-zoned properties from the redevelopment planning process, allowing property owners in R1 zones with nonconforming uses or structures to apply through a public hearing process, a process currently available only after a disaster or involuntary loss.
- **Floor Area Ratio (FAR) Clarification for Commercial Properties:** The existing code allows nonconforming buildings to be rebuilt within the same footprint, provided they meet minimum FEMA regulations. The proposed change clarifies that commercial properties may also rebuild to the same floor area ratio (FAR), which is the more practical limiting factor for commercial development. Any rebuilding outside the same footprint or FAR would be required to meet current code.
- **Deadline Extension for Structures Damaged Less Than 50 Percent:** The current two-year deadline for permitting work on structures damaged less than 50 percent was set to expire in September 2026. Staff proposed extending this deadline to September 2027, with the permit completion deadline extended from three years to four years. The rationale was the volume of letters sent to approximately 500 properties and the feedback received, which indicated that many owners were not yet in a position to meet the deadline.

Mayor Brooks opened the floor to public comment.

A resident of 834 Bay Point Drive addressed the Board. He expressed strong frustration with the letter he received, which threatened to have his house destroyed by the City of Madeira Beach if he did not complete a permit and the work. He raised concerns about the condition of roads in his neighborhood and questioned the City's readiness to enforce regulations, noting that staff could not provide copies of Ordinance 2026-02 or the FEMA regulations cited in the letter. He felt that was the wrong way to go about it. It would have been much more appropriate to say they were looking for feedback from him about what they had to do.

Commissioner Tagliarini asked whether a copy of the letter that was sent could be shared with the Board.

Mayor Brooks acknowledged that she had spoken with a resident who had received a letter and was concerned about compliance while enrolled in a recovery program. She encouraged any resident in a similar situation to email the Building Department with their address and program status so the City could flag the record. She also encouraged residents who had made storm repairs without permits to apply for after-the-fact permits, noting that staff were working with homeowners and that the City would not require anyone to rip everything out and redo everything. She expressed strong support for extending the deadline to 2027 and acknowledged the emotional weight of storm recovery for residents. She stated that for a resident whose home has flooded, the emotional attachment goes beyond the home and its contents. She commended staff for their responsiveness, noting that she had witnessed it for almost two years.

Community Development Director Marci Forbes said the original intent of the mailers they sent out was to meet the September deadline. But like everything else in recovery, they have pivoted based on the feedback.

Mr. Petraglia noted that the City records conversations in Forerunner software, which generates CRS (Community Rating System) credits. He added that Pinellas County had announced it would begin code enforcement actions on substantially damaged, unpermitted properties starting in January, whereas Madeira Beach was not proposing code enforcement actions, only documentation and permitting requirements. He mentioned a plan to include a link to the Forerunner public website in future letters, allowing residents to view their property status. He noted that all conversations are recorded in Forerunner, which they could rely on if needed.

City Attorney Trask raised a concern about Paragraph D of the draft ordinance, which addressed aggregation of nonconforming density and referenced the Planning Commission and the Board of Commissioners as the approval authority. He advised that the Planning Commission did not have the legal authority for such approvals and that Board approval politicizes and slows the process. He recommended amending the language to vest approval authority for alternative site and building configurations in the Community Development Director. Mayor Brooks and the Board expressed agreement.

Commissioner Dillon raised questions about BTR enforcement, asking whether a list of properties that had received BTR-related outreach existed and whether the City was taking any proactive steps. Mr. Petraglia confirmed that staff was implementing two new proactive measures: adding BTR status to lien searches at the time of property sales and requiring a BTR check after permits are closed on buildings that typically require a BTR. He also clarified that the proposed amendments are retroactive upon adoption, meaning previously denied applications would be eligible to proceed.

Vice Mayor McGeehen expressed support for extending the deadline to 2027 and for holding another public hearing. Mr. Petraglia suggested creating a video explaining the requirements for posting on the City's website and for inclusion in future letters. The Vice Mayor supported that idea.

Commissioner Tagliarini asked a series of clarifying questions, including whether the changes could lead to larger buildings. Mr. Petraglia confirmed that the changes would not allow structures to exceed existing ones, that neighboring property owners would receive notice of redevelopment applications through existing public hearing processes, and that the changes would make it harder for nonconforming properties to become conforming over time. He also noted that, as more avenues for rebuilding nonconformities are created, the City could distinguish between an owner who failed to renew a BTR and one who was entirely outside City requirements. Mayor Brooks, drawing on personal experience, noted that most property owners are unaware of BTR requirements and that the proposed change is specifically tied to the 2024 hurricanes.

The Board's consensus was to support the proposed amendments, including the extension of the deadline to September 2027, the Attorney's recommended change to vest approval authority in the Community Development Director, and staff's direction to bring the ordinance to the Planning Commission.

B. Landscaping Regulations

Mr. Petraglia presented a rough draft of proposed landscaping code amendments, noting that the City Attorney had not yet reviewed it and that it would also need to be considered by the Planning Commission. He described the presentation as intended to solicit commission feedback and direction. The memo identified five key areas of concern.

1. Residential Landscaping Requirements and Permit Closeout Delays

Mr. Petraglia explained that the current code requires 25 percent of all single-family, duplex, and triplex lots to have living ground cover. He stated that enforcement of this provision had been inconsistent and that it was a very outdated section of code, noting that many residents use shell or artificial turf, which do not qualify under current regulations. He described this as the primary driver of permit closeout delays and asked the Board for direction on whether and how to regulate landscaping going forward.

He presented several options: maintaining the 25 percent requirement with modifications; allowing shell or stone to count toward the requirement; reducing the percentage; or eliminating the ground cover requirement entirely. Vice Mayor McGeehen advocated allowing property owners to use a 100 percent shell, citing both aesthetic preference and practical storm resilience. He had watched mulch, debris, grass, and everything else go floating down the street. Rarely seen any shells floating down the street. He read a constituent email expressing frustration that an open permit was being held up due to a shell ground-cover decision. He suggested reducing the living ground cover requirement to 0 percent for residential properties.

Commissioner Dillon supported allowing shell to count toward the 25 percent requirement but opposed 0 percent, citing stormwater runoff concerns.

Mayor Brooks expressed a personal preference for shell over mulch, noting that mulch is terrible for the drainage systems and clogs the valves. She characterized the draft options as having merit

but not fully meeting the need, and suggested incorporating the best elements of multiple peer municipalities' approaches. She indicated she would be in favor of allowing shell and turf to count toward landscape requirements, and noted that requiring shrubs that owners intend to remove after receiving a certificate of occupancy is counterproductive.

Mr. Petraglia, following discussion, summarized the emerging consensus: allowing artificial turf that meets DEP permeability criteria and counting shell or stone toward the landscape requirement, while explicitly not counting mulch, and retaining the tree requirements.

Commissioner Tagliarini agreed with this direction.

2. Artificial Turf and New Landscaping Materials

Mr. Petraglia noted that many cities now have artificial turf provisions. He referenced Senate Bill 180 and subsequent DEP guidance, which effectively prohibit local governments from banning artificial turf on single-family lots once DEP releases installation standards, which occurred about one month earlier. He noted that even under the current code, a permit is required for artificial turf because it falls under the City's definition of a structure as "anything permanently affixed to the ground."

The proposed new section (106-37) would allow artificial turf to count toward landscape requirements if it meets DEP permeability standards, consistent with how other municipalities have handled the issue.

3. Right-of-Way Landscaping Materials

Mr. Petraglia proposed adding language to restrict what materials may be placed in the public right-of-way, noting that no such restriction currently exists and that this lack of restriction causes maintenance complications for public works. The proposed change would allow only living ground cover and City-approved vegetative materials in rights-of-way, except where sidewalks, walkways, or driveways are present.

Public Works Director Megan Wepfer addressed the Board, explaining that the key issue with artificial turf in the right-of-way is the cost of restoration after road projects. She cited a current example in Area 3, where improperly installed turf has created significant restoration complications. She suggested that if the Board wished to allow turf in the right-of-way, an agreement requiring the property owner to accept full responsibility for restoration could be an acceptable solution.

Mayor Brooks expressed support for this approach, and Mr. Petraglia confirmed that language could be drafted to require a notarized document, potentially recorded with the Clerk of Court, that places the responsibility for restoration on the owner and future owners.

Commissioner Tagliarini endorsed the approach and asked about scenarios in which homeowners maintain right-of-way areas in front of their homes. Mr. Petraglia and Director Wepfer confirmed that a recorded responsibility agreement could address those scenarios.

Commissioner Ghovae noted a preference for prohibiting artificial turf in the right-of-way, with no exceptions, citing liability and safety concerns. He recommended keeping the right-of-way limited to sod.

4. Intersection Visibility

Mr. Petraglia explained that the current code contains four sections on intersection visibility that contradict one another. The proposed change would consolidate these provisions into the zoning code, using a 25-foot visibility triangle measured from the edge of pavement at public intersections, with a reduced 15-foot triangle at alleys, defined as rights-of-way 15 feet or less. Anything between 3 and 8 feet tall within that triangle would need to be clear for safety.

Commissioner Ghovae suggested reducing the maximum height in the visibility triangle from 36 inches to 30 inches, noting that this was more consistent with typical municipal standards. Mr. Petraglia agreed that 30 inches was the average found in his research and that the proposed ordinance could reflect that.

5. Outdated and Conflicting Tree Regulations

Mr. Petraglia noted that the current tree regulations contain internal contradictions, for example, listing certain species as both prohibited and qualifying trees. The proposed revision would remove species lists from the code and instead reference the University of Florida's Florida-Friendly Plant List for approved species and the Pinellas County list of prohibited species, both of which are consistent with the city's comprehensive plan. He noted that the "okay" category on the UF list no longer exists and that the change would update references accordingly.

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

Direction and Next Steps

Mayor Brooks asked Mr. Petraglia whether the emerging consensus provided sufficient direction. He confirmed that it did, summarizing the direction as: allowing shell, stone, and permeable artificial turf to count toward landscape requirements; retaining the tree requirement; not counting mulch toward the landscape requirement; requiring that mulch and other materials be contained on-site; and applying the full landscape requirement to single-family, duplex, and triplex lots while retaining landscape buffer requirements for multifamily and commercial properties. The item will proceed to the Planning Commission before returning to the Board.

C. Resolution 2026-06, Moratorium on collection of mobility fee and Kimley-Horn Impact Fee Evaluation

Long Range Planner Andrew Morris presented the two-part item. He explained that the one-year moratorium on the City's local mobility impact fee was about to expire and needed renewal. At the same time, the City had recently received the Kimley-Horn Impact Fee Evaluation memo, which

provided recommendations on the relationship between the City's local mobility impact fee and Pinellas County's multimodal impact fee.

Mr. Morris explained that the City had historically imposed a local mobility impact fee on new development to offset transportation infrastructure costs. Pinellas County also imposes a countywide multimodal impact fee. He cited Florida Statute 163.31805(j), which prohibits charging a developer twice for the same transportation impact. The City had previously entered into an interlocal agreement with the county to coordinate administration of the county's fee. Staff had determined it was critical to evaluate whether continuing to collect the City's local fee would result in impermissible double-charging.

Mr. Morris summarized the Kimley-Horn memo's recommendation: discontinue the City's local mobility fee and continue collecting and administering only the county's transportation impact fees. He noted that under the county's structure, residential fees would generally be lower, benefiting homeowners, while commercial fees would be higher, reflecting the greater transportation impact of commercial development. He also noted that under the county's system, residential properties with no increase in square footage beyond a threshold would not be charged. He noted that the City retains 50 percent of county multimodal impact fees collected under the interlocal agreement, which would help mitigate the moratorium's financial impact during the review period.

Staff recommended, via Resolution 2026-06, continuing the 12-month moratorium on the City's local mobility impact fee, effective through July 31, 2027, to allow time to update land development regulations and review potential impacts on the comprehensive plan. The City would continue to collect and administer the county's fees during this period.

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

Commissioner Tagliarini asked whether the Kimley-Horn recommendation differed from the staff recommendation. Mr. Morris confirmed they were aligned.

Commissioner Ghovae confirmed that the resolution was consistent with Pinellas County's framework, and Mr. Morris confirmed compliance.

Mayor Brooks summarized for the record: the moratorium was originally put in place based on county guidance that the City should not separately collect a fee the county already collected on its behalf. The current action was simply to extend that pause via a formal resolution while staff worked through the LDR and comprehensive plan implications.

The Board reached consensus to proceed with the resolution. Mr. Morris confirmed that the resolution would go to the Planning Commission in July and then return to the Board for a vote. The Board also indicated no objection to Kimley-Horn presenting their memo at a future meeting.

D. Florida Legislation Update – Community Development Department

Community Development Director Marci Forbes presented an overview of state legislative updates that directly affect the Community Development Department. She noted that the handout distributed on the dais included summaries from the legislative website, with staff comments in red. Some bills take effect July 1, and not all implementation questions have been resolved. She said she did not have all the answers on how they would address them.

House Bill 803 — Building Permits and Inspections

Director Forbes identified several impacts from HB 803:

- *Revised flood barrier and wall exemptions* for residential structures, which she described as concerning and requiring further analysis to provide clear public guidance.
- *Permit fee calculation*: The current method bases fees on project cost at 1 percent, which was reduced from 2 percent previously. The bill provides guidance on revised calculation methods, including an ICC (International Code Council) option, which staff would evaluate. She reminded the Board that the prior reduction from 2 percent to 1 percent already had budget implications.
- *Website requirements*: All permit applications and required document checklists must be posted on the city's website. Staff would review existing checklists for consistency.
- *Expanded private provider options*: The bill further expands the use of private providers for plan review and inspections, with a 10-day turnaround once a permit is complete and sufficient, and a 5-day turnaround for projects valued under \$15,000. Director Forbes noted the complexity: private providers review only for Florida Building Code compliance, not for local ordinances, floodplain regulations, or base flood elevation requirements. She stated that only after passing those requirements is it complete and sufficient for the building official's time clock to start. This would require clearer front-end definition of completeness, staff education, and a formal audit process.
- *Post-disaster workforce flexibility*: The bill allows qualified individuals, such as licensed tradespeople, to assist with building inspections after a disaster. This would be a positive development.
- *Uniform permit application*: The Florida Building Commission is tasked with creating a uniform commercial and residential permit application, though Director Forbes noted the draft had not yet been released.

Mayor Brooks asked whether the City's fee schedule adequately captures costs still associated with City inspections, such as floodplain inspections, when a private provider is used. Director Forbes confirmed that staff would review and revise the fee schedule to ensure that fees for services still performed by the City were clearly identified, and that the permit software would be updated accordingly.

City Attorney Trask acknowledged the uncertainty surrounding July 1 compliance. He said that as long as they are making a good-faith effort to make the required changes, that should go a long way.

House Bill 399 — Land Use and Development Regulations

Director Forbes reiterated the bill's impact on the permit-fee calculation methodology, particularly for site plan approvals. She also noted that it may require updates to the Comp Plan and LDR language regarding residential districts and manufactured homes.

House Bill 927 — Local Land Planning and Development

Director Forbes summarized the bill's requirement that local governments establish a pre-application review program by January 1, 2027, using qualified private consultants from a maintained registry or accepted qualifying consultants for smaller communities. Upon receipt of a pre-application certification from such a consultant, the City would have 5 days to confirm receipt and verify completeness, and 45 days to review and act. She noted that this would require new LDR language referencing state statutes and a pre-application certification form.

House Bill 929 — Local Government Regulations for Accessory Structures

Director Forbes indicated that this bill would likely require only minor verbiage updates, as the city's accessory structure code was already in good condition.

House Bill 1389 — Affordable Housing

Director Forbes said that she did not anticipate immediate impacts on Madeira Beach, but that staff would ensure there was no contradictory language in the current code.

House Bill 1614 — Enforcement of the Florida Building Code

Director Forbes described this bill as stinging: it removes the provision that allows local governments to use excess funds from building code enforcement to finance the construction of buildings housing building code enforcement agencies. She stated that this effectively means building department revenues could no longer be used to fund facilities for those operations. Mayor Brooks observed that, in essence, it eliminated the Building Department's self-funded status for facilities. She said they had better hurry up and build a new building.

Director Forbes closed by noting that these were the most significant highlights and that City Attorney Trask should anticipate ongoing questions from staff as implementation progresses. She added that every municipality she was aware of was in a similar state of preparation.

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

8. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments or questions to respond to.

9. ADJOURNMENT

Mayor Brooks adjourned the meeting at 6:35 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, FCPC, MSM, City Clerk

DRAFT