



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING AUGUST 13, 2025 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on August 13, 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:

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. APPROVAL OF THE AGENDA

Vice Mayor Kerr motioned to approve the Agenda. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Vice Mayor Kerr	"YES"
Commissioner Tagliarini	"YES"

Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

5. PROCLAMATIONS

There were no proclamations.

6. PRESENTATIONS

A. Check Presentation – PCSO Explorer Post

Recreation Director Jay Hatch presented information about the donation to the Pinellas County Sheriff's Office Explorer Post, explaining that the check presentation dated back to the Seafood Festival held in March. Mr. Hatch described how the Pinellas County Sheriff's Office Public Safety Cadets helped park vehicles at Madeira Beach Fundamental School during the event, which also ensured security for the school. While they traditionally do not charge for their services, as part of the conversations with them, the city is making a \$2,000 donation to their program as an act of appreciation. Director Hatch introduced those who were present to receive the check donation. He noted that discussions were already underway for the cadets to assist with the next Seafood Festival as well.

7. PUBLIC COMMENT

John Hendricks, 569 Normandy Road, addressed the Commission regarding the city budget. He said that he had sent each of the commissioners a copy of an article in the Beach Beacon about Seminole. He compared Madeira Beach's proposed \$46 million budget with Seminole's \$28.1 million budget, noting that Seminole has a population of 20,000 and 160 employees, while Madeira Beach has just under 4,000 residents and 80 employees. Compared to the City of Seminole, the City of Madeira Beach budget is outrageous. It is a wish list that all the department heads have come up with, which means that the Board does not need to approve it. Mr. Hendricks expressed concern that the budget had grown from \$25 million when he was in office to the current proposed amount, characterizing this as "outrageous." He urged commissioners to go through the budget line by line, consider the rollback rate to provide property owners relief, and make tough decisions about city spending.

Tov Vestgardan, 590 Normandy Road, said that if there are 4,000 residents in the City of Madeira Beach with a \$28 million budget, the City is spending \$7,000 per person. If the City is increasing its budget to the proposed \$46 million, that would be about \$12,000 per person that the City is spending to run the City for one year, which he deemed "insane." He compared millage rates with other beach communities, noting that Madeira Beach's rate of 2.75 was higher than North Redington Beach (1.0), Belleair Shores (0.55), Redington Shores (1.69), Redington Beach (1.81), Indian Rocks Beach (1.83), Indian Shores (1.87), and Belleair Beach (2.04). He questioned why

Madeira Beach's millage rate was higher despite having strong parking and tourism income. He understood that after the recent storms, people were living at City Hall and asked where he could sign up to get a key to City Hall if his house got damaged during the hurricane.

8. APPROVAL OF MINUTES

- A. 2025-07-09, BOC Regular Meeting Minutes**
- B. 2025-07-23, BOC Budget Workshop Meeting Minutes**
- C. 2025-07-23, BOC Special Meeting Minutes**
- D. 2025-07-23, BOC Regular Workshop Meeting Minutes**

Vice Mayor Kerr motioned to approve the meeting minutes as written. 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.

9. CONSENT AGENDA

- A. Approve FY 2026 Gulf Beaches Public Library Annual Budget**
- B. Approve FY 2026 PCSO Annual Law Enforcement Services Contract**
- C. 2026 John Deere Gator Purchase**
- D. TruVac Trailer Purchase**
- E. Interlocal Agreement with Thompson Consulting Services for Debris Monitoring**
- F. Pinellas County Joint Participation Agreement Area 5**
- G. Area 3 Construction Engineering Inspection (CEI) Approval**

Commissioner Ghovae asked that Consent Agenda Item 9D and 9G to be pulled for separate discussion.

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

Vice Mayor Kerr motioned to approve the Consent Agenda Items A, B, C, E, and F. Commissioner Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

9D. TruVac Trailer Purchase

Public Works Director Megan Wepfer explained that rather than purchasing a street sweeper for over \$400,000, the City contracts it out. The contracted price is \$500 per month for the same number of sweepings they previously did with their street sweeper. The street sweeper was flooded during Hurricane Helene. They received \$295,000 from insurance to replace the street sweeper. Before Helene, that street sweeper was in poor condition and not running, which is why it was not evacuated off the island. The TruVac trailer could be used to sweep debris from streets, clean stormwater systems, and excavate when needed. It will be used as needed, and for the past week, they could have used it twice.

Commissioner Ghovae expressed concerns about the cost, including the need to store equipment and the land required for truck storage, the need for maintenance and insurance, and whether it might be more cost-effective to contract these services to make the best use of the City's money. Director Wepfer responded that contracting services had proven problematic due to tidal issues, with companies often unable to perform scheduled work because of high tides. She also noted that contracted services cost a minimum of \$2,500 each time.

Mayor Brooks opened to public comment.

A resident who did not give their name said \$150,000 plus insurance and labor would bring the cost up by 0.25% to 2.5% more. He asked if the state or the county had a piece of equipment that the City could pay for a day or a barter service, so the City does not have that cost. It is just a suggestion in hopes of a solution.

Commissioner Tagliarini asked Director Wepfer if she could address the last speaker's recommendation and if she knew whether or not the county has something. Director Wepfer said they had borrowed equipment before. It did not work out well.

Commissioner Tagliarini asked if they did not purchase, what would be the alternative? Director Wepfer said they would just contract out the service and not continue to maintain the storm drain system. They could when they have the street sweeper, which they used when cleaning out the inlets.

Vice Mayor Kerr said, based on the conversation they had at the workshop, it makes perfect sense to have the piece of equipment and be able to use it as needed and not have to work around someone else's schedule. It is a fraction of the cost of the original piece of equipment that was purchased in 2018. It does a great job, and it would have a wider range of uses.

Director Wepfer said the equipment performed well during the demo. It will be used multiple times, added to the City's blanket insurance, and will have a tag for City business use.

Commissioner McGeehen had Director Wepfer explain how the equipment could have been used last week.

Mayor Brooks said the City does not have a fiscal impact on the purchase because they are using insurance proceeds they received for the street sweeper to purchase it, as they discussed at the workshop. For staffing, staff are already working. It is something that would get added to whatever else they are doing in the City that day. She supported it.

Commissioner Tagliarini motioned to approve the purchase of a TruVac trailer from Environmental Products Group. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 4-1.

9G. Area 3 Construction Engineering Inspection (CEI) Approval

Commissioner Ghovae expressed concern about the cost of \$185,000 for construction oversight services for a \$200 a day project. They started construction on July 9th, so it has been two months into it.

Public Works Director Wepfer clarified that the service involved a team of two people, not just one, who would be on-site multiple times daily. She explained they were encountering multiple conflicts daily with underground utilities, including unmarked water lines from Pinellas County and Frontier services, requiring on-site engineering decisions. She emphasized that without this service, the project would face delays and potential change orders for contractor downtime. The contractor has the City's best interests in mind, which ensures that the contractor is installing the product according to the plans and billing the City correctly.

Commissioner Ghovae asked who the engineer was who designed it. Director Wepfer said it had been going on for several years. It started with Deuel and Associates and then went to Trans Systems.

Commissioner Ghovae said they would be responsible for addressing any field conflicts and providing advice on how to build around the conflicts. Director Wepfer said they would not want

to do that service for free because they do all their preliminary work to do GPR, but that does not mean they would be re-engineering and coming out. They would have to pay for somebody to come out on site.

Commissioner Ghovae said they should be responsible for the gravity pipes because they should know the invert of all the pipes and how they interact. He would not be for it.

Mayor Brooks opened to public comments.

Chuck Dillon, 529 Lillian Dr., commented that while the cost seemed high, having someone in the field to make immediate decisions was necessary to prevent the project from stalling for days at a time. That is why the Crystal Island project went so well.

Vice Mayor Kerr calculated that the cost amounted to approximately \$500 per day per person, which he considered reasonable for the specialized service. Commissioners ultimately agreed on the necessity of having construction managers with the city's interests in mind who could solve problems on the spot.

Commissioner Ghovae said he did not have a problem with having an inspector in the field; it is the cost that he is having a problem with.

At the request of Commission Ghovae, Director Wepfer explained what happens if there is no engineer on site to make the changes. She said the contractor will not make the call. It is adding days to the project. CEI has the authority to solve the problems on the site. They have a grant for the project, so they do have a time frame for completion.

Vice Mayor Kerr said it made sense. They must have a construction manager on site who has the City's interest at heart. The cost is reasonable. The City's engineering planner, Marci Forbes, added a comment.

Mayor Brooks said she understands that if they do not have someone there, the cost for dead days is not free. This is one of the City's contractors. The price has been vetted. It may not look like a good price on paper because looking at \$200,000 is hard to swallow when just thinking about somebody overseeing. She understands that it is so much more than that.

Commissioner Ghovae asked if the service was bid out. Director Wepfer said it was one of their engineering contracts.

Commissioner Tagliarini motioned to approve CEI services [with Terra Mare Consulting] for \$185,000 to provide construction oversight and regulatory coordination for the Area 3 Roadway and Drainage Improvement Project. 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.

10. PUBLIC HEARINGS

A. Ordinance 2025-14, Amendments to Chapter 14, Article IV, Elevation and Relocation of Structures – 2nd Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2025-14 by title only:

ORDINANCE 2025-14

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.

Mayor Brooks opened to public comment.

Nikki Rusinack, 14024 Vivian Dr., thanked the Mayor, Commission, and staff for the speed with which they prepared the ordinance, and for making it possible for homeowners who are elevating their properties.

During public comment, Commissioners expressed that this was the second reading and had been thoroughly reviewed. They agreed it was a positive change that would streamline processes for both staff and residents.

Commissioner Ghovae motioned to adopt Ordinance 2025-14, Amendments to Chapter 14, Article IV, Elevation and Relocation of Structures, after second reading and public hearing. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. APB 2025-04 Corner Kitchen and Coffee House

City Attorney Tom Trask said it was a quasi-judicial hearing, and read the summary of the application:

Pursuant to Land Development Code Article VI, Division 6 – Alcoholic Beverages, the applicant for ABP 2025-04 is requesting authorization from the Board of Commissioners for a (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption on premises at Corner Kitchen and Coffee House located at 13999 Gulf Boulevard # C2 in Madeira Beach.

Mr. Trask said the standards to be applied are set forth in Code Section 110-532, which reads that when considering the alcoholic beverage application, the Board of Commissioners should consider the following factors?

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the City under any section of the Code.

Mr. Trask said, pursuant to the code, the burden of proof is as follows:

The applicant shall have the burden of proof at the hearing to show by the greater weight of the evidence that the application is consistent with the city comprehensive plan and complies with all procedural requirements of law. Conditions may be suggested by the applicant, the City or any party, or may be imposed by the Board, which are intended to assure consistency and compliance.

Mr. Trask said the parties in this case are the City of Madeira Beach and the applicant Jonathan OleJnik. He is with rpdelli.com Inc. The order of presentation would be because there have been

no parties who have issued a notice of intent to become an effective party, the City would make its presentation first, and then the applicant would present.

Mr. Trask read the quasi-judicial proceedings that will be used in the hearing as follows:

The Board of Commissioners acts in a quasi-judicial rather than a legislative capacity at this hearing. It is not Board's function to make law but rather to apply law that has already been established. In the quasi-judicial hearing, the Board is required by law to make findings of fact based upon the evidence presented at the hearing and apply those findings of fact to previously established criteria containing the Code of Ordinances in order to make a legal decision regarding the application before it. The Board may only consider evidence at the hearing that the law considers competent substantial and relevant to the issues. If the competent substantial and relevant evidence at the hearing demonstrates that the applicant has met the criteria establishing the Code of Ordinances, then the Board is required by law to find in favor of the applicant. By the same token if the confident substantial and relevant evidence of the hearing demonstrates that the applicants failed to meet the criteria established in the Code of Ordinances then the Board is required by law to find 'against' the applicant.

Mr. Trask asked if any of the Commissioners had any ex parte communication between the Commission and the applicant. There were none.

Mayor Brooks said she did not know if it would be ex parte. She frequently visits the corner kitchen and knows the owner. She knew that they were going to be on the agenda tonight, but he was on vacation and could not attend. Mr. Trask asked the Mayor if she had discussed the matter with the owner, and she said they did not.

Mr. Trask asked if any of the Commissioners had any conflicts of interest to disclose. There were none.

Mr. Trask administered the Oath to all present to speak at the meeting. The applicant was not present.

Mr. Trask asked the staff to make their presentation.

City Staff Presentation

Andrew Morris stated his name and his position as the Long-Range Planner for the City. He described his duties with the City, which include writing ordinances, comprehensive plan amendments, and variances.

Mr. Trask asked Mr. Morris if he was familiar with the application. Mr. Morris said yes.

Mr. Morris gave his staff report, which included responses to the five conditions of approval:

Discussion:

When considering the alcoholic beverage license application, the Board of Commissioners shall consider the following factors:

- (1) The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.**

The Corner Kitchen and Coffee House is located at the Skyline of Madeira Resort, which is a mixed-use building with ground floor commercial uses with second floor and above condo-hotel units. A similar (2COP) license was granted in 2015 for a previous tenant (Sweet Brewnette) at the same location. Additionally, the surrounding area along Gulf Boulevard includes other businesses with alcoholic beverage licenses. Staff finds the proposed use will not adversely affect the character of the neighborhood.

- (2) The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.**

As the proposed use mirrors the prior (2COP) license approved in 2015, no significant increase in traffic or congestion is anticipated. The Skyline of Madeira Resort was built prior to the 2019 amendment to Division 2 – *Off-Street Parking Spaces*, which increased parking requirements for restaurants and lodging. This amendment increased the amount of parking required for temporary lodging and restaurants that previously were not required when the Skyline of Madeira Resort was built or when Sweet Brewnette's alcoholic beverage permit was approved. While this use is considered a continuation of the previous intensity, staff recommends including a condition that any future expansion in size, seating, or alcohol service will trigger compliance with current shared parking standards.

- (3) Whether or not the proposed use is compatible with the particular location for which it is proposed.**

The proposed alcoholic beverage use would complement the food and non-alcoholic beverages sold at this establishment. Alcohol sales would be incidental and secondary to the food service.

- (4) Whether or not the proposed use will adversely affect the public safety.**

No negative impact to public safety is anticipated. The level of alcohol service will be similar to the previously approved use.

- (5) No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the city under any section of the Code.**

The applicant has no outstanding fines or penalties owed to the City under any section of the Code.

Fiscal Impact: None

Recommendation(s): City Staff recommends the approval of ABP 2025-04 with the following condition:

1. Any proposed expansion of floor area, seating, or increase in alcoholic beverage service intensity shall require a parking agreement in accordance with Section 110-956 – Shared Parking Facilities.

Attachments:

Local Application
Existing Site Plan
Public Notice Mailing and Posting

Mr. Morris concluded his presentation.

Mr. Trask asked Mr. Morris if he was asking the Board of Commissioners to take the agenda packet into evidence. Mr. Morris said yes.

Mr. Trask asked if the City received any notice of intent to become an affected party. Mr. Morris said no.

Questions from the Board of Commissioners to City Staff

Mr. Trask asked if there were any questions from the Commission for City Staff.

Commissioner Ghovaee asked if there were minimum setback requirements from a church or a school for any use of alcoholic beverages. Mr. Morris said it is usually 300 feet, but there were none within the 300 feet.

Applicant Presentation

Mr. Trask asked if the applicant was in the audience. He was not.

Mr. Trask asked if any members of the public present would like to discuss the application.

An employee of the business, Heather Terflinger, said she was present to speak on behalf of the applicant. Mr. Trask administered the Oath to her.

Heather Terflinger, an employee of the business, represented the applicant who was on vacation. She explained they had opened in March, and the owner is asking to serve wine and beer just like the previous business had done. Their focus is on the community and bringing people together.

Mr. Trask asked if anyone had any questions.

Commissioner Tagliarini said there was one condition about any proposed expansion of floor area seating or increase in alcoholic beverage service intensity. He asked Ms. Terflinger if she was aware of any increases of any kind. Ms. Terflinger said no.

Public Comments

Mr. Trask asked if there was anyone else in the audience who would like to speak. There were none.

The City Attorney said the item is back before the Commission for a motion to be made and a second on the motion, and then for a discussion on the motion.

Commissioner McGeehen motioned to approve ABP 2025-04 for Corner Kitchen and Coffee House. Vice Mayor Kerr seconded the motion.

Vice Mayor Kerr said the previous owner had an alcoholic beverage license, and there were no issues.

ROLL CALL:

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

The motion carried 5-0.

11. UNFINISHED BUSINESS

A. Scott Holcomb Request for Special Magistrate Fine Reduction – 572 Johns Pass Avenue

City Attorney Trask presented the history of the case, explaining that Mr. Holcomb and his wife were cited in May 2023. The matter came before the special magistrate for consideration in October 2023. The special magistrate found a violation of the cited code sections. The violations

were for the failure to have a building permit for building an accessory structure (outdoor kitchen) on their pool deck, and for not having a pool fence. The special magistrate ordered that the property be brought into compliance by November 22, 2023. If not in compliance by that date, there would be a \$250 per day fine that would accrue. The property did come into compliance almost an entire year later, on November 13, 2024. This resulted in accrued fines of \$92,044.07. After he provided that payoff to Mr. Holcomb, he requested a fine reduction. He had told Mr. Holcomb that City staff would not support anything less than a fine reduction to \$46,022.04, which is 50% of the outstanding lien. The item was discussed at the workshop meeting, and it is now ready for official action. Mr. Holcomb requested an opportunity to speak before any motion is made.

Mr. Holcomb addressed the concerns raised at the previous meeting. He said he was properly homesteaded. The problem the neighbor had was not with a fence but with water running off from the property into her yard. The house is nearly knocked down. He had agreed with his contractor about leaving some of the tall grass to serve as a barrier to his neighbors. He agreed that the work should have been permitted. The 50% reduction to \$46,000 is an exorbitant amount. He is asking for a reduction of more than 50%.

The City Attorney said the options for the Commission are to deny the request, grant the request, or grant the request for a fine reduction to a dollar amount. They would have a motion, a second, a discussion, and then a vote.

Mayor Brooks said sometimes we get out of a conversation what we want to hear. That is why it would be good practice to speak back the conversation, so everyone understands what has been said.

Mayor Brooks noted the City had received an email from a resident about "selective code enforcement." She mentioned that they had current photos of Mr. Holcomb's property, showing there was no silt fencing and had tall grass.

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

The City Attorney said his recommendation is that there be a motion on the floor and then discuss the motion. The motion can be amended, withdrawn, or tabled.

Commissioner Ghovae motioned to reduce the fine from \$92,000 to \$10,000. Commissioner McGeehen seconded the motion.

Commissioner Ghovae asked how much the City had spent on the project. The City Manager said it would essentially be staff time, and it would probably not exceed \$10,000. He would not know until they looked into it.

Commissioners had differing opinions on the appropriate reduction. Commissioner McGeehen was in favor of reducing the fine to \$15,000, since the City's cost would probably not be over \$10,000. Vice Mayor Kerr opposed a significant reduction, arguing that Mr. Holcomb had chosen to ignore the Special Magistrate's ruling for a year. Commissioner Tagliarini expressed concern

about setting a precedent but was willing to follow the staff recommendation of 50%. Mayor Brooks agreed with Vice Mayor Kerr, and they would be setting a precedent by reducing the fine.

Commissioner Tagliarini asked if the maker of the motion would be willing to amend their motion to a 50% reduction to \$46,022.04. Commissioner Ghovae said not.

ROLL CALL:

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

The motion failed 4-1.

Commissioner Tagliarini motioned that they support a settlement of the lien for the amount of \$46,022.04. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion passed 3-2.

The City Attorney said the fine has been reduced to \$46,022.04.

B. Hurricane Damage Update – Community Development Ground Floor Assessment

Marcy Forbes, Community Development Engineer, presented findings regarding the City Hall downstairs that was damaged during Hurricane Helene, with floodwaters up to 7 inches. The City contracted Pennoni Services to conduct a vulnerability assessment.

Vince Barnes of Pennoni, a structural engineer and licensed special inspector, explained that their assessment found the space was not properly dry floodproofed. The slab was largely unreinforced and insufficient to resist uplift buoyancy forces, and the exterior walls would have failed under a design flood event. To properly dry floodproof the area would require demolishing portions of the existing slab, replacing it with a thicker slab, adding steel, installing deep foundations, and doubling the wall thickness with another layer of CMU block. The estimated construction cost would be approximately \$2.5 million for a full interior build-out.

Mr. Barnes presented an alternative option of converting the space into an open-use area with picnic tables and possibly a small dry floodproofed bathroom area, which would cost approximately \$488,000.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lillian Dr., suggested using breakaway walls, and called it stupid to try to floodproof something that had already flooded.

John Hendricks, 569 Normandy Rd., said the original build-out cost was \$960,000 and questioned the competence of those responsible for the original construction.

The Commission discussed potential alternatives, including repurposing the former gym space or City Centre room, and options to expand over the retention pond. Mayor Brooks emphasized that the people responsible for the inadequate construction no longer worked for the city, adding that the sheriff's room also flooded and was not built properly. She said that spending any money to put offices back downstairs would not be supported and that finding an alternative space for the Community Development Department should be prioritized.

C. Hurricane Damage Assessment – Current Status

City Manager Robin Gomez presented a comprehensive spreadsheet of hurricane damage, insurance proceeds, and FEMA submissions. The discussion covered multiple departments and facilities.

For the Building and Community Development area, Servpro removed damaged materials for \$135,000, with insurance covering \$116,526 so far.

Marina Manager Brian Crabtree reported that the marina building had been repaired, with most equipment replaced except dock pedestals, which are currently being installed during the seawall project. The marina had fared relatively well during the storm, losing only electrical components that went underwater.

Recreation Director Hatch said that recreation center repairs were complete except for office millwork. He also reported that the mower at the school field had been destroyed and scrapped, and that the irrigation system at the school field would need complete replacement at an estimated cost of \$16,000 due to damage from portables placed there after the hurricane. An electrician will be out to look at the electrical for the lights, which will also be turned into insurance. The fence, splash pad, and waterfall repairs have been completed.

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

The City Manager said that everything not covered by insurance has been submitted to FEMA for reimbursement. The spreadsheets will be updated then. Vice Mayor Kerr asked for an estimate of what the storms cost the residents. The City Manager said he would put that together.

Mayor Brooks said they received information from FDEP on a specific recreation development assistance grant that could be used for repairing the fields. Director Hatch said they would look into it.

The City Manager reported on the two Parking Department vehicles and parking kiosks that were affected by the storm.

Mayor Brooks also raised concerns about grass code enforcement, and the City Manager explained the process for addressing overgrown properties. The Mayor asked to workshop it so they could have a better understanding of the process.

Public Works Director Wepfer reviewed ongoing Public Works projects, including John's Pass boardwalk pilings, a generator at 141st Street, Tom and Kitty Stewart Park bathroom structure, which needed redesign due to flood mapping changes, the Snack Shack, repairs to six parking lots, and the jetty. She mentioned they finally had a pre-application meeting set with the Army Corps 408 Section for September 16th regarding the jetty. She reported issues with Madeira Way lights, where underground wires had burnt out after repairs.

Vice Mayor Kerr suggested coordinating with Visit St. Pete/Clearwater to see if a grant would be available for the bathroom structure.

D. 2025 Seafood Festival Recap

The City Manager presented the financial results of the 2025 Seafood Festival held in March. The event had expenditures of nearly \$195,000 and revenues just under \$202,000. Major revenue sources included a \$50,000 grant from Visit St. Pete/Clearwater, vendor fees, beverage sales, and parking fees.

Recreation Director Jay Hatch explained that his department uses a detailed spreadsheet to track all expenses and look for cost-cutting opportunities. The spreadsheet had been refined over the years to become more accurate and detailed. He noted they were already planning for the next festival, scheduled in 77 days, with a focus on cost management and securing sponsorships.

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

Vice Mayor Kerr praised the detailed financial reporting and asked about sponsorship efforts.

Mayor Brooks said she was glad that he did the Aclarian reconciliation. They want to show where credit is due. The Mayor mentioned she had discussions with business owners and the Chamber of Commerce about potentially getting alcohol and soda donated for future events, which could significantly reduce expenses.

12. CONTRACTS/AGREEMENTS

A. Special Event Agreement – ROC Park – Drop Dead Beach Bash

Recreation Director Hatch presented a special event application for a four-day festival at the recreation center event fields. The event, called Drop Dead Dangerous Beach Bash (named after the headlining band), would raise money for ROC Park. The City proposed waiving \$2,440 in facility rental costs and invoicing the event for \$1,283.50 in hard costs like sanitation. The goal of the event is to raise money for Roc Park.

Mayor Brooks opened to public comment.

Bill Kearns, 400 150th Ave., explained they had secured Grammy award-winning artist Kristian Bush as a headliner along with six Nashville bands. The Sunday event would feature all artists playing together on the space near the fishing pier.

Mr. Karns explained that hurricane damage had destroyed many of the approximately 850 memorial plaques throughout ROC Park. The fundraising would help replace these memorials, particularly tree placards that have frequently been damaged by landscapers. He noted they were implementing a new mounting system using screws specifically designed for trees.

The Commission was supportive of the event, which would include food vendors and alcoholic beverages.

Commissioner Tagliarini motioned to approve the Special Event Agreement – ROC Park – Drop Dead Beach Bash. 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.

B. Agreement to Purchase Property at 50 153rd Avenue

The City Manager presented the proposed purchase of three parcels totaling approximately 0.7 acres at 50 153rd Avenue for \$4,600,000. The City obtained one appraisal and would get a second. The current occupant would continue to occupy the property for six months after closing. The purpose would be to eventually construct a facility to house public works administration, parks maintenance, the mechanic, and part of the fleet.

Mayor Brooks opened to public comment.

John Hendricks, 569 Normandy Road, commented that the property was appraised at \$2,500,000 and urged the Commission to look off-island for high ground to prevent equipment from being ruined again. He said the City would continue to rent property on 95th Avenue while spending millions on this purchase, and it would be a bad deal for the city.

Commissioner Ghovae opposed the purchase, the land would be better used for tourism-related development like a hotel or restaurant rather than storing trucks and vehicles on a pristine piece of property. Commissioner McGeehan agreed, adding that residents in his district were not excited about the purchase, and the price was too high. He did not like the idea of allowing the church to use the facility for six months rent-free.

Vice Mayor Kerr supported the purchase, noting it was local to the beaches and city hall, and had been appraised for various amounts. He strongly opposed putting a public works building at the Marina, which he described as a jewel to develop.

Commissioner Tagliarini said he would not support it, and he was not thrilled about putting Public Works at the Marina either.

Mayor Brooks initially supported the purchase but changed her position after receiving non-transparent information. She explained that the higher appraisal value of over \$5 million was based on the highest and best use of the land that would require a PD (Planned Development) approval with no guarantee of success. She expressed concern about the price and the six months of rent-free occupancy for the church.

City Attorney Trask noted that the contract had already been signed with a 60-day due diligence period ending soon, and the Commission would need to notify the seller by letter if they wished to back out. He recommended that the Commission direct the City Manager to send a letter to the seller to end the contract.

Commissioner Tagliarini motioned to direct the City Manager to write a letter to the property owner to end the contract. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

13. NEW BUSINESS

A. Resolution 2025-08 (Plat Approvals)

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

RESOLUTION 2025-08

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.

Andrew Morris, Long Range Planner, explained that Senate Bill 784, effective July 1, 2025, amended Florida Statutes to require municipalities to designate by ordinance or resolution an administrative authority for plat submissions. The proposed resolution formalizes this designation and brings the City into compliance with state law. Staff recommended approval of Resolution 2025-08.

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

Commissioner Ghovae asked if a surveyor would review plats. The City Attorney said it was something they legally had to do and confirmed that an independent review would still be required, but final approval would be administrative rather than requiring Commission action. He recommended that the Community Development department be in charge of that.

Commissioner Tagliarini motioned to adopt Resolution 2025-08 (Plat Approvals). 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.

B. 2026 FL Legislative Session – Discuss/Review Priorities

The City Manager said they are working to finalize the budget for next year. They have a capital improvement project and need to look for funding and appropriations for the FY 2026 budget. He asked the Commission to suggest additional funding priorities or legislative interests to have their

delegation support. They've looked for appropriations mainly, but certainly legislation is important. There has been considerable media coverage and attempts by the legislature to alter some revenues that cities have historically depended on, as well as home rule and the ability to raise revenue to regulate certain things. Cities and counties need to continue to preserve that. They are also looking for continued assistance for our mitigation and resiliency, including specific actions and projects to further protect the City, particularly from storms, flooding, etc. They received from Representative Chaney's office a schedule of filing for the legislative session, which is in the packet. He will try scheduling our lobbyist, Schumaker, to be at the August 27th workshop to provide additional information. He would like the Commission to review, discuss, and determine which items to submit for the 2026 Legislative Session. He had asked the department heads what they would like to add. The City's capital improvement projects focus heavily on road and drainage projects over the next couple of years. They received funding for tidal control valves, which they plan to use over the next year or two. Fortunately, the generator at City Hall and the fire department are still working, but they do not have a generator at the recreation center, and they could use some assistance in the future for undergrounding utilities, seawall replacements, and other things to help mitigate any future flooding and those types of issues they are facing.

Vice Mayor Kerr mentioned underground utilities as a priority. An even bigger issue was the increase in property insurance costs due to FEMA's new risk rating 2.0, which no longer provides discounts for elevated homes. He suggested working through lobbyists to address the issue at the state level.

Commissioner Tagliarini said the undergrounding is something he is interested in.

Mayor Brooks expressed interest in understanding if funds for undergrounding for private would be attainable. In the neighborhoods that is residential undergrounding. She is hoping that Shumaker can come, and they can ask him those types of questions. Representative Linda Chaney's Office sent an email to her and Robin, telling them it would be open for them to start submitting this week what they want. Linda has until November to finish and can begin filing on August 18. They have not done a good job of being mindfully respectful to her. They need to decide what they want to ask for sooner rather than later. She had hoped to see a list from the staff tonight, specific to what they want. It would be specific things they want to advocate for to get the money for. They want to have those conversations and push for that. She wanted to ask Robin what was given to Representative Luna because she reached out, and she did not really understand what they had asked her to get for them. Robin sent her the list. It was put in the portal, but she does not know what went in there. The Board needs a voice in what we are asking for the City. It is important for the staff to come and let the Board know why they want them to fight for the money. It should be a priority. The budget explodes in part because they have these projects, and what does it cost for the day-to-day operations of the City? Show that amount without the grants and other funding included. It is very important that they get it right and make the right choices, because the money will be used for years of projects.

The City Manager said it is on the next workshop.

Mayor Brooks said they needed to start the discussion with the Board so everyone could start thinking about it. They will never get funding if they do not ask for it. She emphasized the importance of building relationships with state and federal elected officials and the need to prioritize projects that would not happen without external funding.

The City Manager provided an update on the dredging project, explaining that the contractor was working with the Florida Department of Environmental Protection on turbidity monitoring requirements. Once FDEP approves the permit, the Corps will issue its permit, and the bid will go out.

Commissioner Ghovae suggested organizing an annual trip for commissioners to visit Tallahassee, noting the impact of in-person meetings with legislators. It builds relationships.

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

14. AGENDA SETTING (August 27, 2025 BOC Regular Workshop: 6:00 p.m.)

- A. Terrain Modification Update
- B. Building Permit Fees – Waiver review and possible extension
- C. America 250
- D. Frontier Communications Infrastructure Repair/Removal
- E. Noise Ordinance
- F. FDOT Debris Staging Agreement

Added Items

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

Mayor Brooks opened to public comment.

John Hendricks, 569 Normandy Rd., mentioned a property on high ground with an existing building that was on the market for \$2.1 million, with the owner willing to sell to the city for \$1.8 million. He offered to take the commissioners individually to see the property before the workshop.

15. REPORTS/CORRESPONDENCE

- A. Board of Commissioners - 2025 BOC Meetings Schedule**

The City Manager reviewed the remaining meeting schedule for 2025, noting that October 1st would replace the regular October 8th meeting, and that November and December would each have only one date, combining workshop and regular meetings on the same day.

B. Board of Commissioners – 2026 BOC Meetings Schedule

Vice Mayor Kerr proposed moving the March meetings up by one week to March 4th and March 18th. The change was agreed upon, with the City Clerk noting the March election would be on the 10th, allowing enough time for certification of results.

C. Board of Commissioners – Reports/Correspondence

Mayor Brooks expressed concerns about the City Manager's performance. Her impression of him was initially very positive, but it has become very different. He does not lead his team and will not acknowledge the need for leadership. She had lost confidence in his ability to fulfill his role. She cited issues with the dredging project, the jetty, lack of updates, inaccurate information provided to the Commission, and failure to prioritize critical City needs, including post-hurricane recovery efforts, and not adhering to the City's purchasing policy. She requested scheduling a special meeting to discuss the matter further and potentially search for a new city manager. She would welcome the City Manager to apply for the position, but feels it is their responsibility to ensure that they have leadership in the City and the leadership the City deserves.

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

Commissioner Tagliarini urged thoughtful consideration and for them to give the staff and the City Manager an opportunity to respond. The Commission agreed to schedule a workshop on Thursday, August 21st, at 2:00 p.m. to discuss the matter.

D. City Attorney

The City Attorney had nothing to report.

E. City Clerk – Board of Commissioners Meetings Report – January 1, 2025 – July 31, 2025

The City Clerk said the report is completed through July 31st.

F. City Manager's Report – July 2025

The City Manager presented his July report, covering hurricane preparedness reminders, sea turtle nesting awareness, the Citizens Academy scheduled to begin October 1st, permitting updates (over 2,800 permits issued), the Master Plan nearing completion, budget updates, and revenue information. He noted July was the largest grossing month for parking revenue, though they expected to end the year with over \$3 million in collections, less than the previous year's \$3.8 million.

Commissioner McGeehan asked about the status of the county park on Gulf Boulevard, and the City Manager explained it would be several more months before complete repairs were finished.

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

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Commissioner Tagliarini responded to earlier public comments about people staying at City Hall after the hurricane, calling the remarks gibberish. He described the hurricane as a 150-year event and praised the City Manager for continuing to work despite his own home being destroyed. He emphasized that the City Manager sacrificed time with his family to work for weeks without charging overtime. The comment was out of line.

Mayor Brooks addressed comments about the budget and said she had repeatedly requested a clearer breakdown separating day-to-day operating costs from project expenses. If they had opted for the roll-back rate, taxes would have gone up because of the hurricane and things that happened with the property tax. She noted that while the City has less than 100 employees and only 4,000 residents, it serves over 3.5 million visitors annually. Staff are serving more than just the residents. Regarding millage rates, she explained they had not been raised in a long time, and reserves were necessary for long-term projects if grant funding was not received.

The Mayor said it was a shame that somebody made an issue out of the City Manager staying at City Hall. It was not fair.

Vice Mayor Kerr expressed frustration about the actual state of the operating budget and revenues and hoped Mr. Laflin would respond with better information for the next budget meeting. There should be a better way to present it.

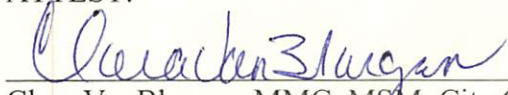
Vice Mayor Kerr also took personal offense to comments about the City Manager staying at City Hall, and said that if he were awake, he was working for the City. He gave accolades to his response over the weeks and months following the storm.


Commissioner Ghovae added that he had visited City Hall around 11:00 p.m. during the hurricane and found the City Manager working, calling his commitment commendable.

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 9:25 p.m.

ATTEST:


Clara VanBlargan, MMC, MSM, City Clerk


Anne-Marie Brooks, Mayor

