

**Board of Commissioners
Meetings Report
(January 1, 2025 – December 31, 2025)**



Prepared By:
City Clerk
December 12, 2025

BOARD OF COMMISSIONERS – 01/01/2025 – 03/11/2025

Anne-Marie Brooks, Mayor (Mayor as of 6/14/2024)
Ray Kerr, Commissioner District 2
David Tagliarini, Vice Mayor/Commissioner District 1
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4 (appointed 7/10/2024)

TERM OF OFFICE

3-Year Term (03/2023 – 03/2025)
2-Year Term (03/2022 – 03/2026)
2-Year Term (03/2022 – 03/2026)
2-Year Term (03/2023 – 03/2025)
2-Year Term (07/2024 – 03/2025)

BOARD OF COMMISSIONERS – 03/12/2025 – 12/31/2025

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

TERM OF OFFICE

3-Year Term (03/2023 – 03/2028)
2-Year Term (03/2022 – 03/2026)
2-Year Term (03/2022 – 03/2026)
2-Year Term (03/2023 – 03/2027)
2-Year Term (07/2024 – 03/2027)

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

Mayor	\$10,000
District Commissioner	\$7,500

INDUCTION INTO OFFICE – MARCH 12, 2025, BOC REGULAR MEETING

- Anne-Marie Brooks, Mayor 3-Year Term (*New term to 03/2028*)
- Eddie McGeehen, District 3 Commissioner 2-Year Term (*New term to 03/2027*)
- Housh Ghovae, District 4 Commissioner 2-Year Term (*New term to 03/2027*)

APPOINTMENT OF VICE MAYOR – MARCH 12, 2025, BOC REGULAR MEETING

- Ray Kerr, Vice Mayor/Commissioner District 2 1-Year Term (*03/2025-03/2026*)

BOARD OF COMMISSIONERS MEMBERSHIP - OTHER GOVERNMENTAL BOARDS

- Mayor Anne-Marie Brooks
 - [Barrier Islands Governmental Council \(BIG C\)](#) – The BIG C, incorporated in 1990, is a governmental council including eleven municipalities residing on the west coast of Florida, from St. Pete Beach to Clearwater: Belleair Beach, Belleair Shore, Clearwater, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, Treasure Island.
 - [Emergency Medical Services Advisory Council \(EMS\)](#) - The EMS Advisory Council is responsible for evaluating Pinellas County's Emergency Medical Services system and making recommendations necessary to the EMS Authority on needs, problems, and opportunities relating to Emergency Medical Services.
 - [Forward Pinellas](#) – Mayor Brooks serves as Big C representative on the Forward Pinellas Board. Forward Pinellas is a land use and transportation planning agency that guides integrated transportation and land use solutions, sustaining economic value by connecting the communities of Pinellas County and the Tampa Bay region. The agency is charged with addressing countywide land use and transportation concerns, as both the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization. Forward Pinellas not only provides a forum for countywide decision-making on transportation and land-use issues, but also offers technical support, regional coordination, and policy advice and guidance to Pinellas County's 24 cities and unincorporated areas.

- [Mayors' Council of Pinellas County](#) – The primary objective of the Mayors' Council is to promote improvement and efficiency in municipal government, promote cooperation between officials of the municipalities of Pinellas County, and secure legislation that would be beneficial to its municipalities. The Mayor's Council was formally established on May 3, 1977. Its membership consists of the mayors of the chartered municipalities of Pinellas County and other individuals who wish to be involved in council meetings.
- [Tampa Bay Beaches Chamber](#) (Member of the Board of Directors) – The Tampa Bay Beaches Chamber is a diverse group of businesses spread along the Gulf Beaches of Pinellas County, from Tierra Verde to Clearwater Beach. They take great pride in where they live, work, and play, and are there to help everyone discover new places to visit, shop, and live like a local along the beautiful Gulf Beaches.
- [Tampa Bay Regional Planning Council \(TBRPC\)](#) – The TBRPC serves the citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing regional issues and needs.
 - [2025-2029 Initiatives Plan – A Five-Year Strategic Roadmap](#)
- Commissioner David Tagliarini
 - [Gulf Beaches Public Library Board](#) (Alternate trustee member) – The primary purpose of the Gulf Beaches Public Library Board is to govern and oversee the operations of the Gulf Beaches Public Library, ensuring it effectively serves the community's educational, recreational, and cultural needs. The Board is responsible for establishing library policies, managing finances, and advocating for the library's role within the community. The Board, composed of members appointed by the five municipalities it serves (Treasure Island, Madeira Beach, Redington Beach, North Redington Beach, and Redington Shores), provides the overall direction for the library.
 - Pinellas Public Library Cooperative <https://pplc.us/>

CONVERSATIONS WITH THE MAYOR

- May 6, 2025, American Legion Post 273, 600, American Legion Drive, Madeira Beach
- May 29, 2025, Archibald Memorial Beach Park, 15100 Gulf Blvd., Madeira Beach
- June 18, 2025, Gulf Beaches Public Library, 200 Municipal Dr, Madeira Beach
- July 16, 2025, Friendly Fisherman Seafood Restaurant, 150 John's Pass Boardwalk, Madeira Beach
- August 20, 2025, Cambria Hotel St. Petersburg - Madeira Beach 15015, Madeira Way, Madeira Beach
- September 18, 2025, Holiday Isles Elks #1912, 14111 E Parsley Dr, Madeira Beach
- October 22, 2025, Daiquiri Shack Raw Bar & Grille, 14995 Gulf Blvd, Madeira Beach
- November 20, 2025, Bamboo Beach Bar & Grill, 13025 Village Blvd, Madeira Beach
- December 17, 2025, Caddy's Madeira Beach, 14080 Gulf Blvd., Madeira Beach, FL 33708

BOARD OF COMMISSIONERS TRAINING (City Hall)

- July 16, 2025, Florida League of Cities 4-Hour State Mandated Ethics Training Webinar

BOARD OF COMMISSIONERS MEETING ATTENDANCE

- January 8, 2025, BOC Regular Meeting – *All present*
- January 22, 2025, BOC Regular Workshop – *All present*
- February 12, 2025, BOC Regular Meeting – *All present*

- February 26, 2025, BOC Joint Workshop with Civil Service Commission – *Vice Mayor Tagliarini and Commissioner McGeehen absent*
- February 26, 2025, BOC Special Meeting (for a shade meeting) - *Vice Mayor Tagliarini and Commissioner McGeehen absent*
- February 26, 2025, BOC Regular Workshop - *All present*
- March 12, 2025, BOC Regular Meeting – *All present*
- March 26, 2025, BOC Budget Workshop Meeting – *All present*
- March 26, 2025, BOC Regular Workshop Meeting - *All present*
- April 2, 2025, BOC Regular Meeting – *All present*
- April 16, 2025, BOC Budget Workshop Meeting – *All present*
- April 16, 2025, BOC Regular Workshop Meeting – *All present*
- May 14, 2025, BOC Regular Meeting – *All present*
- May 28, 2025, BOC Budget Workshop – *Commissioner Tagliarini absent*
- May 28, 2025, BOC Regular Workshop Meeting – *All present*
- June 11, 2025, BOC Regular Meeting – *All present*
- June 25, 2025, BOC Budget Workshop – *Commissioner Tagliarini absent*
- June 25, 2025, BOC Regular Workshop – *Commissioner Tagliarini absent*
- July 9, 2025, BOC Regular Meeting – *Commissioner Tagliarini absent*
- July 23, 2025, BOC Budget Workshop – *All present*
- July 23, 2025, BOC Special Meeting – *All present*
- July 23, 2025, BOC Regular Workshop – *All present*
- August 13, 2025, BOC Regular Meeting – *All present*
- August 21, 2025, BOC Special Workshop Meeting – *All present*
- August 27, 2025, BOC Budget Workshop – *All present*
- August 27, 2025, BOC Regular Workshop – *All present*
- September 10, 2025, BOC Special Meeting – *All present*
- September 10, 2025, BOC Regular Meeting – *All present*
- September 24, 2025, BOC Special Meeting – *All present*
- September 24, 2025, BOC Regular Workshop – *All present*
- October 1, 2025, BOC Regular Meeting – *All present*
- October 22, 2025, BOC Regular Workshop – *All present*
- November 12, 2025, BOC Regular Workshop – *All present*
- November 12, 2025, BOC Regular Meeting – *All present*
- November 25, 2025, BOC Special Meeting – *Commissioner McGeehen absent*
- December 10, 2025, BOC Regular Workshop – *All present*
- December 10, 2025, BOC Regular Meeting - *All present*

November 12, 2025, BOC Regular Meeting – The Board of Commissioners voted to change the BOC Regular Workshop Meetings from 6:00 p.m. to 4:00 p.m. (Jan 28, 2026 Regular Workshop; 2:00 p.m.) – Dates and Times subject to change.

MEETING AGENDA ITEMS

PROCLAMATIONS

February 26, 2025, BOC Regular Workshop Meeting

- Flood Awareness Week Proclamation; March 3 – 9, 2025

April 2, 2025, BOC Regular Meeting

- 56th Annual Professional Municipal Clerks Week; May 4-10, 2025

May 14, 2025, BOC Regular Meeting

- National Safe Boating Week; May 17-23, 2025

June 11, 2025, BOC Regular Meeting

- USFSP YMCA Youth in Government Civic Fellows Day; June 11, 2025

July 9, 2025, BOC Regular Meeting

- Parks and Recreation Month; July 2025

October 1, 2025, BOC Regular Meeting

- Florida City Government Week; October 20-26, 2025

PRESENTATIONS

January 8, 2025, BOC Regular Meeting

- Senator Nick DiCeglie – Hurricanes and storm-related issues. He offered his assistance and asked that the City of Madeira Beach consider him a resource to help do whatever is necessary to help Madeira Beach move forward.

February 12, 2025, BOC Regular Meeting

- Madeira Beach Fire Department – Introduction of New Hires
- Madeira Beach Fire Department – Firefighter of the Year, 2025
- Madeira Beach Fire Department – Promotions
- Madeira Beach Fire Department – Recognition of Years of Service

July 9, 2025, BOC Regular Meeting

- Mosquito Control & Vegetation Management – Pinellas County
- Preparing Your Organization for a Major Hurricane – Presentation by Mayor Brooks

August 13, 2025, BOC Regular Meeting

- Check Presentation – PCSO Explorer Post

August 27, 2025, BOC Regular Workshop

- Frontier Communications' Infrastructure – Repair/Removal
- Property Insurance, Jim Everett & Jake Holehouse

September 10, 2025, BOC Regular Meeting

- Madeira Beach Fire Department – Promotion, Paramedic School Completion

October 1, 2025, BOC Regular Meeting

- Check Presentation: Florida Representative Linda Changey

October 22, 2025, BOC Regular Workshop

- Presentations: Lobbyists
- Presentation: Grantworks, Inc.
- Presentation- Kimley-Horn Presentation (Strategic Planning and Grant Services Overview)

November 12, 2025, BOC Regular Workshop Meeting

- Florida Association of City Clerks (FACC) Central West Director Lisa Morris

November 12, 2025, BOC Regular Meeting

- Recognitions: Water Rescue Incident

APPROVAL OF MINUTES

January 8, 2025, BOC Regular Meeting – *Approved 5-0*

- 12-11-2024, BOC Regular Meeting Minutes
- 12-11-2024, BOC Regular Workshop Meeting

February 12, 2025, BOC Regular Meeting – *Approved 5-0*

- 01-08-2025, BOC Regular Meeting Minutes
- 01-22-2025, BOC Regular Workshop Meeting Minutes

March 12, 2025, BOC Regular Meeting – *Approved 5-0*

- 02-12-2025, BOC Regular Meeting Minutes
- 02-26-2025, BOC Special Meeting Minutes (for a Shade Meeting)
- 02-26-2025, BOC Joint Workshop Meeting with Civil Service Commission Meeting Minutes
- 02-26-2025, BOC Regular Workshop Meeting

April 2, 2025, BOC Regular Meeting – *Approved 5-0*

- 03-12-2025, BOC Regular Meeting Minutes

May 14, 2025, BOC Regular Meeting – *Approved 5-0*

- 03-26-2025, BOC Budget Workshop Meeting Minutes
- 03-26-2025, BOC Regular Workshop Meeting Minutes
- 04-02-2025, BOC Regular Meeting Minutes
- 04-16-2025, BOC Budget Workshop Meeting Minutes
- 04-16-2025, BOC Regular Workshop Meeting Minutes

June 11, 2025, BOC Regular Meeting – *Approved 5-0*

- 05-14-2025, BOC Regular Meeting Minutes
- 05-28-2025, BOC Budget Workshop Meeting Minutes

- 05-28-2025, BOC Regular Workshop Meeting Minutes

July 9, 2025, BOC Regular Meeting – Approved 4-0

- 06-11-2025, BOC Regular Meeting Minutes
- 06-25-2025, BOC Budget Workshop Meeting Minutes
- 06-25-2025, BOC Regular Workshop Meeting Minutes

August 13, 2025, BOC Regular Meeting – Approved 5-0

- 07-09-2025, BOC Regular Meeting Minutes
- 07-23-2025, BOC Budget Workshop Meeting Minutes
- 07-23-2025, BOC Special Meeting Minutes
- 07-23-2025, BOC Regular Workshop Meeting Minutes

September 10, 2025, BOC Regular Meeting – Approved 5-0

- 08-13-2025, BOC Regular Meeting Minutes
- 08-21-2025, BOC Workshop Meeting Minutes – Discussion on City Manager
- 08-27-2025, BOC Budget Workshop Meeting Minutes
- 08-27-2025, BOC Regular Workshop Meeting Minutes

October 1, 2025, BOC Regular Meeting – Approved 5-0

- 09-10-2025, BOC Special Meeting Minutes
- 09-10-2025, BOC Regular Meeting Minutes
- 09-24-2025, BOC Special Meeting Minutes

November 12, 2025 BOC Regular Meeting – Approved 5-0

- 09-24-2025, BOC Regular Workshop Meeting Minutes
- 10-01-2025, BOC Regular Meeting Minutes
- 10-22-2025, BOC Regular Workshop Meeting Minutes

December 10, 2025 BOC Regular Meeting – Approved 5-0

- 11-12-2025, BOC Regular Workshop Meeting Minutes
- 11-12-2025, BOC Regular Meeting Minutes
- 11-25-2025, BOC Special Meeting Minutes

PUBLIC HEARINGS – ORDINANCES

Ordinance 2025-01, New Personnel Policy (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A NEW PERSONNEL POLICY; REPEALING ORDINANCE 2019-13; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop Meeting with Civil Service Commission
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
Mayor Brooks wanted certain changes made. The City Attorney asked that they approve the ordinance as written, and he would bring the changes back in redlines and underlines at the April

2, 2025, BOC Regular Meeting, so they could see them. If the changes are acceptable on second reading, they will be adopted as amended.

- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0 with the changes made on first reading brought back to them at second reading.*
Mayor Brooks disagreed with the comment regarding allowing the City Manager to determine how long someone would be required to work for the City if the City paid their tuition. It could show bias or favoritism. One might be required to work one year, and someone else three or five years. She would like that brought back for discussion at the next workshop. They could also discuss language changes to sections that the City Clerk's Office listed for city charter consistency with language. The Board consented.
- April 16, 2025, BOC Regular Workshop – Tuition Reimbursement. The City Attorney says that the personnel policy states that approval of any specific reimbursement request is at the sole discretion of the human resources staff, who must weigh all relevant facts and policies in granting or denying any request. The human resources staff decides how long someone should stay after completing the course. The Mayor said that it is a problem. It would not be fair to let a single individual determine how long a person should stay after tuition reimbursement because favoritism could come into play. That is the reason she asked that the policy come back to them. She would rather “a year” be placed there. The Board consented to a one-year commitment for an associate's degree, a two-year commitment for a bachelor's degree, and a two-year commitment for a master's degree. The City Attorney will bring an amendment to Ordinance 2025-01 to May 14, 2025, BOC Regular Meeting for 1st Reading & Public Hearing to make the changes. *BOC did not revisit the ordinance on May 14, 2025.*

Ordinance 2025-02, Amendment to Civil Service Commission Duties & Responsibilities (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING DIVISION 4 OF ARTICLE III OF CHAPTER 2 OF THE MADEIRA BEACH CODE OF ORDINANCES RELATING TO THE CIVIL SERVICE COMMISSION; PROVIDING FOR CONFLICT, CODIFICATION, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop with Civil Service Commission
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-03, Post Termination Hearings; Hearing Officer (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADDING DIVISION 5 (POST TERMINATION HEARINGS; HEARING OFFICER) TO ARTICLE III OF CHAPTER 2 OF THE MADEIRA BEACH CODE OF ORDINANCES; PROVIDING FOR CONFLICT, CODIFICATION, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 29, 2025, Civil Service Commission Meeting
- February 26, 2025, BOC Joint Workshop with Civil Service Commission
- March 12, 2025, BOC Regular – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-04, Planned Development (Adopted 03/12/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 ZONING, ARTICLE V. DISTRICTS, DIVISION 10, PD., PLANNED DEVELOPMENT, OF THE CITY'S LAND DEVELOPMENT CODE PROVIDING FURTHER INFORMATION ON INTENT AND PURPOSE; INCLUDING DIMENSIONAL REGULATIONS; SPECIFYING REQUIREMENTS FOR THE APPLICATION FOR PD ZONING; CLARIFYING THE REVIEW CRITERIA FROM THE LOCAL PLANNING AGENCY; CLARIFYING THE REVIEW CRITERIA FROM THE BOARD OF COMMISSIONERS; INCLUDING STANDARD OPERATING ADJUSTMENTS IN THE CHANGES OF DEVELOPMENT PLAN; AND INCLUDING OPTIONS FOR TIME EXTENSIONS; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 4-1 with removal of a paragraph (Commissioner Tagliarini against)*

Section 110-387, Permitted uses and dimensional regulations (p. 248 of packet) - REMOVED third paragraph: “PD developments located in the Traditional Village, Commercial Core, Boardwalk, and Low Intensity Mixed Use Character Districts of the John's Pass Village Activity Center cannot exceed the height limits prescribed in Appendix D – John's Pass Village Activity Center Development Standards.”

Ordinance 2025-05, Temporary Shelters on Residential Property (Adopted 03/12/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 94 FLOODPLAIN MANAGEMENT, DIVISION 10. FLOOD RESISTANT DEVELOPMENT, ARTICLE I. BUILDINGS AND STRUCTURES, SECTION 94-103. MANUFACTURED HOMES AND RECREATIONAL VEHICLES, OF THE CITY'S LAND DEVELOPMENT CODE PROVIDING FOR THE USE OF RECREATIONAL VEHICLES AS TEMPORARY SHELTERS ON RESIDENTIAL PROPERTIES FOLLOWING A NATURAL EMERGENCY; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- December 11, 2024, BOC Regular Workshop (Agenda Item 6.B. RVs & Campers)
- January 22, 2025, BOC Regular Workshop
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-06, Amendment to Capital Improvement Element of the Comprehensive Plan (Adopted 03/12/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO UPDATE THE CAPITAL IMPROVEMENT PROGRAM (CIP) SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025 THROUGH 2030; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-07, Adult Use Restriction (Adopted 03/12/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH FLORIDA, CREATING SECTION 110-841 OF SUBDIVISION I (IN GENERAL) OF DIVISION 13 (ADULT ENTERTAINMENT USES) OF ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO PROHIBIT PERSONS UNDER THE AGE OF 18 YEARS TO ENTER, REMAIN IN OR PURCHASE GOODS OR SERVICES AT AN ADULT ENTERTAINMENT ESTABLISHMENT; TO PROHIBIT PERSONS UNDER THE AGE OF 21 YEARS TO BE AN EMPLOYEE OF AN ADULT ENTERTAINMENT ESTABLISHMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-08, Amendment to Fees & Collections Manual (Adopted 03/12/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA, TO ADD A DECLARED DISASTER SANITATION FEE; REPEALING ORDINANCE 2024-22; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 22, 2025, BOC Regular Workshop (Agenda Item 7. B. Declared Disaster Sanitation Fee)
- February 12, 2025, BOC Regular Meeting - 1st Reading & Public Hearing – *Approved 5-0*
- March 12, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-09, Districts (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-151 (ESTABLISHMENT OF DISTRICTS) OF CHAPTER 110 (ZONING) OF ARTICLE V. (DISTRICTS) DIVISION 1 (GENERALLY) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; RENAMING THE C-1 ZONING DISTRICT TO JOHN'S PASS VILLAGE ACTIVITY CENTER; REMOVING C-2, JOHN'S PASS MARINE COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop (Agenda Item 6. A., Updates to the Code for C-1 and C-2 Zoning District)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-10, Accessory Structures (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 4 (ACCESSORY STRUCTURES) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO RENAME THE C-1 TOURIST COMMERCIAL ZONES TO INCLUDE JOHN'S PASS VILLAGE ACTIVITY CENTER; ADD SETBACKS FOR EACH CHARACTER DISTRICT OF JOHN'S PASS VILLAGE ACTIVITY CENTER ZONING; AND REMOVE REFERENCES TO THE C-2 ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop (Agenda Item 6. A., Updates to the Code for C-1 and C-2 Zoning District)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-11, Alcoholic Beverages (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI. (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 6. (ALCOHOLIC BEVERAGES) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR JOHN'S PASS VILLAGE ACTIVITY CENTER ZONING DISTRICT REGULATIONS; PROVIDING FOR PLANNED DEVELOPMENT ZONING DISTRICT REGULATIONS; REMOVING REFERENCES TO C-2, JOHN'S PASS MARINE COMMERCIAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop (Agenda Item 6. A., Updates to the Code for C-1 and C-2 Zoning District)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-12, Amendment to Fees and Collection Procedures Manual – Rental Pricing for City Facilities (Recreation Center, Recreation Complex, and City Centre Room) (Adopted 04/02/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR THE MODIFICATION OF HOURLY RATES AND ROOMS AVAILABLE FOR RENT WITHIN THE RECREATION CENTER AND CITY HALL AND REWORD THE REFERENCE TO SALES TAX COLLECTED THEREFOR; REPEALING ORDINANCE 2025-08; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- February 26, 2025, BOC Regular Workshop Discussion – Facility Rental Fee updates (Agenda Item 9. C. Facility Rental Fee Updates)
- March 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- April 2, 2025, BOC Regular Meeting - 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-13, Amendment to Fees and Collection Procedures Manual – To change rates for Overnight Parking and City Development Fees, & Rework certain Development Services (Adopted 06/11/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR THE CHANGES TO THE RATES OF OVERNIGHT PARKING AND CITY DEVELOPMENT FEES AND REWORD CERTAIN DEVELOPMENT SERVICES; REPEALING ORDINANCE 2025-12; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- April 16, 2025, BOC Regular Workshop
- May 14, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- June 11, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-14, Amendment to Chapter 14, Article IV. Moving of Structures to address elevating structures in the same footprint (Adopted 8/13/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE IV (MOVING OF STRUCTURES) OF CHAPTER 14 (BUILDINGS AND BUILDING REGULATIONS) OF THE CODE OF ORDINANCES TO REVISE THE TITLE OF SAID ARTICLE TO ELEVATION AND RELOCATION OF STRUCTURES; TO ESTABLISH REQUIREMENTS FOR ELEVATION PERMITS, REQUIRE DOCUMENT SUBMITTALS, PROVIDE FOR SETBACKS AND ADDRESS CONDITIONS OF PERMIT ISSUANCE FOR THE ELEVATION OF EXISTING STRUCTURES WHERE THE STRUCTURE REMAINS WITHIN THE ORIGINAL HORIZONTAL FOOTPRINT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- June 25, 2025, BOC Regular Workshop
- July 9, 2025, BOC Regular Meeting – Discussion
- July 23, 2025, BOC Special Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- July 23, 2025, BOC Regular Workshop – There was no discussion on the item
- August 13, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing - *Approved 5-0*

Ordinance 2025-15, FY 2026 Final Millage Rate (Adopted 09/24/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE MILLAGE RATE FOR FISCAL YEAR 2026, PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED BACK MILLAGE RATE, THE PERCENTAGE DECREASE BELOW THE ROLLED BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED AND PROVIDING FOR AN EFFECTIVE DATE.

- July 23, 2025, BOC Special Meeting – *Approved 5-0, keep current millage rate of 2.7500 mills*
- September 10, 2025, BOC Special Meeting (Tentative) – 1st Reading & Public Hearing – *Approved 5-0*
- September 24, 2025, BOC Special Meeting (Final) – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-16, FY 2026 Preliminary Budget- (Adopted 09/24/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE.

- 2025 Budget Workshops
- September 10, 2025, BOC Special Meeting (Tentative) – 1st Reading & Public Hearing – *Approved 5-0*
- September 24, 2025, BOC Special Meeting (Final) – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-17, Amending Chapter 14, Sections 14-30, 14-31, and 14-32 of Article II. Technical Codes and Standards to Remove References to Outdated Technical Codes and Standards (Adopted 10/1/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 14-30, 14-31 AND 14-32 OF ARTICLE II. - TECHNICAL CODES AND STANDARDS OF CHAPTER 14 OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES TO REMOVE REFERENCES TO OUTDATED TECHNICAL CODES AND STANDARDS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- August 27, 2025, BOC Regular Workshop
- September 10, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- October 1, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-18, Amendment to Fees and Collection Procedures Manual – Extending Permit Fees Waiver to March 26, 2026 (Adopted 11/12/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. - FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA, TO PROVIDE FOR A CHANGE TO THE BUILDING PERMIT FEE WAIVER DATE; REPEALING ORDINANCE 2025-13; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- August 27, 2025, BOC Regular Workshop
- September 24, 2025, BOC Special Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- November 12, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-19, C-3 Zoning District Setbacks (Adopted 12/10/2025)

AN ORDINANCE OF THE CITY OF MADEIRA BEACH FLORIDA, AMENDING CHAPTER 110 (ZONING) ARTICLE V. – DISTRICTS, DIVISION 7. - C-3, RETAIL COMMERCIAL, SECTION 110-321. - SETBACK REQUIREMENTS, OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REDUCE THE FRONT AND SIDE SETBACKS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- October 22, 2025, BOC Regular Workshop
- November 12, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- December 10, 2025, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2025-20, Certified Recovery Residences

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE VI (SUPPLEMENTAL DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) THE LAND DEVELOPMENT REGULATIONS BY CREATING DIVISION 16, "CERTIFIED RECOVERY RESIDENCES"; PROVIDING FOR DEFINITIONS; PROVIDING FOR PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REQUESTS FOR REASONABLE ACCOMMODATIONS; PROVIDING FOR REVOCATION OF REASONABLE ACCOMMODATIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop
- December 10, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- **January 14, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing -**

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

January 8, 2025, BOC Regular Meeting

- 4COP Special Food Service Establishment Alcoholic Beverage License ABP 2025-01 - Dockside Dave's Restaurant, located at 14701 and 14703 Gulf Blvd., Madeira Beach – *Approved 5-0*

June 11, 2025, BOC Regular Meeting

- 2COP Alcoholic Beverage License ABP 2025-03 - Belleair Market Johns Pass, 111 Boardwalk Place West, Suite 103, Madeira Beach – *Approved 5-0*
- 4COP Alcoholic Beverage License ABP 2025-02 – Barefoot Beach Resort South, LLC, 13220 Gulf Blvd, 13220 Gulf Blvd #1, 13220 Gulf Blvd #2, Madeira Beach – *Approved 3-2, Vice Mayor Kerr and Commissioner Tagliarini voted against.*

August 13, 2025, BOC Regular Meeting

- 2COP Alcoholic Beverage License ABP 2025-04 – Corner Kitchen and Coffee House, 13999 Gulf Boulevard #C2, Madeira Beach – *Approved 5-0*

November 12, 2025, BOC Regular Meeting

- ABP 2025-05 Beach Bar LLC - Special Food Service Establishment (4COP) Alcoholic Beverage License with stated intent to sell beer, wine, and liquor for consumption on the relocated premises of the Saltwater Hippie Beach Bar 15045 Madeira Way, Madeira Beach, Florida, 33708 - *Approved 5-0*

December 10, 2025, BOC Regular Meeting

- Quota (4COP) Alcoholic Beverage License Application ABP 2025-06 for the sale of beer, wine, and liquor for consumption on premises at Dockside Dave's Restaurant, 14701 Gulf Blvd and 14703 Gulf Blvd, Madeira Beach, Florida 33708, 33708 – *Approved 5-0*
- 2APS (Retail Packaged Beer & Wine) Alcoholic Beverage License Application ABP 2025-07 for the sale of beer and wine package sales for off-premises consumption at John's Pass Convenience Store & Rentals, 13045 Gulf Blvd, Madeira Beach, Florida 33708 – *Approved 5-0*
- 4COP Special Food Service Establishment Alcoholic Beverage License Application ABP 2025-08 with stated intent to sell beer, wine, and liquor for consumption on premises at Broke N Board Bar & Grill, 15015 Madeira Way, Suite 100, Madeira Beach, Florida 33708 – *Approved 5-0*

RESOLUTIONS

Resolution 2025-01, Public Records Exemption Resolution (Adopted 03/12/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- March 12, 2025, BOC Regular Meeting – *Approved 5-0*.

Resolution 2025-02, BOC Policy Handbook (Adopted 05/14/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BOARD OF COMMISSIONERS POLICY HANDBOOK; REPEALING RESOLUTION 2024-02; AND PROVIDING FOR AN EFFECTIVE DATE.

- March 26, 2025, BOC Regular Workshop
- April 16, 2025, BOC Regular Workshop
- May 14, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-03, Pinellas 2025 Local Mitigation Strategy (LMS) Plan (Adopted 05/14/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY; REPEALING RESOLUTION 2020-12; ADOPTING THE LOCAL MITIGATION STRATEGY AS THE CITY OF MADEIRA BEACH FLOODPLAIN MANAGEMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- April 16, 2025, BOC Regular Workshop
- May 14, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-04, Adopting Ceremonial Items Policy (Adopted 07/09/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A CEREMONIAL ITEMS POLICY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

- April 16, 2025, BOC Regular Workshop
- May 28, 2025, BOC Regular Workshop
- June 25, 2025, BOC Regular Workshop
- July 9, 2025, BOC Regular Meeting – *Approved 4-0*
- July 23, 2025, BOC Regular Workshop – Discussed participation, selection

Resolution 2025-05, Amendment to Emergency Operations Plan (EOP) (Adopted 06/11/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR THE ADOPTION OF THE CITY OF MADEIRA BEACH EMERGENCY OPERATIONS PLAN DATED JUNE 11, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

- May 28, 2025, BOC Regular Workshop Meeting
- June 11, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-06, FY 2025 Budget Amendment #1 (Adopted 06/11/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2025 (OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND, THE ARCHIBALD PARK FUND, AND THE SANITATION FUND; AND PROVIDING FOR AN EFFECTIVE DATE

- May 28, 2025, BOC Budget Workshop Meeting
- June 11, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-07, One-Year Moratorium on Local Mobility Impact Fees (Adopted 07/23/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE IMPOSITION AND COLLECTION OF THE MOBILITY FEE REQUIRED PURSUANT TO CHAPTER 92 (PROPORTIONATE SHARE DEVELOPMENT FEE) OF THE CITY OF MADEIRA BEACH CODE OF ORDINANCES UNTIL JULY 31, 2026; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- July 23, 2025, BOC Special Meeting – *Approved 5-0*

Resolution 2025-08, Plat Approvals (Adopted 08/13/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR THE DESIGNATION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE COMMUNITY DEVELOPMENT DIRECTOR AND ANY SUCCESSOR DEPARTMENT OR DIVISION AS THE ADMINISTRATIVE AUTHORITY WITH THE POWER AND DUTY TO RECEIVE, REVIEW, PROCESS, APPROVE, AND DENY THE SUBMISSION OF APPLICATIONS FOR PLATS AND REPLATS IN THE CITY OF MADEIRA BEACH; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- August 13, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-09, Updated Madeira Beach Master Plan (Adopted 11/12/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING AN UPDATED MADEIRA BEACH MASTER PLAN; REPEALING RESOLUTION 02.21 AND PROVIDING FOR AN EFFECTIVE DATE.

- April 16, 2025, BOC Regular Workshop
- October 22, 2025, BOC Regular Workshop
- November 12, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-10, Plat Approvals (Adopted 10/01/2025)

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AUTHORIZED SIGNERS OF BANKING DOCUMENTS FOR THE CITY OF MADEIRA BEACH; BY REPEALING RESOLUTION 2022-03 AND ANY OTHER RESOLUTION IN CONFLICT HEREWITH; AND BY PROVIDING FOR AN EFFECTIVE DATE.

- October 1, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-11, FY 2025 Budget Amendment #2 (Adopted 11/12/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2025 (OCTOBER 1, 2024 THROUGH

SEPTEMBER 30, 2025) BY INCREASING APPROPRIATIONS FOR EXPENDITURES IN THE GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop
- November 12, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-12, Reimbursement of Capital Expenditures (Adopted 11/12/2025)

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED WITH PROCEEDS OF A FUTURE FINANCING OR FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop
- November 12, 2025, BOC Regular Meeting – *Approved 5-0*

Resolution 2025-13, Emergency Bridge Loan (Pulled from Agenda 11/12/2025)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING THE EXECUTION AND DELIVERY OF THE FORM OF ATTACHED LOAN DOCUMENTS BETWEEN THE CITY AND THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE FOR A PRINCIPAL AMOUNT OF \$3,148,500.00 TO FUND GOVERNMENTAL OPERATIONS; MAKING CERTAIN FINDINGS OF PARAMOUNT PUBLIC PURPOSE; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY THE INDEBTEDNESS; PROVIDING FOR THE RIGHTS, SECURITIES AND REMEDIES FOR THE OWNER OF THE PROMISSORY NOTE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; DESIGNATING AN OFFICIAL WITH AUTHORITY TO EXECUTE DOCUMENTS WITH RESPECT TO THE LOAN; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop (*Tabled following discussion*)
- November 12, 2025, BOC Regular Meeting (*Pulled*)

Resolution 2025-14, Opting Out of Providing the 80-120% AMI “Missing Middle” Property Tax Exemption to Developments that would otherwise Qualify pursuant to House Bill 7073 (Adopted 12/10/2015)

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.

- December 10, 2025, BOC Regular Meeting – *Approved 5-0*

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- JCB 35Z-1 Compact Excavator Purchase – Sourcewell Contract - \$59,040
 - January 8, 2025, BOC Regular Meeting – *Approved 5-0*
- Tampa Bay Psychology Services LLC Agreement for Psychological Evaluation and Counseling Services for Fire Personnel @ \$165.00 per individual counseling session
 - January 22, 2025, BOC Regular Workshop Meeting

- February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Public Works/Satellite Building Department Design – Engineering proposal with Pennoni for the public works building for \$62,050.00
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 4-1; Commissioner Kerr voted against*
- Public Works/Satellite Building Change Order – Architectural & Structural Engineering Services - \$88,610.00
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 2, 2025, BOC Regular Meeting – *Approved 3-2*
- AAA Florida Traffic Safety Grant – to increase the road for the firefighters while responding to an accident or an emergency call - \$5,400
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Saltwater Destination Agreement – 2nd Amendment - Five-year extension from October 22, 2024, through October 21, 2029, to provide chairs and umbrellas on the sand in front of Archibald Park. - \$12,000 Annual Payment
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Rebuilding Madeira Beach – Watershed Management Plan – Contract with Advanced Engineering for the Preliminary Program Development, Document Review, and Support Services - \$89,865.81
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Emergency Bridge Loan Program – Request for Application (up to 10-YR Term, 0% Interest for full term)
 - January 22, 2025, BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Meeting – *Approved 5-0, for Finance to apply for the loan*
- DSK Law Engagement Letter to serve as Special Magistrate for the City of Madeira Beach - \$210 per hour plus costs for each actual attorney hour worked and \$65 per hour for each paralegal hour worked in regard to engagement.
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- CAP Government Agreement – Building Services (Piggyback agreement with City of Dania Beach, FL – expires in May 2025 unless renewed)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Mobi-Mat Purchase for John's Pass North Jetty - \$6,205.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 4-1 (Commissioner Ghovaei against)*

- Rear Load Containers Purchase from Iron Containers - \$36,145.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-02 Rear Load Replacement Containers Purchase from Iron Container - \$30,000 average annual purchase (3-YR Sales Agreement)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Archibald Parking Lot and 142nd Beach Access Repair - \$494,680 (Piggyback Contract with City of Largo, FL with Keystone Excavators, Inc.)
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
 - April 16, 2025, BOC Regular Workshop Meeting – Project Update
- RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs – Contract with Grossz Construction Company, Inc. - \$57,700.00
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Master Pyro, LLC – Fireworks Displays – (\$5,000.00 for the March 16th display, \$5,000.00 for the May 4th display, \$20,000.00 for the July 3rd display, and \$5,000.00 for the November 9th display)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Facility Use Agreement with Burton Meiring, LLC dba as Simple Weddings (Receive 25% discount on rental rates listed in the Madeira Beach Fees and Collection Manual)
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Automated Side Load Garbage Truck Lease Agreement - \$8,500 per month (13-month Lease)
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 2, 2025, BOC Regular Meeting – *Approved 5-0*
- Amendment to Kimley-Horn and Associates, Inc., Consulting and Design Services Agreement
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with the City of Largo for Storm Debris Management, Site Lot 14 Utilization for 90-day Period - \$500.00 per Storm (5-YR Term with option to renew for an additional four, one-year terms)
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*

- ITB 25-05, Area 3 Roadway & Drainage Improvement Contract with Harbor Contracting, LLC - \$7,155,457.44
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Joint Participation Agreement with Pinellas County for Area 3 Roadway and Drainage Improvement Project – Reimbursement to the City for \$1,430,000.00
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB 25-06, Boca Ciega Street End Project, \$149,998.42, includes 10% contingency in the event of an unforeseen issue during construction [They must show evidence to pay contingency]
 - January 22, 2025 BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting - *Approved 5-0*
- ITB 25-07, Military Court of Honor, \$225,823.02, includes 10% contingency in the event of an unforeseen issue during construction [Must have evidence to pay contingency]
 - January 22, 2025 BOC Regular Workshop Meeting
 - February 12, 2025, BOC Regular Workshop Meeting
 - March 26, 2025, BOC Regular Workshop Meeting
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – *Approved 5-0*
- RFI No. 25-09 Engineering Consultant and Design Services Discussion & Approval
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – *Approved 5-0, approved the Preference List and Agreements in the Agenda Packet*
- City of Madeira Beach Fire Station Settlement Agreement
 - May 14, 2025, BOC Regular Meeting – *Approved 5-0*
- Master Agreement UF, Task Order 08: Impact Fees, \$30,000
 - April 16, 2025, BOC Regular Workshop Meeting
 - May 28, 2025, BOC Regular Workshop Meeting
 - June 11, 2025, BOC Regular Meeting – The Board asked that the item be brought back for discussion at the July BOC Workshop with a presentation and to discuss it earlier in the meeting.
- RFP No. 25-10 Financial Auditing Services
 - June 11, 2025, BOC Regular Meeting – The Board consented to Mr. Laflin sending out the RFP. The Board of Commissioners will serve as the Auditing Committee. They will be

provided with the proposals received one month in advance of the first meeting to grade and evaluate them.

- August 27, 2025, BOC Regular Workshop
- October 1, 2025, BOC Regular Meeting – *Approved 5-0 to select Mauldin & Jenkins to provide auditing services for the City*
- Interlocal Agreement with Pinellas County for Multimodal Impact Fee Coordination (City to retain 50% of Collected Fees)
 - May 28, 2025, BOC Regular Workshop Meeting
 - July 23, 2025, BOC Special Meeting – *Approved 5-0*
- FY 2026 Gulf Beaches Public Library Annual Budget for Madeira Beach - \$99,078.00
 - July 23, 2025, BOC Regular Workshop – *Consented to extending budget deadline*
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0 to approve budget*
 - October 1, 2025, BOC Regular Meeting – *Approved 5-0 the approve Agreement*
- FY 2026 PCSO Annual Law Enforcement Services Contract - \$1,802,352.00
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- 2026 John Deere Gator Purchase - \$23,355.00
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- TruVac Trailer Purchase - \$143,570.00
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 4-1, Commissioner Ghovaei voted against*
- Interlocal Agreement with Thompson Consulting Services for Debris Monitoring
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Pinellas County Joint Participation Agreement Area 5 (Engineer Estimated \$3,626,153.00 & Pinellas County Contribution (JPA) \$1,555,378.00)
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Area 3 Construction Engineering Inspection (CEI) Approval – Al Carrier's Company \$185,000
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Special Event Agreement – ROC Park – Drop Dead Beach Bash
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0*
- Agreement to Purchase Property at 50 153rd Avenue (City bid \$4.6 million)

- July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 5-0 to direct City Manager to write a letter to the property owner to end the contract.*
- Stormwater Station Generator Replacement located at 14101 N. Bayshore Drive \$69,633.47
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025 BOC Regular Meeting – *Approved 5-0*
- Diocese of Southwest Florida, Inc. Parking Lot License Agreement
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- FDOT Debris Staging Area Agreement for Archibald and Johns Pass Park
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- Bay Point Causeway and Drive Milling and Resurfacing Proposal (Contract – Void)
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with Pinellas County for Cooperative Emergency Procurements of Disaster Debris Collection & Monitoring and Management Services
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- City Manager Resignation Agreement
 - August 21, 2025, BOC Special Meeting - *discussion*
 - September 10, 2025, BOC Regular Meeting – *Approved city manager resignation agreement and made his last day on 9/10/2025 - Approved 5-0*
- Appointment of Acting City Manager (Salary \$4,500 Monthly)
 - August 21, 2025, BOC Special Meeting
 - September 10, 2025, BOC Regular Meeting – *Approved Fire Chief Clint Belk to serve as temporary acting city manager – Approved 5-0*
 - October 1, 2025, BOC Regular Meeting - Acting City Manager Pay - \$4,500 monthly salary – *Approved 5-0*
- Recruiting Firm to advertise City Manager and Other Senior Vacations
 - August 21, 2025, BOC Special Meeting
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0 to waive the RFP requirement in finding a recruitment firm under these circumstances & Approved 5-0 for Commissioner Tagliarini to assist Ms. Powers with her research*
- Mowing and Lawn Maintenance Services – Contract Renewal
 - September 24, 2025, BOC Regular Workshop Meeting
 - October 1, 2025, BOC Regular Meeting – *Approved 5-0*

- Amendments to Aclarian Consultant \$8,600 Monthly & Software Agreements – \$38,000 Monthly + cost of any added features
 - September 24, 2025, BOC Regular Workshop Meeting
 - October 1, 2025, Boc Regular Meeting – *Approved 5-0*
- S. Renee Narloch Recruitment Proposal – Advertising City Manager Position Vacancy & other Senior Position Vacancies
 - September 24, 2025, BOC Regular Workshop Meeting
 - October 1, 2025, Boc Regular Meeting – *Approved 5-0*
 - December 10, 2025, BOC Regular Workshop (Madeira Beach City Manager Brochure)
 - December 10, 2025, BOC Regular Meeting (Madeira Beach City Manager Brochure) – *Approved 5-0*
- Myers Consulting Group, LLC – Lobbyist - \$4,000 Monthly
 - October 1, 2025, BOC Regular Meeting – Discussion
 - October 22, 2025, BOC Regular Workshop – Lobbyists Presentations
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – Approval of Myers Consultant Group Agreement – *Approved 4-1*
 - November 12, 2025, BOC Regular Meeting – Approved Acting City Manager to send a 30-Day Notice of Termination to Lobbyist - Shumaker Advisors Florida, LLC – *Approved 4-1*
- Kimley-Horn - Strategic Planning Agreement – Lump sum of \$30,000 (Tasks 1-3)
 - October 1, 2025, BOC Regular Meeting – Discussion
 - October 22, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Property Purchase – Approval of Contract – 555 150th Avenue - \$18 Million
 - September 24, 2025, BOC Regular Workshop Meeting (Discussion on property in general)
 - October 1, 2025, BOC Regular Meeting – *Approved 5-0*
 - November 15, 2025, Town Hall Meeting #1 for Input to Develop the New Property
 - November 19, 2025, Town Hall Meeting #2 for Input to Develop the New Property
- Final FEMA Payout for Administrative Work (CAT Z) Approval
 - October 1, 2025, BOC Regular Meeting – *Approved 5-0*
- 2025 Emergency Medical Services ALS First Responder Agreement Amendment #1 - \$1,556,821
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Recreation Management Software Proposal - \$13,170 total for 3 Years
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0*

- Amendment to Interlocal Agreement with Pinellas County for Water Quality Monitoring - \$2,634.82 for FY2025 – FY2030
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0*
- FY 2026 Park Street Lease Approval - \$3,300 Monthly
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0*
- Kimley-Horn Letter of Agreement – Impact Fee Ordinance – Not to Exceed \$5,000
 - November 12, 2025, BOC Regular Workshop
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0*
- ITB #25-13 Archibald Snack Shack Discussion – Sand Removal with Mali Contracting Corp \$30,000
 - November 12, 2025, BOC Regular Workshop Meeting
 - November 12, 2025, BOC Regular Meeting – *Approved 5-0 to move forward with the subfloor bid.*
 - November 25, 2025, BOC Special Meeting – Archibald Snack Shack Scope Approval – *Approved 4-0 to move forward with sand removal based on the price (\$30,000) from Mali Contracting Corp. [Chose to do sand removal instead of subfloor removal]*
- ITB #25-14 John's Pass Dredging – Bayside Dredging LLC, alternate Bid \$1,294,550
 - November 25, 2025, BOC Special Meeting – *Approved 4-0, Quote from Bayside Dredging LLC, Alternate bid total of \$1,294,550.*
 - December 10, 2025, BOC Regular Meeting – *Approved 5-0, Contract with Bayside Dredging, LLC*
- Interlocal Agreement with Pinellas County for Disaster Debris and Monitoring Services – No cost unless disaster occurs
 - December 10, 2025, BOC Regular Workshop Meeting
 - December 10, 2025, BOC Regular Meeting – *Approved 5-0*
- Interlocal Agreement with Pinellas County for Designation of Collection and Removal Responsibilities within Geographic Pinellas County – No cost unless disaster occurs
 - December 10, 2025, BOC Regular Workshop Meeting
 - December 10, 2025, BOC Regular Meeting – *Approved 5-0*
- Street Sweeping Services – Sweeping Corp of America (SCA) Contract \$2,725 per month (\$32,700 annual – 12-Month Contract)
 - December 10, 2025, BOC Regular Workshop Meeting
 - December 10, 2025, BOC Regular Meeting – *Approved 5-0 for city attorney to negotiate a 12-month contract*

LIEN REDUCTION/FEE WAIVER REQUESTS

- Scott Holcomb Lein Reduction Request (Reduced Lien to \$46,022.04)
 - July 23, 2025, BOC Regular Workshop
 - August 13, 2025, BOC Regular Meeting – *Approved 3-2 for Lien reduction to \$46,022.04, Vice Mayor Kerr and Commissioner Ghovaee voted against*
- Building Permit Fee Waiver Extension Request
 - August 27, 2025, BOC Regular Workshop
 - September 10, 2025, BOC Regular Meeting – *Consensus to start using the form*

BOARD APPOINTMENTS

- Mayor Brooks to serve as Big-C Representative on the Forward Pinellas Board
 - July 23, 2025, BOC Special Meeting - *Approved 5-0 (Revote on September 10th – Madeira Beach must vote last)*
 - September 10, 2025, BOC Regular Meeting – *Approved 5-0*
- September 10, 2025, BOC Regular Meeting
 - Appointment to Civil Service Commission – *Appointed Scott Haufe to serve a three-year term expiring on October 30, 2028 – Approved 5-0*
 - Appointments to Planning Commission - *Appointed current members Mark Cloud and Matthew LaRue to serve a new three-year term expiring on September 30, 2028 – Approved 5-0*
- October 1, 2025, BOC Regular Meeting
 - Appointment to Civil Service Commission – *Appointed current member Jerry Cantrell to serve a new three-year term expiring on October 30, 2028 – Approved 5-0*

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP LIST

January 8, 2025, BOC Regular Meeting (January 22, 2025, BOC Regular Workshop)

- Ordinance 2025-06, CIP Update in Comprehensive Plan
- Ordinance 2025-04, Planned Development
- City Information Dissemination
- Grant Writing
- Military Court of Honor
- FY 25 1st Quarter Financial Update
- John's Pass Dredging Update
- Post-Hurricane Update
- Presentation: Advanced Engineering Design, Rebuilding Madeira Beach
- Ordinance 2025-05, Temporary Structures on Residential Property after Natural Emergencies
- Mulch
- New Website Quotes
- Information Officer
- Task Force Committee

Added:

- Amendment to the City's adult use establishment ordinance (City Manager)

A legislative change last year required the City to update its ordinance on adult use establishments because it increased the minimum age.

- 2025 Florida Legislative Session (Commissioner Kerr)
 - Infrastructure funding request for Senator DiCeglie
 - Create a preliminary list they can discuss and add it so they can prepare it to send off at the end of the workshop.
 - If they are interacting with FEMA about the insurance, let them know that it is ridiculous to elevate four feet above base flood elevation and not calculate it into the insurance premium. Homeowners will be elevating their homes at a very high cost and then hit with \$8,000 to \$10,000 insurance premiums when there is nothing they are insuring. It is excessive.
- Tom and Kitty Stuart Park Discussion (Commissioner Ghovaei)
- Department heads to give updates on damage repairs they are making due to the hurricanes and the storms (Mayor Brooks)

February 12, 2025, BOC Regular Meeting (February 26, 2025, BOC Joint Workshop with Civil Service Commission)

- Ordinance 2025-01, Employee Personnel Policy
- Ordinance 2025-02, Civil Service Commission Duties
- Ordinance 2025-03, Post Termination Hearings; Hearing Officers

February 12, 2025, BOC Regular Meeting (February 26, 2025, BOC Regular Workshop)

- Post-Hurricane Update
- Information Officer
- Task Force Committee
- Key to the City Discussion
- Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 25 Financial Update & Storms Damage Assessment (also discussed at 12-11-2024 BOC Workshop)
- City Street Ends Project Update
- ITB 20-02: Approval of contract for Purchase of Rear-Load Replacement Dumpsters
- Dumpster Purchase Approval
- Update on the Jetty, Dredging, and Military Court of Honor (Mayor Brooks)

Added

- City Manager's Spending Limitation (Added during Reports & Correspondence)

March 12, 2025, BOC Regular Meeting (March 26, 2025, BOC Regular Workshop)

- BOC Policy Handbook (Resolution 2025-02)
- FY 2025 Financial Update & Storm Damage/Insurance
- City Hall Ground Floor Repair
- City Hall Ground Floor New Construction – Status
- Texting Service - City Information
- Post-Hurricane Update - Recovery, Rebuild, Permitting, FEMA, FDEM
- Military Court of Honor
- John's Pass Dredging

- Grant Works - Existing Agreement

Added:

- Pocket Parks Update
- Library 60-Day Budget Extension
- Vision for the Marina during the Budget Workshop
- Captain Melvin Jackson with PCSO
- Snack Shack Agreement
- Tom and Kitty Stuart Park Update
- Update on the repairs at the Pinellas County Park
- Commissioner Ghovaee asked for an update on the repairs to State Road 666 over the causeway. The City Manager said he would contact Pinellas County and follow up. Director Wepfer said the potholes along 150th Avenue are from failing utilities, and the County is aware of them.

April 2, 2025, BOC Regular Meeting (April 16, 2025, BOC Regular Workshop)

- Master Plan
- 2025 Local Mitigation Strategy
- RFP No. 25-05, Area 3 Drainage & Roadway Improvements

Added:

- John's Pass Dredging Update (City Manager)
- Boca Ciega Street End Update (City Manager)
- Court of Honor Update (City Manager)
- Archibald Park Update (City Manager)
- Post Storm Updates (City Manager)
- 2024 Audit Presentation (City Manager)
- BOC Policy Handbook (Mayor Brooks) - Discussed adding a section on the order of business agenda for BOC regular meetings in the BOC Policy Handbook to address citizen comments received at the meeting. She would like it to be discussed and voted on at their next regular meeting.
- Tom and Kitty Stuart Park (Mayor Brooks)
- Key to the City and Awards Procedure (Mayor Brooks)
- Residential Impact Fees (Vice Mayor Kerr)

May 14, 2025, BOC Regular Meeting (May 28, 2025, BOC Regular Workshop)

- Ceremonial Items Policy (Resolution 2025-04)
- John's Pass Dredging Update
- Snack Shack Agreement Review
- Grantworks Agreement
- Interlocal Agreement between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- Impact Fees (Jerry Murphy)
- Post-Hurricane Update- Recovery, Rebuild, Permitting, FEMA, FDEM
- Emergency Operations Plan (Resolution 2025-05)
- ITB 25-06, Boca Ciega Street End Project
- ITB 25-07, Military Court of Honor Project
- City Fitness Center

Added:

- City Manager's Performance Evaluation & provide criteria for that (City Manager)
- Timeline for Plan Review: What is proficient with their manpower, and whether they need to outsource more?

June 11, 2025, BOC Regular Meeting (June 25, 2025, BOC Regular Workshop; 6:00 p.m.)

- Compensation Study
- Resolution 2025-04, Adopting Ceremonial Items Policy (Draft)
- Interlocal Agreement Between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- Non-conformance – variances
- John's Pass Dredging Update
- Beach Groins Update
- Post-Storm Update – FEMA, FDEP, Permitting, Hurricane Expo/Season Preparations
- FY 25 Financial Update including Storm Damage

Added:

- Each department head is to give an update on the post-storm for their department (Mayor Brooks)
- Impact Fees (Board of Commissioners)
- Network People/Integris - \$60,000 additional IT services expenditure following approval of original contract (Mayor Brooks)

July 9, 2025, BOC Regular Meeting (July 23, 2025, BOC Regular Workshop; 6:00 p.m.)

- Impact Fees (first item on the agenda)
- Special Magistrate Lien – 572 Johns Pass Drive
- John's Pass Dredging Update
- Murals at John's Pass Park, Marina Recreation
- Nonconformances and Open Sky Ordinances
- Post-Storm Update – FEMA, FDEP, Permitting, Department Updates
- Sanitation Ordinance – Dumpster enclosers
- TruBack Trailer Purchase

Added:

- FDEP Resiliency Grant
- Integris Chief Information Officer
- Jetty Update
- Letter to the State for the Marina
- The Code Enforcement on sunken boats
- The pools that are green
- Strategic Planning
- Sheriff's Department to talk about EV bicycles and what the rules and regulations are for those
- Resurfacing and repair of 1505h by FDOT
- BOC ceremonial items
- Update on the start of construction for the Honors Court

August 13, 2025, BOC Regular Meeting (August 27, 2025, BOC Regular Workshop; 6:00 p.m.)

- Terrain Modification Update

- Building Permit Fees – Waiver review and possible extension
- America 250
- Frontier Communications Infrastructure Repair/Removal
- Noise Ordinance
- FDOT Debris Staging Agreement

Added:

- 2026 Legislative Session
- Dredging Project Update
- Code Violation Fines Process
- Grants Update
- Purple Heart Designation
- Discuss Property in General

September 10, 2025, BOC Regular Meeting (September 24, 2025, BOC Regular Workshop; 6:00 p.m.)

- Kimley-Horn Letter of Agreement for Professional Services – Impact Fee Ordinances
- Noise Ordinance Review
- 2026 Appropriations – Provide a List
- Presentation: Shumaker Advisors
- Rebid Information Technology Contract (IT Services)

Added:

- Swim Zones for the Fruit Float Business
- Recruitment Firm for the city manager position and other senior positions
- City Manager position and what they are looking for to give to the recruiter
- Strategic Planning
- Flood Insurance Letter
- Purple Heart Ceremony

October 1, 2025, BOC Regular Meeting (October 22, 2025, BOC Regular Workshop; 6:00 p.m.)

- Amendment to Purchasing Policy
- Grantworks, Inc. Presentation
- Recommendation for Amendment to Swim Zone Ordinance
- HR Director Position
- City Clerk Performance Evaluation Procedure

Added:

- City Manager Description Position
- Aclarian Finance Director Discussion
- RJ Myers and other Lobbyists who can attend
- Noise Discussion – (include Deputy Snyder in the noise discussion and in the swim zone discussion)

November 12, 2025, BOC Regular Meeting (December 10, 2025, BOC Regular Workshop; 4:00 p.m.)

- Intent Concerning Nonconforming Structures

Added:

- Results of the outcome of the two workshops on the property

December 10, 2025, BOC Regular Meeting (January 14, 2026, BOC Regular Workshop; 4:00 p.m.)

- 555 150th Avenue Rezoning to C-4, Marine Commercial Zoning District
- Area 9 Design/Engineering Scope Discussion
- CXT Bathroom Purchase Discussion

Added:

- Parking Garage Update
- The Jetty
- The property Vice Mayor Kerr mentioned at the 12/10 workshop will be for sale

BOC WORKSHOP MEETING & REGULAR MEETING UPDATES - DISCUSSIONS

January 8, 2025, BOC Regular Meeting

- John's Pass Dredging Update
- John's Pass Park Jetty Repair
- Hurricane Updates – Recovery, Rebuild, Permitting, FEMA, FDEM 2025 Florida Legislative Session
- 2025 Florida Legislative Session

January 22, 2025, BOC Regular Workshop Meeting

- Ordinance 2025-07, Minimum Age for Adult Use Establishments F.S. 787.30
- Post-Hurricane Recovery, Rebuilding, Permitting, FEMA, FDEM
- Rebuilding Madeira Beach
- Mulch
- Ordinance 2025-05, Temporary Shelters on Residential Property
- Ordinance 2025-04, Planned Development
- Ordinance 2025-06, Amendment to Capital Improvement Element of Comprehensive plan
- Military Court of Honor
- Saltwater Destination Beach Concession Agreement—2nd Agreement
- Tampa Bay Psychology Associates Services Agreement
- HR, Classification, & Compensation Plans Study Update
- City Information Dissemination
- City Web/Internet Site
- Grant Writing
- Shumaker Advisors – Jim Taylor
- John's Pass Dredging Update – Aptim Presentation
- Q1 FY 2025 Financial Presentation, Including Post-Hurricane Update
- Emergency Bridge Loan Program
- John's Pass North Jetty Update
- Declared Disaster Sanitation Fee
- Public Works/Satellite Building Department Design

February 12, 2025, BOC Regular Meeting

- City Manager – Post Storm Work

February 26, 2025, BOC Joint Workshop with Civil Service Commission

- Ordinance 2025-01, Employee Personnel Policy
- Ordinance 2025-02, Civil Service Commission Duties
- Ordinance 2025-03, Post Termination Hearings; Hearing Officers

February 26, 2025, BOC Regular Workshop

- Key to the City
- Task Force Committee
- Information Officer
- SBA Loans—Rick Morales
- John's Pass Dredging
- Honor Court
- City Purchasing
- CAP Government Agreement for Building Department Services
- Updates to the Code for C-1 and C-2 Zoning District
- Post-Hurricane Update Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 2025 Financial Presentation – Through January 2025
- John's Pass North Jetty Update
- ITB 25-02 Purchase Rear Load Replacement Containers Contract Approval
- Purchase for Rear Load Containers
- City Street Ends Project Update
- RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs
- Facility Use Agreement
- Facility Rental Fee Updates
- City Sponsored Fireworks

March 26, 2025, BOC Regular Workshop

- 2025 BOC Policy Handbook
- Captain Melvin Jackson, Pinellas County Sheriff's Office
- John's Pass Dredging
- Gulf Beaches Public Library - FY 26 Budget Request
- City Information Dissemination - Texts
- Post-Hurricane Update - Recovery, Rebuild, Permitting, FEMA, FDEM
- Financial Overview Presentation—Through March 2025
- City Marina
- Public Works / Satellite Building Change Order
- Boca Ciega Street End Project Update 3-26-2025
- Automated Side Load Garbage Truck Lease Agreement
- Tom & Kitty Stewart Park Hurricane update -
- Court of Honor update
- Archibald Park Update

April 16, 2025, BOC Regular Workshop

- Board of Commissioners Policy Handbook
- Key to the City & Awards Policy and Procedure
- Personnel, Policy & Procedures Manual (Ordinance 2025-01)

- John's Pass Dredging Update
- City External Financial Audit
- Madeira Beach Master Plan Update
- Impact Fees
- Pinellas County Local Mitigation Strategy (LMS)
- Amendment to Kimley-Horn Agreement for Master Plan
- Post-Hurricanes Update-Recovery, Rebuild, Permitting, FEMA, FDEM
- FY 2025 Financial Overview Presentation – Through March 2023
- Fees and Collection Manual Updates
- Court of Honor Update April 16, 2025
- Boca Ciega Street End Project Update 4/16/2025
- Archibald Parking Lot and 142nd Beach Access Repair Update –
- Tom & Kitty Stuart Repair Update
- ITB 25-05 Area 3 Roadway & Drainage Improvement Project
- Interlocal Agreement for Storm Debris Management Site Utilization
- Joint Participation Agreement with Pinellas County for Area 3 Roadway and Drainage Improvement Project

May 28, 2025, BOC Regular Workshop

- Resolution 2025-04, Adopting Ceremonial Items Policy
- City Manager's Performance Evaluation
- John's Pass Dredging Update
- Grantworks Agreement – Use City of Bonita Springs and Pinellas County Agreements
- Snack Shack – Repairs and Agreement Update
- Interlocal Agreement between Pinellas County and Local Governments for Multimodal Impact Fee Coordination
- City Impact Fees
- Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- Emergency Operations Plan Amendment for 2025-2028 (Resolution 2025-05)
- ITB# 25-07 Military Court of Honor Project
- ITB# 25-06 Boca Ciega Street End Beautification Project
- RFI # 25-09 Engineering Consultant and Design Services
- Fitness Center

June 25, 2025, BOC Regular Workshop Meeting

- Adopting Ceremonial Items Policy (Resolution 2025-04)
- Snack Shack - Repairs and Agreement Update
- John's Pass Dredging Update
- HR Compensation Study
- The Barrier Islands Governmental Council (Big-C)
- Integris VCISO
- Nonconformances, Variances, and Open Sky Requirements
- Add Ordinance Language for Unsafe Structures
- Hurricane Permit Update
- Presentation of Series 2013 Bond Refunding Opportunity

- Beach Groin Restoration Project update
- Recreation Truck
- Mosquitoes

July 9, 2025, BOC Regular Meeting

- Ford F250 Crew Cab XL Purchase – 2024 Discussion
- Proposed Ordinance 2025-14, Amendment to Chapter 14, Article IV – Moving of Structures Discussion

July 23, 2025, BOC Regular Workshop Meeting

- Impact Fees
- 2026 Board of Commissioners Meeting Schedule - Draft (February regular meeting scheduled for February 4th and February regular workshop scheduled for February 11th. The April workshop scheduled for April 29th)
- Ceremonial Items - participation, selection
- Scott Holcomb Request for Special Magistrate Lien Reduction - 572 Johns Pass Avenue
- Johns Pass Park Bathroom Mural
- FY 2026 Gulf Beaches Public Library Budget
- FY 2026 PCSO Law Enforcement Agreement
- John's Pass Dredging Update
- FL Department of Environmental Protection (FDEP) Resiliency Grant Program
- Information Technology - Integris Agreement for vCISO
- Letter to State Division of Lands - Marina Parcels
- America 250 - Semiquincentennial
- Potential property purchase - 50 153rd Ave
- Code Enforcement - abandoned/derelict boats and abandoned/unmaintained pools
- Strategic Planning
- Electric (E-bike) Bicycles - Ordinances, rules, processes
- Ordinance 2025-14: Amendments to Chapter 14., Article IV, Elevation and Relocation of Structures
- Post-Storm Update – FEMA, FDEP, Permitting, Department Updates
- Continuation of banking services - Hancock Whitney Bank
- TruVac Trailer Purchase
- Area 3 Construction Engineering Inspection (CEI) Approval
- Interlocal Agreement with Thompson Consulting Services for Debris Monitoring
- Military Court of Honor Update July 23, 2025
- Johns Pass Jetty Update July 23, 2025
- 2026 John Deere Gator Discussion
- Pinellas County Joint Participation Agreement Area 5
- Boca Ciega Street End Project update 7-23-25
- FDOT 150th Ave. Resurfacing

Added:

- Tech Grants (Community Planning Technical Assistant Grant)

August 13, 2025, BOC Regular Meeting

- Hurricane Damage Update – Community Development Ground Floor Assessment
- Hurricane Damage Assessment – Current Status
- 2025 Seafood Festival Recap
- 2026 FL Legislative Session

August 27, 2025, BOC Regular Workshop

- Presentation – Frontier Communications’ Infrastructure – Repair/Removal
- Presentation – Property Insurance, Jim Everett & Jake Holehouse
- Property Discussion in General
- Noise Ordinance
- Purple Heart City Designation
- Code Enforcement Processes
- 2026 FL Legislative Session
- Building Permit Fees Waiver
- Terrain Modification Update – Advanced Engineering
- Referencing Current Codes & Removing Outdated Publications
- Auditor Selection Process – FY 2025-2029 Financial Statement Audits
- FDOT Debris Staging Area Agreement for Archibald and Johns Pass Park
- Stormwater Station Generator Replacement located at 14101 N. Bayshore Drive
- Diocese of Southwest Florida, Inc. Parking Lot License Agreement
- Bay Point Causeway and Drive Milling and Resurfacing Proposal Discussion
- Village Friday
- Big C Update

September 24, 2025, BOC Regular Workshop Meeting

- Presentation: Shumaker Advisors
- Flood Insurance Letter
- Purple Heart Ceremony
- Strategic Planning
- Public Works State Appropriation Request
- Rebid Information Technology Contract (Network People/Integris)
- Selection of Recruiting Firm – City Manager and other Senior Vacant Positions
- Roles and Responsibilities for City Manager to be advertised
- Restricted Swim Area Discussion
- Project Update
- Legal Advice for Employees moving to Exempt Status
- City Purchasing Property
- Noise Ordinance and Senate Bill 180 Compliance
- Kimley-Horn Letter of Agreement for Professional Services for City of Madeira Beach Impact Fee Ordinances
- Amendments to Aclarian Consultant & Software Agreements
- John’s Pass Village and ROC Park Dock Discussion
- Mowing and Lawn Maintenance Services – Contract Renewal

Added by Mayor Brooks

- City Clerk Performance Evaluation Review for Merit Increase and to vote at the November 12, 2025 BOC Regular Meeting

October 22, 2025, BOC Regular Workshop Meeting

- Presentation: Lobbyists
 - Alis Drumgo, Capital City
 - Todd Josko, Ballard Partners
 - Alan Suskey, Shumaker
 - R. J. Myers
- Presentation: Grantworks, Inc.
- Presentation: Kimley-Horn Presentation (Strategic Planning and Grant Services Overview)
- Strategic Planning Proposals
- S. Renee Narloch, Recruitment Firm to discuss City Manager Recruitment and other Senior Positions
- Human Resources Director
- Public Information Officer (Communications Manager)
- Aclarian Finance Director
- Private Parking Lot Signage
- Schedule Town Hall Meeting to discuss 555 150th Property & JP Jetty (11/15 & 11/19)
- City Clerk's Performance Review Procedure
- Ordinance 2025-19, C-3 Zoning District Setbacks
- Resolution 2025-09, Adopting an Updated Madeira Beach Master Plan and Proposed C-3/C-4 Zoning Amendments Discussion
- Noise Ordinance Discussion
- Restrictions within Swim Zones
- Public Works Building Locate Change Request
- Public Works Project Update
- Recreation Management Software Proposal
- Placer.AI Software Proposal
- Madeira Beach Fundamental Irrigation System (verbal)
- Fireworks RFP (verbal)

November 12, 2025, BOC Regular Workshop Meeting

- Lobbyists Contracts/Agreements
- Strategic Planning Proposals
- Purchasing Code and Purchasing Manual
- Board of Commissioners Workshop Meeting Start Time Discussion
- HR Director Position Job Description
- Communications Manager Position Job Description
- John's Pass Village Committee
- Ordinance 2025-20, Certified Recovery Residences
- Kimley-Horn Letter of Agreement Impact Fee Ordinance
- FY 2025 Budget Amendment #2
- Resolution 2025-12, Reimbursement of Capital Expenditures
- Emergency Bridge Loan Agreement & Related Documents

- 2025 Emergency Medical Services ALS First Responder Agreement, Amendment 1

December 10, 2025, BOC Regular Workshop Meeting

- Results of Outcome of the two Town Hall Meetings regarding the newly acquired property
- Madeira Beach City Manager Brochure
- Nonconforming Time Restrictions
- Interlocal Agreement with Pinellas County for the Designation of Collection and Removal responsibilities within Geographic Pinellas County
- Interlocal Agreement with Pinellas County for Disaster Debris and Monitoring Services
- Street Sweeping Services with Sweeping Corp of America (SCA) Contract Approval

Added by Mayor Brooks:

- Parking Garage
- Chronic Nuisance, Chapter 34, Article 7

Added by Vice Mayor Kerr:

- Property that had become available
- Public Works Building

Added by Commissioner McGeehen:

- Parking Rates in John's Pass over the Holidays

BOC SPECIAL MEETINGS – SHADE MEETINGS

February 26, 2025, BOC Special Meeting (for a shade meeting)

- The City of Madeira Beach v. Wannemacher Jensen Architects, Inc. and Hennessy Construction Corp., Case No.23- 23-007114-CI, Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

BOC SPECIAL WORKSHOPS

August 21, 2025, BOC Special Workshop

- City Manager Performance Discussion

BOC SPECIAL MEETINGS – FY 2026 MILLAGE RATE & FY 2026 BUDGET HEARINGS

September 10, 2025, BOC Special Meeting

- Ordinance 2025-15, FY 2026 Tentative Millage Rate – 1st Reading & Public Hearing – *Approved 5-0*
- Ordinance 2025-15, FY 2026 Final Millage Rate – 2nd Reading & Public Hearing - *Approved 5-0*

September 24, 2025, BOC Special Meeting

- Ordinance 2025-16, FY 2026 Tentative Budget – 1st Reading & Public Hearing – *Approved 5-0*
- Ordinance 2025-16, FY 2026 Final Budget – 2nd Reading & Public Hearing – *Approved 5-0*

BOC BUDGET WORKSHOPS

March 26, 2025, BOC Budget Workshop #1

- 5-Year Capital Improvement Plan Initial Discussion
- EOG DOGE Letter to Local Officials

- FY 2026 Budget Workshop & Adoption Timeline

April 16, 2025, BOC Budget Workshop #2

- 3 Year Historical Revenues & Expenses and Reserve Analysis
- 5-Year Capital Improvement Plan Initial Discussion
- Personnel Listing & Costs by Department – FY 2025
- FY 2026 Budget Workshop & Adoption Timeline

May 28, 2025, BOC Budget Workshop #3

- Personnel Listing & Costs by Department – FY 2025
- Budgeted Personnel Costs & FTEs – FY 2025
- Budgeted Benefits Information – FY 2026
- Proposed Budget Amendment – FY 2025

June 25, 2025, BOC Budget Workshop #4

- FY 2025 Financial Overview & Emergency Bridge Load Status
- FY 2026 Budget Summary & Detail by Department
- 5-Year Capital Improvement Plan
- FY 2026 Budgeted Position Listing

July 23, 2025, BOC Budget Workshop #5

- Revenue & Expense Analysis – through March 2025
- YTD Hurricane Related Expenses
- Damage Assessment – Current Status
- Updated FY 2026 Budget & Summary of Changes

August 27, 2025, BOC Budget Workshop #6 (final)

- Analysis of Cost of Operations with Multi-Year Trend
- Team Member Listing
- FY 2026 Operating & Capital Budget Schedules

TOWN HALL MEETINGS/COMMUNITY MEETINGS – COMMISSION CHAMBERS

- January 28, 2025; 5:30 p.m. – City of Madeira Beach Master Plan Town Hall Meeting
- April 24, 2025; 5:30 p.m. - 2025 State of the Beaches Mayor’s Town Hall Meeting (ISPS and the Pinellas Beaches Chamber)
- May 31, 2025; 10:00 a.m. - Hurricane & Sea Turtle Expo
- July 22, 2025; 6:00 p.m. – Public Meeting with Community Development
- September 4, 2025; 6:00 p.m. - Recreation Concession & Indoor Facility Community Workshop
- November 15, 2025 - Town Hall Meeting #1 for Input to Develop the New Property (Also received input on John’s Pass Jetty)
- November 19, 2025 - Town Hall Meeting #2 for Input to Develop the New Property (Also received input on John’s Pass Jetty)

LETTER OF SUPPORT ITEMS

July 9, 2025, BOC Regular Meeting

- Edward Byrne Memorial Justice Grant, Pinellas County, Letter of Support – *Approved 4-0*

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

January 8, 2025, BOC Regular Meeting

- Board of Commissioners 2025 BOC Meeting Schedule – The Board changed the Wednesday, October 8, 2025, BOC Regular Meeting to Wednesday, October 1, 2025, because the Mayor could not attend the meeting.
- City Attorney – No Report
- City Clerk – City Clerk’s January 2025 Report and Board of Commissioners 2024 Annual Meetings Report
- City Manager – The City Manager thanked the Board for its continued support and interactions with the residents and businesses. It has been extremely helpful during post-storms. He appreciated the snacks brought in on Fridays by a Commissioner for the employees.

February 12, 2025, BOC Regular Meeting

- Board of Commissioners - 2025 BOC Meeting Schedule - The Board rescheduled the BOC Regular Meeting from Wednesday, April 9th, to Wednesday, April 2nd, and the two BOC Workshop Meetings (Budget Workshop and Regular Workshop) from Wednesday, April 23rd, to Wednesday, April 16th. The times of the meetings remained unchanged. The City Attorney said he would have someone to cover for him at the April 16th meetings.
- City Attorney - The City Attorney reported on the lawsuit he filed against Wannemacher Jensen Architects, Inc., and Hennessy Construction Services Corporation for issues occurring at the fire station and recreation center. A BOC Special Meeting was scheduled for a Shade Meeting on Wednesday, February 26, 2025, from 3:00 p.m. to 4:00 p.m.
- City Clerk - City Clerk’s February 2025 Report
- City Manager – The City Manager reminded everyone to lock their vehicles and firearms. There have been reports of vehicles being broken into and firearms stolen. Captain Melve Jackson from the Pinellas County Sheriff’s Office will introduce himself at the March workshop. He took the place of Captain Leiner, who retired. The Elevate Florida website was now open.

March 12, 2025, BOC Regular Meeting

- Board of Commissioners 2025 BOC Meeting Schedule - Mayor Brooks asked if they could include discussions of residents' comments on the agenda for every meeting before they adjourn. The City Manager said they would amend the agenda format in the BOC Policy Handbook at the next workshop.
- City Attorney—The City Attorney gave an update on the Fire Station settlement agreement and hoped to bring it to the April 2nd BOC Regular Meeting for approval.
- City Clerk – No City Clerk’s Monthly Report
- City Manager – The City Manager congratulated the Mayor and Commissioners of Districts 3 and 4. He reminded everyone of the upcoming events in March and the first Budget Workshop on the 26th.

April 2, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners – 2025 BOC Meeting Schedule – No changes made. Commissioner Tagliarini will be on vacation for three weeks and miss the June 25th workshop meetings.
 - Board of Commissioners Meeting Report – The City Clerk reviewed the new Board of Commissioners and received positive feedback from the Board.
- City Attorney—The City Attorney gave an update on the Fire Station settlement agreement and hoped to bring it to the next regular meeting for approval.
- City Clerk – City Clerk’s April 2025 Report
- City Manager – The City Manager was absent from the meeting.

May 14, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners – 2025 BOC Meeting Schedule – No changes made. Commissioner Tagliarini said he had to work and would arrive late to the budget meeting on May 28th. The BOC consented to having the next mandatory Ethics training in person on July 16. It will be held in the Chamber or the City Centre room.
 - Board of Commissioners Meeting Report – The City Clerk reviewed the new Board of Commissioners and received positive feedback from the Board.
- City Attorney—The City Attorney said he appreciated the Board’s support in getting the fire station litigation done. It would be nice to have it behind them so they can concentrate on repairing the fire station.
- City Clerk – City Clerk’s May 2025 Report. The report was the City of Madeira Beach Brief History, History Leading to the 25th Anniversary of the City of Madeira Beach, Florida, and the City of Madeira Beach History of City Managers, from 1953 to the present. The first city manager was hired in 1953.
- City Manager – The City Manager reminded everyone of upcoming events.

June 11, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners – 2025 BOC Meeting Schedule – *No changes*
 - Board of Commissioners – 2025 BOC Meetings Report, January 1, 2025 – May 31, 2025 – The City Clerk said she would keep it updated monthly to make an annual report at the end of the year. She will happily add memberships and other activities for the mayor and commissioners throughout the year.
 - Board of Commissioners Correspondence –

Mayor Brooks:

 - She serves on the Tampa Bay Regional Planning Council. They just got a new liaison on the Council who was going to come to the meeting tonight but was unable to do so.
 - She was recommended for the EMS Advisory Council. The County Commission will vote for her to begin attending those meetings at their next meeting. Her first meeting will be on June 27. She will also want to bring information on that. The Fire Department is excited that she will be there to be a voice for them, and she is super excited to be there. She met Dr. Jameson, Chief Medical Officer and EMS Medical Director, while shadowing at the Fire Department. She was excited to learn more about it, and one of the things the county does is the Fentanyl Program, and she hopes

to be involved in that. She lost her youngest son to a Fentanyl overdose, so that day she felt it was meant to be. She was excited to have the opportunity to serve on the Council and see how she could make a change and be a voice for them and the Fire Department. She looks to bring updates on that.

- City Attorney - City Attorney Trask said everyone signed the Fire Station Litigation Settlement Agreement. He is hoping to have the funds by the end of the month.
- City Clerk's Report – June 2025 – The City Clerk reviewed the report.
- City Manager – The City Manager said he would do the city manager's monthly reports again beginning in July. He invited everyone to the upcoming events. , including the groundbreaking ceremonies the City is hosting:
 - The groundbreaking ceremony for the Military Court of Honor at Patriot Park will be held on Friday, June 20, at 9:00 a.m.
 - The groundbreaking ceremony for the Redington Beaches EMS Station will be held on Friday, June 27, at 9:00 a.m. near the North Redington Beach Town Hall.

July 9, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners - 2025 BOC Meeting Schedule – *The Board scheduled the special meeting for 07/23/2025 at 4:00 p.m., followed by the budget workshop (This meeting was held on 07/23/2025 at 5:30 p.m.)*
 - Board of Commissioners Reports/Correspondence –
 - Mayor Brooks:
 - She serves on the Tampa Bay Regional Planning Council. They just got a new liaison on the Council who was going to come to the meeting tonight but was unable to do so.
 - She was
- City Attorney - City Attorney Trask said the Fire Station Litigation Settlement funds should be received within a couple of days. He will email the Board when it is received.
- City Clerk – 2025 BOC Meetings Report, January 1, 2025 – June 30, 2025 – The City Clerk said she would be happy to add any additional information the Board would like added to the Report.
- City Clerk's Report – June 2025 – The City Clerk reviewed the report.
- City Manager's Report – June 2025 - The City Manager reviewed the highlights of the report, which included updates on projects and upcoming events.

August 13, 2025, BOC Regular Meeting

- Board of Commissioners
 - Board of Commissioners – 2025 BOC Meeting Schedule – *No changes.*
 - Board of Commissioners – 2026 BOC Meeting Schedule – *The Board consented to moving the March meetings up by one week. The regular meeting will be on Wednesday, March 4th, and the regular workshop will be on March 18th.*
 - Board of Commissioners Reports/Correspondence – *The Board scheduled a workshop meeting for Thursday, August 21st, at 2:00 p.m. to discuss the City Manager's performance. Staff and the City Manager would be given an opportunity to respond.*
- City Attorney had no report.
- City Clerk - Board of Commissioners Meeting Report for January 1, 2025 through July 31, 2025.
- City Manager's Report – July 2025 – The City Manager reviewed the highlights of the report.

September 10, 2025, BOC Regular Meeting

- BOC Board of Commissioners
 - 2025 BOC Meeting Schedule – *Changed meeting times for November 12th meetings from 2:00 p.m. and 4:00 p.m. to 4:00 p.m. and 6:00 p.m.*
 - BOC Board of Commissioners – 2026 BOC Meeting Schedule – *no changes*
 - Board of Commissioners Reports and Correspondence – *no report*
- City Attorney – *no report*
- City Clerk – Board of Commissioners Meeting Report – January 1, 2025 – August 31, 2025 – *Commissioner Tagliarini and Vice Mayor Kerr said it was nice to have everything in one place.*
- The City Manager thanked the Board, residents, businesses, visitors, and staff. He said it has been an honor to have worked and served the City as City Manager, and he wished the City all the best.

October 1, 2025, BOC Regular Meeting

- Board of Commissioners
 - 2025 BOC Meeting Schedule – *Changed meeting times for December 10th meetings from 2:00 p.m. and 4:00 p.m. to 4:00 p.m. and 6:00 p.m.*
 - BOC Board of Commissioners – 2026 BOC Meeting Schedule – *no changes*
 - BOC 2025 Meetings Report – Informational Purposes
- Board of Commissioners Reports and Correspondence – Commissioner Tagliarini said two days ago he reached out to the City Managers of the City of Treasure Island and the City of St. Pete Beach to understand their swim zone situation. He has not heard back yet but will report their response at the next meeting. Mayor Brooks said she shared the swim zone ordinance for St. Pete Beach with Marci. Marci can share that.
- **City Attorney** – The City Attorney stated that he had emailed the Board, informing them that the Snack Shack Concessionaires have threatened litigation against the City. He received a third letter from the attorney recently, in which he made that threat. He had forwarded that letter to the Board. He responded to that letter by email yesterday, setting forth his legal position on the matter. For those who have not yet received their emails, he wanted to bring this to their attention. He had not yet received a response to that email. If the Board has specific questions about his position or their legal standing to call him independently about it. Due to the threat of litigation, he advises the Board to exercise extreme caution when discussing their personal position with the concessionaire. He would prefer that they speak with him.
- **City Clerk's Report** – The City Clerk reported on the upcoming Candidate Qualifying Period and when and how Candidates can pre-file.
- **City Manager** – No Report

November 12, 2025, BOC Regular Meeting

- Board of Commissioners Reports/Correspondence – Mayor Brooks, Commissioner Ghovae, and Commissioner McGeehen reported that it was a very nice event and thanked the American Legion, Linda Chaney, and Nick DeSegley for their attendance
- Board of Commissioners – 2025 Meetings Schedule (Nov – Dec) – *No changes*
- Board of Commissioners – 2026 Meetings Schedule (Jan – Dec) – *Change January 28, 2026, BOC Regular Workshop Meeting from 6:00 p.m. to 4:00 p.m.* – Mayor Brooks reminded the

Board that they voted to change all BOC Regular Workshop Meetings from 6:00 p.m. to 4:00 p.m.

- Board of Commissioners – 2025 BOC Annual Meetings Report (Jan – Oct) - Informational
- City Clerk Report – Announced the Candidate Qualifying Period in December 2025 and that Vice Mayor Kerr and Commissioner Tagliarini prefiled and are out obtaining signatures
- City Attorney – *No Report*
- City Manager – Reported they received a complaint about a Charter Officer and asked for direction on it. – *Commissioners Ghovaee and McGeehen, and Vice Mayor Kerr said they determined the complaint to be unfounded. The city attorney stated that if the complaint is found to be unfounded, the matter will be closed. The Board voted 5-0 that the complaint was unfounded. The matter is closed.*

December 10, 2025, BOC Regular Meeting

- Board of Commissioners Reports/Correspondence – Commissioner Tagliarini brought up a concern about a complaint he received involving 24 alleged election campaign violations that he had already resolved before receiving the complaint. The city attorney had misled him into believing that his attorney's fees (\$630) were reimbursable by the city, only to later learn from the city attorney that they were not. Because the city had already paid those fees and he was being asked to reimburse the city, Commissioner Tagliarini requested that the Board allow the city manager to authorize the payment of his legal fees, at least up to that point. He would be responsible from then on, as he was led to believe by the former city manager that the city would pay them. The city attorney said it would not be appropriate for the Board of Commissioners to authorize that payment because it was not for a public purpose. The city attorney proposed a solution that on his next bill, he would credit the city with the value of the \$630 in legal fees it has already paid, if acceptable by the Commission and Commissioner Tagliarini. It would make it a non-issue and prevent Commissioner Tagliarini from potentially getting any future complaints about public purpose. Commissioner Tagliarini accepted the city attorney's offer.
- Board of Commissioners – 2026 Meetings Schedule (Jan – Dec) – *No changes*
- Board of Commissioners – 2025 BOC Meetings Report (Jan – Nov) – Informational
- City Clerk Report – The City Clerk gave an update on candidates who have qualified so far during the Qualifying Period.
- City Attorney – *The City Attorney wished everyone a Merry Christmas and a Happy New Year.*
- City Manager – The City Manager provided an update on the dredging project and the Snack Shack project.

RESPOND TO PUBLIC COMMENTS/QUESTIONS

- 05-14-2025 BOC Regular Meeting
- 08-13-2025 BOC Regular Meeting
- 08-27-2025 BOC Regular Workshop Meeting
- 10/22/2025 BOC Regular Workshop Meeting
- 12/10/2025 BOC Regular Workshop Meeting