



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING DECEMBER 10, 2025 4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on December 10, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None.

CHARTER OFFICERS PRESENT: Clint Belk, Acting City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director Consultant
Thomas Trask, City Attorney

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PUBLIC COMMENT

Before beginning public comment, Mayor Brooks requested two additional items be added to the Agenda under Board of Commissioners: Parking Garage and Chronic Nuisance Chapter 34, Article 7. Vice Mayor Kerr requested that an item regarding property that had become available and the public works building be added. Commissioner McGeehen requested that a discussion on parking rates in John's Pass over the holidays be added. The Commission approved all additional items for the Agenda.

Bob Bello, 13301 Gulf Lane, suggested that the City consider options to encourage lifting and rebuilding elevated structures rather than repairing properties at ground level. He recommended relaxing code requirements regarding nonconformities and setbacks to make it easier for property

owners to elevate their homes without giving up existing features, such as covered walkways, decks, and stairs, which are not considered part of the structure's footprint under current code. He noted that while recent amendments had been made, more could be done to encourage elevation of properties, which would protect homes in future storms. He was advocating for a concept along the same lines that applies to planned development for residential rebuilds.

Captain Dylan Hubbard of Hubbard's Marina spoke about the jetty situation, emphasizing the importance of the jetty walkway to tourism, visitors, locals, and the fishing community. He noted that while the second town hall meeting seemed less enthusiastic about rebuilding the jetty walkway, he felt the overall community sentiment supported rebuilding it with a walkway. He also thanked the Commission for the progress on John's Pass Committee and the dredging situation.

Adrian Turco introduced himself as representing a Romanian coffee shop development company and expressed interest in potential opportunities in Madeira Beach. Commissioner Ghovaeel elaborated that Mr. Turco's company specializes in coffee shops and small restaurants, and he had invited them to make a presentation for any future coffee shop opportunities at the recently purchased property.

4. BOARD OF COMMISSIONERS

A. Results of the Outcome of the two Town Hall Meetings regarding the newly acquired property

Acting City Manager Belk presented the results of both town hall meetings on the newly acquired property, as well as feedback from the recent Conversations with the Mayor at the Daiquiri Shack.

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

The suggestions were categorized in the agenda packet under beautification, buildings, events, marina, miscellaneous, park, parking, parks, and shopping district. The most popular suggestions were for green space and marina docks, each receiving seven suggestions.

The Commission engaged in a thorough discussion about next steps. Mayor Brooks expressed that more community meetings were needed before making decisions, suggesting the Commission should not be the ones making the final decision but rather facilitating community input. The Mayor said they should take their time, do their due diligence, understand what the community wants, and then have the opportunity to look for funding to pay for it. The Acting City Manager suggested that staff could narrow down the community's suggestions and use that to drive future meetings.

The Commission agreed to hold at least two more town hall meetings. Community Development Director Marci Forbes suggested that staff could create visuals showing what various buildings and amenities might look like on the site to help residents better understand the options. The Commission directed the Acting City Manager to schedule additional town hall meetings with more focused discussions based on the feedback already received.

The Acting City Manager said they have not reached out to Visit St. Pete/Clearwater, but they did reach out to GrantWorks and the lobbyist for grants. There are no grants for reimbursement for the property, but there are grants available to develop and design it.

Regarding the jetty, the Acting City Manager summarized feedback from the town halls, noting suggestions included fishing access, sunset viewing, food trucks, public art, and a sunset point experience similar to Mallory Square in Key West. Some residents advocated for restoring the walkway with improvements, while others supported leaving it in its current condition until funding and plans are defined.

Mayor Brooks opened to public comment.

Captain Dylan Hubbard, Hubbard's Marina, said it is challenging to gather input from residents, and he has found that using Google Forms could be helpful. Residents could receive a link to a Google Form prepared by staff, allowing them to provide input without attending a town hall meeting. That, in conjunction with a town hall, would allow for a lot of public input. He stressed how important the jetty walkway is, and they would be doing a disservice if they did not reestablish it. He would be happy to help explore funding resources.

The Commission discussed the potential for grant funding for fishing access points. Public Works Director Megan Wepfer provided information about permitting requirements, explaining that Army Corps of Engineers would require handrails for ADA compliance if the walkway were rebuilt. She noted that altering the original footprint would significantly complicate the permitting process.

Mayor Brooks asked whether Director Wepfer had a cost estimate to restore the jetty to its original condition with handrails. Director Wepfer said they need to know exactly what they are going to do before they can get an estimate from the engineer for the design and permitting cost.

Mayor Brooks asked about the pros and cons of making the area look similar to Mallory Square. Director Wepfer said that if they changed the aesthetics of the jetty, it would require additional permitting from the Army Corps, Section 408, and the County. She advised them to keep things the way they were. Acting City Manager Belk said he would send the Inlet Management Plan to the Commission.

ADDED ITEMS: B, D, E, F

B. Parking Garage

Mayor Brooks introduced the item, explaining that a previous Commission had raised parking rates with the funds earmarked for building a parking garage in John's Pass. Two potential locations were discussed: a lot at 130th Street and the south lot near the jetty and restrooms.

Mayor Brooks opened to public comment.

Captain Hubbard, Hubbard's Marina, spoke about the parking challenges at John's Pass, noting that 99% of Google reviews are negative and mention parking issues. He explained that private lots, particularly one dirt lot, engage in predatory pricing that damages the area's reputation. He urged the Commission to move forward with the parking garage project.

Bob Bello, 13301 Gulf Lane, suggested the City improve signage indicating City parking rates to help visitors distinguish between city lots and higher-priced private lots.

Mayor Brooks discussed the need for better signage to clearly identify city-owned lots. The Commission agreed.

The City Clerk clarified that there are two resolutions that say the parking garage must be within one-half mile of John's Pass Village.

The consensus of the Board was to direct staff to research both potential properties for the garage and to return with a presentation on the pros and cons of each location, along with more information on funding and potential design.

C. Madeira Beach City Manager Brochure

The Commission reviewed the city manager recruitment brochure prepared by Narloch and Associates.

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

Commissioner Tagliarini praised the brochure for capturing the spirit of the city and clearly outlining expectations for the position. The Commission agreed to set January 26, 2026, as the date for the recruitment firm's first review of resumes.

D. Chronic Nuisance Chapter 34, Article 7

Mayor Brooks explained that this item was added to discuss potential tools for addressing properties that have become chronic nuisances post-hurricanes Helene and Milton. The discussion centered on whether Chapter 34, Article 7, could be used to motivate property owners to repair damaged properties or address code enforcement issues.

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

City Attorney Trask clarified that chronic nuisance liens are on the same level as a special magistrate lien. If it is on a homesteaded property, they would not be able to foreclose on it. Chronic nuisance liens are a longer process. He noted that cities can budget for demolitions, but they are expensive and may not be recoverable. Another option would be to file a complaint for injunctive relief and have a judge order the homeowner to take certain actions. He emphasized that the City can and should board up dangerous properties for life-safety reasons, even if the costs cannot be recovered.

E. Available Property

Vice Mayor Kerr introduced a discussion about property that had become available on 150th Street behind the strip center where Gast Homes is located. He suggested it might be a good location for the public works building and for storing equipment.

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

Mayor Brooks expressed concern about the suitability of the property; the design of the public works building would not work on it. Based on her research, the property would not accommodate the planned drive-through design for the public works building.

The Commission agreed to have staff research the property further and set up one-on-one meetings with Commissioners to discuss details, with potential further discussion at a future meeting.

F. Parking Rates

Commissioner McGeehen proposed lowering the city parking rate in John's Pass to \$2.50 throughout the holiday season to encourage more shoppers.

Mayor Brooks opened to public comment.

Captain Hubbard, Hubbard's Marina, commented that while he appreciated the idea, he felt that addressing the signage for the private lot to make it clear it was not public parking would be more beneficial than lowering rates. He encouraged the Commission to continue discussing passing an ordinance to require the private lot to change its signage.

Cristina Pascuzzi, a Madeira Beach resident, agreed with Captain Hubbard. They could take the parking revenue and come up with a creative way to prevent visitors from being exploited by the private lot.

The consensus of the Board was to not move forward with the rate reduction and focus on better signage to distinguish city lots from private lots.

5. COMMUNITY DEVELOPMENT

A. Nonconforming Time Restrictions

Community Development Director Marci Forbes explained that staff had concerns about Code Section 110-93(2)(d) regarding time limitations for nonconforming uses. The concern was that the wording might limit the timeframe for rehabilitating non-flood compliant homes within an 18-month period.

City Attorney Trask clarified that Sections 110-95 (involuntary loss) and 110-96 (rebuilding after catastrophic loss) do not have time restrictions, so the time limitations in 110-93 would not apply to hurricane-damaged homes. With this clarification, the Commission determined no immediate action was needed, though staff indicated they would still bring future revisions to improve clarity in the nonconforming code sections.

Mayor Brooks opened to public comment.

Bob Bello, 13301 Gulf Lane, thanked the City Attorney for the clarification.

6. PUBLIC WORKS

A. Interlocal Agreement with Pinellas County for the designation of collection and removal responsibilities within geographic Pinellas County

Director Wepfer presented the agreement, explaining that it clearly defines which areas the county is responsible for and which the City is responsible for in the event of a disaster. The Commission agreed it was necessary based on challenges experienced during Hurricane Helene.

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

The consensus of the Board was to move forward with it.

B. Interlocal Agreement with Pinellas County for Disaster Debris and Monitoring Services

Director Wepfer explained that the agreement would replace a previous one and would allow for market-value adjustments for debris removal services. During Helene, the City faced challenges competing with Hillsborough County and FDOT for debris removal services due to fixed pricing in the previous agreement.

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

The consensus of the Board was to move forward with it.

C. Street Sweeping Services – Sweeping Corp of America (SCA) Contract Approval

Director Wepfer presented the street sweeping contract renewal with Sweeping Corp of America, noting a price increase from \$2,500 to \$2,725 per month.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lillian Drive, expressed concern about the quality of the street sweeping service, stating that they drive too quickly and do not pick up much debris. Commissioner Tagliarini agreed and stated instances when the streetsweeper did not do a very good job.

Director Wepfer explained that the company corrects issues when notified and agreed to put the company on notice regarding complaints. She noted that construction activity in the City makes it challenging to keep streets clean. She also explained that purchasing a street sweeper would cost over \$400,000 and have a five- to six-year lifespan, making contracting more cost-effective despite service quality concerns.

Director Wepfer said the contract is annual. Commissioner Ghovae asked if it could be put out to bid. Director Wepfer said they could if the Board approved going on a month-to-month basis, but she did not know what the fee would be compared to the contract price. It would take several months to go through the bid process. Commissioner Ghovae said they could wait another ten months.

The City Attorney said it is not an annual contract. It is a 36-month contract with two one-year renewals. Director Wepfer said that the company's legal review said the original contract was a 12-month contract, which overrides the 36-month contract. The City Attorney said that if the Board is comfortable with the price, he could negotiate the terms of the contract. He did not like that the company does not tell them where they dispose of the debris, because the City still owns it. If there is hazardous material they pick up, the City is still responsible for it.

The consensus of the Board was to approve the contract renewal, subject to City Attorney review and amendments, with the understanding that staff monitor performance more closely and collect data on the amount of debris collected.

7. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks addressed the three public comments made at the beginning of the meeting. She asked that the staff examine Mr. Bello's suggestions for relaxing the code for property elevation and bring them back for future discussion.

Mayor Brooks noted the Commission was committed to finding a solution for the jetty walkway and would continue discussions on that topic.

Mayor Brooks said the third comment was an introduction by a coffee shop developer.

8. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:56 p.m. They would reconvene at 6:10 p.m. for the Regular Meeting.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk