



## MINUTES

### BOARD OF COMMISSIONERS REGULAR MEETING MARCH 12, 2025 6:00 p.m.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on March 12, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

**MEMBERS ABSENT:** None.

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

#### 1. CALL TO ORDER

Mayor Brooks called the meeting to order at 6:00 p.m.

#### 2. INVOCATION AND PLEDGE OF ALLEGIANCE

City Attorney Tom Trask gave the Invocation and led the Pledge of Allegiance.

#### 3. ROLL CALL

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

#### 4. INDUCTION INTO OFFICE

##### A. Mayor – Anne-Marie Brooks

City Clerk Clara VanBlargan administered the Oath of Office to Mayor Anne-Marie Brooks.

## **B. Commissioner District 3 – Eddie McGeehen**

City Clerk Clara VanBlargan administered the Oath of Office to District 3 Commissioner Eddie McGeehen.

## **C. Commissioner District 4 – Housh Ghovae**

City Clerk Clara VanBlargan administered the Oath of Office to District 4 Commissioner Housh Ghovae.

Following the Oath of Office, Mayor Brooks, Commissioner McGeehen, and Commissioner Ghovae commented, expressing their appreciation and loyalty to the community and its importance. They thanked the citizens for their new term on the Board of Commissioners.

## **5. APPOINTMENT OF VICE MAYOR**

### **A. Appointment of Vice Mayor – 1-Year Term**

City Attorney Tom Trask read the City Charter Section 4.4, Vice Mayor. He said they would need to nominate a Commissioner to serve a one-year term as Vice Mayor and approve it by motion.

Commissioner Ghovae motioned to appoint Commissioner Kerr as Vice Mayor. Commissioner McGeehen seconded the motion.

#### **ROLL CALL:**

Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

## **6. ROLL CALL**

City Clerk Clara VanBlargan called the Roll of the new Board of Commissioners.

#### **ROLL CALL:**

Mayor Brooks	"YES"
Vice Mayor Kerr	"YES"
Commissioner Tagliarini	"YES"
Commissioner McGeehen	"YES"

Commissioner Ghovae "YES"

## **7. APPROVAL OF THE AGENDA**

Vice Mayor Kerr motioned to approve the agenda. Commissioner McGeehen seconded the motion.

### **ROLL CALL:**

Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

## **8. PROCLAMATIONS**

There were no proclamations.

## **9. PRESENTATIONS**

There were no presentations.

## **10. PUBLIC COMMENT**

Chuck Dillion, 529 Lillian Drive, Madeira Beach, wanted everyone to know that permitting fees were not completely free. He said the City does inspections twice weekly for new construction, and with all the new construction going on in the City and all the fees that are being collected, he asked if they could do inspections three days a week instead of two.

Helen Price, 13319 Boca Ciega Drive, Madeira Beach Gulf Beaches Public Library Board member, congratulated the Mayor and District Commissioners 3 & 4 on their new term. She said the library is back open, they did not suffer a lot of damage, and she told them about the upcoming events. The library is still on budget despite the recent hurricanes. They were able to fully fund their insurance for the library. According to the library's Interlocal Agreement, their budget is due to the Board of Commissioners in April. She asked for a 60-day extension because the other towns were not ready to do the budget due to the hurricanes. Their brick sale is on the Library website if anyone would like to purchase one and have their name put on it. She responded to questions and comments from the Board.

Rick Morales of the Small Business Association (SBA) discussed their loan funding assistance program for those whose properties were damaged by the hurricanes. The deadline to apply for funding assistance has been extended to April 27, 2025.

## **11. APPROVAL OF MINUTES**

- A. 2025-02-12, BOC Regular Meeting Minutes**
- B. 2025-02-26, BOC Special Meeting Minutes**
- C. 2025-02-26, BOC Joint Workshop with Civil Service Commission Meeting Minutes**
- D. 2025-02-26, BOC Regular Workshop Meeting Minutes**

Commissioner Ghovae motioned to approve the meeting minutes as written. Commissioner Tagliarini seconded the motion.

### **ROLL CALL:**

Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

## **12. CONSENT AGENDA**

There were no consent agenda items.

## **13. PUBLIC HEARINGS**

City Attorney Tom Trask said the first three ordinances, Ordinance 2025-01, Ordinance 2025-02, and Ordinance 2025-03, were discussed at the joint workshop on February 26, 2025. His partner, Rob Eschenfelder, was there to discuss those.

### **A. Ordinance 2025-01, New Personnel Policy – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-01 by title only:

#### **ORDINANCE 2025-01**

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

Commissioner Tagliarini asked for confirmation that the personnel manual was the most recent version recommended by the Civil Service Commission. The City Attorney said it was the same as at the workshop meeting. There were no changes.

Mayor Brooks said she asked questions at the workshop meeting but did not clearly understand  
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some answers. One question asked at the workshop was whether the Civil Service Commission had implemented the staff's recommendations into the handbook. She was under the impression that had happened. After going through the manual and speaking to employees, there are four things she would like to discuss before they vote on it:

1. IV. Pay, Hours of Work and Workweek, 4. On-Call Status, Paragraph a.(p. 73 of packet) - "Exempt employees are ineligible for on-call status."

Mayor Brooks asked why they wanted to exempt them from on-call status when exempt employees are always on call. It did not say that in the old handbook.

The City Manager said the purpose of the on-call is for employees who are scheduled to respond after hours any day and time of the week. The on-call people would be non-salaried personnel. Mayor Brooks said it made no sense to exempt the salaried and exempt employees from being on call when they are always on call.

Vice Mayor Kerr asked if it was about overtime. The Mayor said it does not say that, which can be misleading. It was an issue with staff because it was not clarified.

Commissioner Tagliarini said it states that on-call hours for non-exempt employees are eligible for overtime. The Mayor said the other says exempt personnel. If it is about money, it should say that exempt employees do not get overtime. The way it reads does not make sense.

Commissioner Tagliarini suggested changing 4. a. to say, "Exempt employees are ineligible for overtime." They are always on call.

Vice Mayor Kerr said salaried employees are expected to work as needed to accomplish their assigned duties, exempting them from overtime and additional compensation. The Mayor said it does not say that. It says that exempt employees are exempt from on-call status. The exempt employees working for the City are on call all the time. If it is confusing for staff, it needs to be fixed. If it is a monetary issue, it needs to be added.

Commissioner Tagliarini asked if they could approve the ordinance with a change in item 4. a. The City Attorney said Mayor Brooks has other items to address. His advice would be to adopt the ordinance as it is. Before the second reading, they will come back with some language that may be acceptable for the Board's consideration and approval and to address the particular items by whoever. The suggested language for 4. a. is, "Exempt employees are ineligible for overtime." The Mayor said if that is the intent of their writing, it should be made clear. The City Manager said the exempt employees typically do not serve as on-call; exempt employees work as many hours as necessary to complete the tasks.

2. VI. Holidays. 14. Floating Holidays - Paragraph a (p. 86 of the agenda packet) – "Floating holidays are to be taken during the year in which they are awarded. Failure to use available floating holidays by the end of the calendar year will result in those days being lost."

Mayor Brooks said that should be the fiscal year and not calendar year. The City does everything based on a fiscal year, so why would they designate holidays outside a fiscal year?

3. VII. Leaves of Absence. A. Vacation Leave; Maternity/Paternity Leave, Paragraph 3, first sentence (p. 87 of packet) - “Accumulated vacation leave will be tracked by payroll. Employees who do not use their vacation leave by the end of the calendar year shall forfeit their remaining unused leave.”

Mayor Brooks said it should also be the fiscal year, not the calendar year. According to the sentence, if she were an employee, she would have lost all her vacation leave if she had not taken it by the end of the year; however, Paragraph 3 conflicts with the graph below it. The graph gives a minimum and maximum accrual in vacation leave time allowed. That lets you know you can accrue only to the maximum. Anything over that would be lost if not taken by the end of the year. Paragraph 3 should have language to reference that a maximum accrued hours is allowed to agree with the graph.

Commissioner Kerr said he understands the desire to put everything in a fiscal bucket but does not know if employees would think of it that way. They would think more about the calendar year. Everything else is written to the calendar year. It should stay calendar year. He agrees that the paragraph's language should be changed to agree with the graph. They can bank the leave to the maximum. The Mayor said they added some verbiage, making it appear that they will lose it if they do not use it. The Vice Mayor said the section should be amended with the exception to the banked hours shown in the graph.

Mayor Brooks said the language below the graph stating that the vacation leave must be used by December 31<sup>st</sup> of each year should be removed.

4. XXI. Professional Development. 4. The following policies apply to costs related to degree programs and no-degree courses, Paragraph b. Degree Programs, first sentence (p. 171 of packet) - “Tuition may be reimbursed at a level not to exceed 80% of the prevailing in-state resident University of South Florida rate.”

Mayor Brooks said they talked about it, but after speaking to staff, her opinion changed. The City has always given 100% of tuition based on USF tuition, and if they passed. They have to commit upon graduation that they will work for the City for one year. She would like to propose that they keep it at 100% and require a three-year commitment. In speaking with some of the employees who are participating in the degree program or want to participate in the degree program, they do not make a high salary. They are a municipality and need support for the employees. At 100%, they may still be taking classes at a college where the tuition is higher than what USF charges. They would not necessarily be able to afford college if they only received a reimbursement of 80%. They do not have a lot of employees who participate in the program. They do not have much to pay in salary to many of the employees, so they give it back to who they are as a City, the culture in their City,

and their benefits. A hundred percent give back to someone who makes the grades and commits to three years to the City. Although she hopes that many of their staff will stay with the City for a very long time, it would be fair trade for them to support their staff in educating themselves. Staff members cannot take classes to become horticulturists if they work in the planning department. However, if they work in the recreation department and assist other departments and would like to further their career in that department, whether it be as a fireman, a planner, or in the City Clerk's office where they are assisting, they would be educating themselves in a role for the City.

Commissioner Tagliarini said they would be taking a course related to them as a city employee. The Mayor said the tradeoff is three years. Commissioner Tagliarini said he agreed with the 100% and the three-year commitment.

Vice Mayor Kerr asked for a summary of the change. Mayor Brooks said it would be 100% tuition reimbursement with a three-year commitment to the City upon graduation. Vice Mayor Kerr agreed. Commissioner McGeehen agreed with a "C" or better grade.

Commissioner Ghovae said they would need a raise after graduating and asked how they would determine how much. The City Attorney said the particular section they are talking about is tuition reimbursement.

Vice Mayor Kerr asked what would happen if the person got their college degree and did not stay the three years. The Mayor said they would have to pay the tuition back.

The City Attorney said the changes would be brought back in redline and strike out so they would see them. If the changes are acceptable on the second reading, they will be adopted as amended.

Commissioner Tagliarini said he had no problem with the Mayor's four items.

Commissioner Tagliarini motioned to approve Ordinance 2025-01, New Personnel Policy, after 1st Reading and Public Hearing. Vice Mayor Kerr seconded the motion.

**ROLL CALL:**

Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**B. Ordinance 2025-02, Amendment to Civil Service Commission Duties and Responsibilities – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-02 by title only:

**ORDINANCE 2025-02**

**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.**

The City Attorney said the ordinance was discussed at the workshop on February 26, 2025, and has not been changed since then.

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

Commissioner Tagliarini said he went over the ordinance. It is exactly as they recommended.

Commissioner McGeehen motioned to approve Ordinance 2025-02, Amendment to Civil Service Commission Duties and Responsibilities, after 1<sup>st</sup> Reading and Public Hearing. Commissioner Ghovae seconded the motion.

**ROLL CALL:**

Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**C. Ordinance 2025-03, Post Termination Hearings, Hearing Officer – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-03 by title only:

**ORDINANCE 2025-03**

**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.**



The City Attorney said the ordinance was discussed at the workshop on February 26, 2025, and has not been changed since then.

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

Commissioner Tagliarini said, based on their workshop discussion and having discussed it with the Chair, he supports it.

Commissioner Tagliarini motioned to approve Ordinance 2025-03, Post Termination Hearings, Hearing Officer, after the 1<sup>st</sup> Reading and Public Hearing. Vice Mayor Kerr seconded the motion.

**ROLL CALL:**

Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**D. Ordinance 2025-04, Planned Development – 2nd Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-04 by title only:

**ORDINANCE 2025-04**

**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.**

The City Attorney said it is the second and final reading of Ordinance 2025-04.

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

Commissioner McGeehen said he would like the words "commercial core" removed from the last paragraph in Section 110-387, Permitted uses and dimensional regulations, third paragraph (p. 248 of packet):

"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."

Commissioner McGeehen said removing that language gives the City more flexibility when negotiating with developers. As they are aware, their revenue has decreased dramatically. They also need to think outside the box and find ways to create revenue. It will help them talk directly with the developers to see what the City and the developers can get from it. He agreed with Ordinance 2025-04 as long as "commercial core" is removed from the wordage. Commissioner Ghovae said it made sense.

Commissioner Tagliarini said they put a lot of time and energy into the activity center designation. A PD should not be necessary, which he thought they were trying to get around. A developer still has the flexibility to build something profitable and good for the City. He would not support the change.

Vice Mayor Kerr said he would like to see it as written.

Commissioner Ghovae said they can add flexibility for developers. A PD is flexible for both the developer and the City. The Board will be able to determine what it wants. A PD means they can bring whatever it is before the Board, and the Board does not have to approve it.

Commissioner McGeehen said they also want to reduce their millage rate in the future. They have to create revenue to develop and lower their taxes. Mayor Brooks said he is only asking to remove the commercial core, the commercial area of John's Pass that has the opportunity to build something.

Mayor Brooks said she would support removing the commercial core to allow them to decide what they want to build and what they want to see in that commercial area. They have placed many constraints on what is required, from the step-backs to architecture. There are many requirements, and regardless of what they may have looked at, they have already set in place and started the process for the rules to be followed to keep the look of John's Pass fishing village they all agreed on. Commissioner McGeehen said they still have conditions. They will not lose the character of John's Pass.

Vice Mayor Kerr said future boards could change it. The Mayor said they could not change the design intent because they ensured it was there. Vice Mayor Kerr said future Boards could overturn anything the Board voted to do.

Mayor Brooks said the paragraph with the commercial core language was just added. It was not included in prior discussions before the first reading vote. She understands what they are trying to do, but John's Pass's commercial core is a different area. No planned development would come to the Board until it has exhausted time in the Community Development Department. They will hammer out the very best deal for the City. Any developer who wants to develop in the City will try to hammer out the best deal for themselves. They should do that because that is what they do for a living and for what they are in. The City should not leave anything on the table that can benefit the City. That job starts in the Community Development Department. It then goes to the Planning Commission before it goes to the Board of Commissioners after many meetings.

Vice Mayor Kerr asked if they could have planned development in other parts of the City. The Mayor said this is specific to John's Pass Village Activity Center. They cannot exceed the height limits prescribed in Appendix D, John's Pass Village Activity Center Development Standards. Commissioner McGeehen is suggesting removing the commercial core district only. They still could not get a planned development higher than the height limits described in the John's Pass Activity Center.

Commissioner Tagliarini said the commercial core could exceed the height limits. The Mayor said it could be negotiated and built according to a design that the Planning Department and the Board agreed upon.

Commissioner Tagliarini asked if it would mean that a developer could increase the units per acre of a structure to a higher unit per acre. Community Development Director Jenny Rowan said no, they would have to adhere to the density and intensity requirements.

Commissioner Tagliarini said the ordinance allows flexibility and building height, provided the development is compatible with the surrounding neighborhood (Sec. 110-387, Permitted uses and dimensional regulations, paragraph 2 (p. 248 of packet)). He asked who would make the decisions regarding compatibility. Director Rowan said it would go to the Board of Commissioners to determine that based on where the development would be.

Commissioner Tagliarini said the ordinance says that the PD report and the preliminary development plan must not conflict with the public interest and must promote public health, safety, and welfare (Sec. 110-391, Review by local planning agency, paragraph (4) (p. 251 of packet)). Does it mean that if they hold several town meetings and the vast majority of attendees do not approve the plan, the City will not accept and approve it? Will they be beholden to the residents if there is a majority? Director Rowan said it would be addressed at the neighborhood meetings, which must be recorded and transcribed. That is given to the Planning Commission and the Board of Commissioners to be discussed at the public meetings. Usually, they will see some variation based on the neighborhood meetings.

Commissioner Tagliarini said the ordinance says that an applicant must hold a neighborhood meeting with property owners within 300 feet of the proposed development before the LPA considers the application (Sec. 110-392. Neighborhood information meeting, paragraph (1), Notification (p. 251 of packet)). He asked if that could be increased to the entire City so everyone

would get the notice because the entire City visits and uses John's Pass Village. The Mayor said the entire City is always invited to attend every meeting to speak regardless of where they live.

Commissioner Tagliarini asked if they could be an affected party if they were not within the 300-foot radius. The City Attorney said that was not the case if they were outside the 300-foot mark they use as the basis. The farther away from the property, the less likely it is to be considered an affected party.

Commissioner Tagliarini said it is an important part of our City, and he would like to see more people have the potential to state a case for or against it. The Mayor said they do not have to be an affected party to come to the neighborhood workshops and speak. They need not be an affected party at a Board of Commissioners workshop, when they have public hearings on the ordinances, or at a Planning Commission meeting. It would be wonderful if more people came and gave their opinions.

Commissioner Tagliarini said they get a letter if it is within 300 feet. The City Manager said they would not be prohibited from sending a letter notifying all residents of the meeting. It would be an additional cost, but it does not happen that often.

Commissioner Ghovae asked if they could change the 300-foot requirement to 500 feet. The City Attorney said they could. Commissioner Tagliarini said he would like everyone to be notified because it affects everyone whether for or against.

Commissioner Tagliarini said the ordinance says that outdoor storage and materials shall be prohibited, which is lined through (Sec. 110-393. Review by board of commissioners, paragraph (9), (p. 253)). He asked why that was lined through. Commissioner Ghovae said it would mean that the Board of Commissioners would have to approve #9 to occur.

Commissioner Tagliarini said the ordinance says that the use or employment of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article (Sec. 110-393. Review by board of commissioners, paragraph (7) at the bottom of p. 253 of the agenda packet). Paragraph (c) below says, "Primary colors or black; and." He asked if the word "and" at the end there was a typo. The City Attorney said it was not a typo. It refers to (c) and what is stated in (d).

Commissioner Tagliarini said he felt all his questions had been satisfactorily answered, but he would not support removing the commercial core from the ordinance.

Vice Mayor Kerr said they would have to strike out the entire paragraph or not strike out anything. Director Rowan said they could do either. Commissioner Kerr said the whole idea of a PD is not to comply with current zoning. He has a problem picking a certain spot within the Village. The entire paragraph needs to stand or not stand.

Director Rowan showed the areas of the commercial core on the PowerPoint slides.

Community Development Long Range Planner Andrew Morris showed how they use the radius search and generate the addresses on the Pinellas County Property Appraiser's website for those within a certain foot in the City of Madeira Beach to mail the notices to.

Commissioner Tagliarini said he would follow the City Manager's suggestion that they send notices to everyone in Madeira Beach regardless of their address. There is nothing that says they cannot send a letter to everyone. They may not all be affected parties, but at least they all get a letter. His only sticking point is the commercial core change.

Commissioner McGeehen asked how many residents were in the commercial core of John's Pass. Mr. Morris said it is not that many. To get some of those residential areas, like on 129th or along the beachside, they would probably have to do a radius of 500 to 1,000 feet. Commissioner McGeehen said it was different from the traditional village or some other areas regarding residents. Mr. Morris said he thinks that 1,000 feet would be a fair compromise. That would cover the entire activity center, including all nearby residential areas. Anyone further away would not be affected by it, but those within 1,000 feet would be a fair compromise.

The City Attorney, referencing a 1972 case, Renard v. Dade County, said the more people you throw into the pot, the more people to be considered having standing or affected party, the more people to stand at the podium before the Board and have the ability to ask questions and cross-examinations and so forth. It would be very difficult if they had 300 affected property owners standing at the dais. It does not mean that they cannot stand there and state their position or thoughts on the particular matter, but it allows them to cross-examine witnesses and bring in experts. It would make it very, very difficult. He would recommend against having a huge perimeter of more than 500 feet.

Director Rowan said they also have to consider other PDs, not just those in the John's Pass Village area. The Mayor said it would affect them City-wide.

Mayor Brooks said the original conversation was about removing the commercial core. She summarized that Commissioner McGeehen had suggested removing the commercial core. Vice Mayor Kerr had said it would be his opinion to remove the entire paragraph, all or none. Commissioner Tagliarini had said he was good with 300 feet. She would favor doing the mailers, which is a fantastic idea to get more people involved and understand.

Mayor Brooks asked whether the consensus was removing the commercial core or the entire paragraph. She could go either way. She is not advocating for a PD but sees them as an opportunity for the City to have some real say in a building that gets built. She is for the opportunity for the City to negotiate with anyone who wants to build something in their City for what would best suit their community.

Commissioner McGeehen said he would be fine with removing the entire paragraph. He could go either way. Remove the commercial core or remove the entire paragraph.

Commissioner McGeehen motioned to approve Ordinance 2025-04, Planned Development, after the 2<sup>nd</sup> Reading and Public Hearing, with the paragraph removed.

Section 110-387, Permitted uses and dimensional regulations (p. 248 of packet) - REMOVE 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."

Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"NO"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 4-1.

**E. Ordinance 2025-05, Temporary Shelters on Residential Property – 2nd Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-05 by title only:

**ORDINANCE 2025-05**

**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.**

The City Attorney said that was the second and final reading of Ordinance 2025-05 by title only.

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

Commissioner Tagliarini asked if there had been any changes since the first vote. Director Rowan said no changes.

Commissioner Tagliarini motioned to approve Ordinance 2025-05, Temporary Shelters on Residential Property, after 2<sup>nd</sup> Reading and Public Hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**F. Ordinance 2025-06, Amendment to Capital Improvement Element of Comprehensive Plan – 2nd Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-06 by title only:

**ORDINANCE 2025-06**

**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.**

The City Attorney said it was the second and final reading of Ordinance 2025-06 by title only.

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

Commissioner Ghovae motioned to approve Ordinance 2025-06, Amendment to Capital Improvement Element of Comprehensive Plan, after 2<sup>nd</sup> Reading and Public Hearing. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**G. Ordinance 2025-07, Adult Use Restriction – 2nd Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-07 by title only:

**ORDINANCE 2025-07**

**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.**

The City Attorney said it was the second and final reading of Ordinance 2025-07 by title only.

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

Commissioner McGeehen motioned to approve Ordinance 2025-07, Adult Use Restriction, after 2<sup>nd</sup> Reading and Public Hearing. Commissioner Ghovae seconded the motion.

**ROLL CALL:**

Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Vice Mayor Kerr	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**H. Ordinance 2025-08, Fees and Collection Manual – 2nd Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-08 by title only:

**ORDINANCE 2025-08**



**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.**

Mayor Brooks opened to public comment.

Jim and Jane Shifflet, 483 South Bayshore Drive, said they are not at the demolition step yet and do not have a demolition permit, so they do not qualify for the fee reduction. They asked if getting an interior demolition permit would be the solution. Director Wepfer said yes.

Finance Director Consultant Andrew Laflin reviewed the financial analysis included with the item to show the impact of the fee reduction. The unknown is the quantity, so he put together multiple scenarios of the number of applicants that would qualify to receive the fee reduction: 75 Applicants, 100 Applicants, 200 Applicants, 300 Applicants, 400 Applicants, 500 Applicants, 600 Applicants, 700 Applicants, and 750 Applicants. Based on those different scenarios, he presented three different types of reductions: One for \$10.00, one for \$15.00, and the other for \$20.00. There is also the question of duration and how long they would want the program to go into effect. At some point, it would be rescinded and returned to the regular \$38.74 for all customers for the 64-gallon totes. They also have a 96-gallon tote for an additional \$14.50. They anticipate bringing that cost down to \$10.00 and then increasing it back to include the additional \$14.50 for the 96-gallon tote. So, no additional adjustments for a 64-gallon tote. The different scenarios show what that different cost would look like. The multi-year financial statement shows the financial position of the sanitation fund over time. The change in net position line is most important, as you can see a trending decrease in 2019, 2020, and 2021, when he came on board with the City in the summer of 2020. They looked at that overtime, and then, in 2022, a fee increase was enacted to get the change of net position higher. That was seen in the last three fiscal years, 24, 23 & 22. It allowed them to build up the reserves. To give some comfort going into the fee decrease, there has been a multi-year increase for the last three years in that change in net position, with revenues exceeding expenses. He could not give the exact financial impact because they do not know the number of applicants who will move forward with the fee reduction. But you can see in the different durations overall that doing it over 12 months and reducing it to \$10.00 for 750 applicants could be about a \$250,000 or so financial impact over the 12-month period to the City to the sanitation fund. They would also be looking at an initial implementation cost. Based on that volume of applicants, they want a better technology solution around the intake to allow customers to go to a portal and submit any required documents. That would go through a workflow approval process at the City, and they could track the status. That would be better than them emailing the information to the City.

Commissioner Tagliarini said he appreciated the information. It helped him to understand things better.

Vice Mayor Kerr asked if they had an idea of the number of applicants expected. Director Rowan

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said they have approved 112 full demolition permits, 812 interior demolition permits, and 477 interior remodel permits.

Vice Mayor Kerr said those with the interior permits would be back in their homes quickly. Director Rowan said it depended on how many turned into full demos. The City Manager said a few would be returning to their homes over the next few weeks, but hundreds would likely be moving back into their homes over the next few months. They do not know.

Vice Mayor Kerr said they would pay a \$10.00 a month fee to keep gas in the truck, but they would not pay any tipping fees. Thus, the expenses will go down, but the labor will remain the same. He would favor the proposal changing the fee to \$10.00 until they get back into their homes.

Mayor Brooks said she is not against reducing it to \$10.00. If the Commission wants that, she will vote for it wholeheartedly. What she would like to say on the record is that if they reduce the trash service to \$10.00 a month, there will be units that will pay zero because they are torn down, and Megan will still have the same staff and vehicles. The sanitation department has not always been self-paying but is now an enterprise fund supporting itself. She wants everyone to understand that if Megan comes to them in a year with financial problems and needing more operational funds, they must support her. She would also want them to recognize that Megan already has issues, and they are not set up to track it or manage who does or does not have their trash out. If someone has their limbs out by the road, they will not be picking them up. So, they need to support Megan when the complaints come. When the calls come in, they need to support Megan by asking the right questions. Her experience sitting with Megan and riding in that department has been that most calls have been misinformation. Some residents will be upset and not fully understand the process. Those who have gotten the permits will have to request a reduction, or Megan will not know.

Commissioner Tagliarini motioned to approve Ordinance 2025-08, Fees and Collection Manual, after 2<sup>nd</sup> Reading and Public Hearing. Vice Mayor Kerr seconded the motion.

**ROLL CALL:**

Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**I. Ordinance 2025-09, Districts – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-09 by title only:

**ORDINANCE 2025-09**

**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.**

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

Commissioner Tagliarini asked if it only referred to the John's Pass Activity Center District. Community Development Director Jenny Rowan said C-2 used to be what is now the Boardwalk Character District.

Commissioner Ghovae motioned to approve Ordinance 2025-09, Districts, after the 1<sup>st</sup> Reading and Public Hearing. Vice Mayor Kerr seconded the motion.

**ROLL CALL:**

Commissioner Ghovae	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**J. Ordinance 2025-10, Accessory Structures – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-10 by title only:

**ORDINANCE 2025-10**

**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.**

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

Commissioner McGeehen motioned to approve Ordinance 2025-10, Accessory Structures, after 1st Reading and Public Hearing. Commissioner Ghovaee seconded the motion.

**ROLL CALL:**

Commissioner McGeehen	"YES"
Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**K. Ordinance 2025-11, Alcoholic Beverages – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-11 by title only:

**ORDINANCE 2025-11**

**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.**

The City Attorney reviewed the item.

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

Vice Mayor Kerr asked for more information. Mr. Morris said the change allows the Board of Commissioners to negotiate on the type of alcohol use and restrictions at the PD zoning adoption. It was discussed at the workshop, and the Planning Commission voted to support it.

Director Rowan said if it is not addressed at the PD zoning adoption, it would revert to the previous zoning district and the allowed alcohol license.

Commissioner Tagliarini asked if it would mirror the zones that were there before unless it involved a PD. Director Rowan said yes.

Commissioner Tagliarini motioned to approve Ordinance 2025-11, Alcoholic Beverages, after the 1st Reading and Public Hearing. Commissioner Ghovae seconded the motion.

**ROLL CALL:**

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**L. Ordinance 2025-12, Amendment to the Fees and Collection Procedure Manual – 1st Reading and Public Hearing**

City Attorney Tom Trask read Ordinance 2025-12 by title only:

**ORDINANCE 2025-12**

**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.**

The City Attorney reviewed the item.

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

Vice Mayor Kerr motioned to approve Ordinance 2025-12, Amendment to the Fees and Collection Procedure Manual, after 1st Reading and Public Hearing. Commissioner McGeehen seconded the motion.

**ROLL CALL:**

Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

## **14. UNFINISHED BUSINESS**

### **A. Johns Pass North Jetty Mobility Mat**

Public Works Director Megan Wepfer reviewed the item.

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

Commissioner Ghovae asked if the wave action over the rocks would affect the integrity of the Mobi mat. Director Wepfer said the waves would not touch the mat unless there were a significant storm, and then they would remove it. Commissioner Ghovae asked how long the mat would be there. Director Wepfer said it would be there until they can put in the permanent structure. She did not know when that would be. They are working on the plans to submit for permitting.

Commissioner McGeehen asked Director Wepfer if she recommended the Mobi mat instead of the AccessRec mat because it would last longer, even though it is not cheaper. Director Wepfer said she thought the AccessRec mat would require more maintenance because it appeared the sand did not go through it.

Mayor Brooks said they are made completely different, and you can feel the difference. The Mobi mat seems like it would hold up longer. She thought there was no comparison in quality. The Mobi mat seems safer and sturdier.

Director Wepfer said she contacted HUG (Help Us Gather) and the Forward Foundation but has not received a response. She would follow up with them.

The City Manager asked if they could use the mat at another location if necessary. Director Wepfer said they are very easy to move.

Vice Mayor Kerr asked if the Mobi mat was longer and wider. Director Wepfer said they are the same length, but the Mobi mat is half an inch wider. The maximum length is 100 feet, and you can slide in an additional section to make it longer to give an extra 20 feet. The Vice Mayor asked if it would be better to purchase two 60-ft long mats. Director Wepfer said there are certain locations where the 60-ft long mats work perfectly, and there are already mats at those locations. When they install the sidewalk, they would move the mat to 133rd, 134th, or 137th beach access.

Commissioner McGeehen motioned to approve the purchase of a 120-ft. Mobi mat for \$6,205 for the Johns Pass North Jetty. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner McGeehen	"YES"
Commissioner Tagliarini	"YES"
Commissioner Ghovae	"NO"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 4-1.

## 15. CONTRACTS/AGREEMENTS

### A. DSK Law Engagement Letter to serve as Special Magistrate for the City of Madeira Beach

The City Attorney explained the item. The Engagement Letter from DSK Law is to serve as Special Magistrate for the City of Madeira Beach. The renewal is annual.

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

Vice Mayor Kerr motioned to approve the DSK Law Engagement Letter to serve as Special Magistrate for the City of Madeira Beach. Commissioner Ghovae seconded the motion.

ROLL CALL:

Vice Mayor Kerr	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

### B. Approve CAP Government Agreement – Building Services

The City Manager reviewed the item.

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

Commissioner Tagliarini asked if it was the company they discussed at the workshop. The City Manager said it was.

Vice Mayor Kerr asked if they were soliciting to fill the building official position in multiple ways. They would have to hire someone eventually, and they could not continue contracting. The City Manager said they were. The City Manager said they hoped to have an inspector start toward the end of the month.

Mayor Brooks asked if the person coming in was not a building official. The Community Development Director said he is a building inspector. They will continue with CAP Government until the building official position is filled.

Mayor Brooks asked if they were using an inspector with CAP Government. The City Manager said yes, and they have been doing about 30 inspections per day. The Mayor asked what happened to the inspectors from the state. The City Manager thought the request was still pending. The Mayor asked if they could charge FEMA for them. The City Manager said they would submit for it. The Mayor said if they could still get good, licensed inspectors from the state, they should take advantage of it.

Commissioner Tagliarini motioned to approve the CAP Government Agreement for Building Services. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**C. Approval of Purchase for rear load containers**

Public Works Director Megan Wepfer reviewed the item.

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

Commissioner Ghovae asked if they received competitive bids. Director Wepfer said they did.

Commissioner McGeehen asked if FEMA would reimburse them. Director Wepfer said they would submit it.

Commissioner Tagliarini motioned to approve the purchase of rear loaders. Commissioner McGeehen seconded the motion.

ROLL CALL:



Commissioner Tagliarini	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Vice Mayor Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

#### **D. ITB 25-02 Purchase Rear Load Replacement Containers Contract Approval**

Public Works Director Megan Wepfer reviewed the item.

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

Vice Mayor Kerr motioned to approve ITB 25-02, Purchase Rear Load Replacement Containers Contract with Iron Containers for a three-year term. Commissioner Ghovae seconded the motion.

#### **ROLL CALL:**

Vice Mayor Kerr	"YES"
Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

#### **E. Archibald Parking Lot and 142<sup>nd</sup> Beach Access Repair Approval**

City Attorney Tom Trask reviewed the item. It needs to be accomplished quickly because the City of Largo's contract expires on April 25th. Director Wepfer said they assured her they could complete the project by then.

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

Commissioner Tagliarini asked if the cost was in addition to the \$500,000 budgeted. Director Wepfer said she originally budgeted to mill and resurface the Archibald parking lot after completing the restroom project.

Vice Mayor Kerr asked if it would be submitted to FEMA for reimbursement. Director Wepfer said yes. Vice Mayor Kerr asked if another location could be used as a staging area if another storm hits. The City Manager said they could ask FDOT to use another area.

Commissioner Ghovae asked how they would address adding other items that the City of Largo did not include in the contract. Director Wepfer said everything is included in the proposal. She

already walked the site with the contractor, and they feel the scope fits with the scope of items listed in the Largo contract.

Commissioner Tagliarini motioned to approve the contract with Keystone Excavators, Inc. for the Archibald Parking Lot and 142<sup>nd</sup> Beach Access Repair. Commissioner McGeehen seconded the motion.

**ROLL CALL:**

Commissioner Tagliarini	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Kerr	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**F. RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs**

Recreation Director Jay Hatch reviewed the item. The agreement in the packet is a draft and must be updated. City Attorney Tom Trask suggested that the Board approve the agreement with the understanding that he, the City Manager, and Director Hatch would fill in the blanks so that it would not get delayed.

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

Vice Mayor Kerr motioned to approve the RFP 25-03 Madeira Beach Recreation Center Interior Hurricane Repairs contract with Grosz Construction Company, Inc. Commissioner McGeehen seconded the motion.

**ROLL CALL:**

Vice Mayor Kerr	"YES"
Commissioner McGeehen	"YES"
Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**G. City Sponsored Fireworks**

Recreation Director Jay Hatch reviewed the item. He responded to questions and comments from the Board.

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

Commissioner Ghovae asked if they were using the barge from Speeler Companies. Director Hatch said he has a verbal commitment for July 3rd. He will put an agreement together and the price will be negotiated. It was the only available barge for the last five years. Commissioner Ghovae was concerned about favoritism to Speeler. The City Manager recommended issuing an RFP for the barge because of the concerns. Commissioner Tagliarini said it is a separate issue they can address.

Commissioner Tagliarini motioned to approve the final one-year contract renewal with Master Pyro, LLC. Vice Mayor Kerr seconded the motion.

**ROLL CALL:**

Commissioner Tagliarini	"YES"
Vice Mayor Kerr	"YES"
Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**H. Facility Use Agreement**

Recreation Director Jay Hatch reviewed the item.

Mayor Brooks opened to public comment.

Commissioner Ghovae motioned to approve the Facility Use Agreement with Burton Meiring, LLC. Commissioner McGeehen seconded the motion.

**ROLL CALL:**

Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Kerr	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

**16. NEW BUSINESS**

There was no new business.

## **17. AGENDA SETTING – 6:00 P.M., MARCH 26, 2025 BOC REGULAR WORKSHOP (BOC Budget Workshop, 4:00 p.m.)**

- A. BOC Policy Handbook (Resolution 2025-02)
- B. FY 2025 Financial Update & Storm Damage/Insurance
- C. City Hall Ground Floor Repair
- D. City Hall Ground Floor New Construction – Status
- E. Texting Service – City Information
- F. Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- G. Honor Court
- H. John's Pass Dredging
- I. Grant Works – Existing Agreement

The City Manager reviewed the items listed for the workshop meeting.

### **Added Items**

- 1. Pocket Parks Update
- 2. Library 60-Day Budget Extension
- 3. Vision for the Marina during the Budget Workshop
- 4. Captain Melvin Jackson with PCSO
- 5. Snack Shack Agreement
- 6. Tom and Kitty Stuart Park Update
- 7. Update on the repairs at the Pinellas County Park

Commissioner Ghovae 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 150<sup>th</sup> Avenue are from failing utilities, and the County is aware of them.

## **18. REPORTS/CORRESPONDENCE**

### **A. Board of Commissioners – 2025 BOC Meeting Schedule**

There were no changes to the calendar. Vice Mayor Kerr asked for confirmation that no one should take a vacation in September since five commissioners must be present to vote on the budget and millage rate. The City Manager confirmed it.

### **B. City Attorney**

The City Attorney updated the Board on the Fire Station settlement agreement. He hopes to present it to the Board at the April 2nd meeting.

### **C. City Clerk's Report – February 2025**

The City Clerk said she did not have time to do a February report. Two weeks ago, she had a two-day class, and she had a three-day class last week. She will prepare a report for March. The March report will include a list of city managers and city clerks over time, a history of municipal clerks dating back to the 1800s, and a description of their duties and responsibilities back then and what they are today. The City Attorney has been assisting her in that, which she appreciated.

#### **D. 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.

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.

Mayor Brooks asked for clarification about Mr. Dillon's comment about permit fees not being free. The City Manager said all storm-related permits remain free. The City has received some non-storm-related permit applications that have been assessed the 1% fee. He would look into it. Vice Mayor Kerr said impact fees are not waived.

Commissioner Tagliarini asked if there are only two days of inspections per week and thought it should be increased to three. The City Manager said they would address it.

#### **19. ADJOURNMENT**

Mayor Brooks adjourned the meeting at 9:13 p.m.

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Anne-Marie Brooks, Mayor

ATTEST:

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Clara VanBlargan, MMC, MSM, City Clerk



**THE CITY OF MADEIRA BEACH, FLORIDA  
BOARD OF COMMISSIONERS**

**OATH OF OFFICE**

"I, Anne-Marie Brooks, do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida, the City Charter, City Codes, and Policies and Procedures of the City of Madeira Beach and the Board of Commissioners, and that I am duly qualified to hold office under the Constitution of the state; and that I will well and faithfully perform the duties of Mayor, upon which I am now about to enter. So help me God.

Anne-Marie Brooks  
Anne-Marie Brooks, Mayor

3-12-2025  
Date

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March 2025.

Clara VanBlargan  
Clara VanBlargan, MMC, MSM, City Clerk



THE CITY OF MADEIRA BEACH, FLORIDA  
BOARD OF COMMISSIONERS

OATH OF OFFICE

"I, Edward McGeehen, do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida, the City Charter, City Codes, and Policies and Procedures of the City of Madeira Beach and the Board of Commissioners, and that I am duly qualified to hold office under the Constitution of the state; and that I will well and faithfully perform the duties of Commissioner District 3, upon which I am now about to enter. So help me God.

Edward McGeehen, Commissioner District 3

3/12/2025

Date

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March 2025.

Clara VanBlargen, MMC, MSM, City Clerk





THE CITY OF MADEIRA BEACH, FLORIDA  
BOARD OF COMMISSIONERS

OATH OF OFFICE

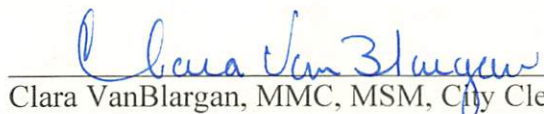
"I, Housh Ghovae, do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida, the City Charter, City Codes, and Policies and Procedures of the City of Madeira Beach and the Board of Commissioners, and that I am duly qualified to hold office under the Constitution of the state; and that I will well and faithfully perform the duties of Commissioner District 4, upon which I am now about to enter. So help me God.

  
Housh Ghovae, Commissioner District 4

March 12, 2025  
Date

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March 2025.

  
Clara VanBlargan, MMC, MSM, City Clerk