



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING JUNE 10, 2026 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on June 10, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: None

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

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 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

Prior to approval of the Agenda, Mayor Brooks requested that the Presentation be moved after the Consent Agenda.

Commissioner Tagliarini motioned to move the Presentation to after the Consent Agenda. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

5. PROCLAMATIONS

There were no Proclamations.

6. PRESENTATIONS

The Item was moved to after the Consent Agenda.

7. PUBLIC COMMENT

Captain Dylan Hubbard of Hubbard's Marina, representing the John's Pass Business Association, addressed the Commission in support of the City's ongoing exploration of parking garage options on both the north and south sides of the City. He expressed the view that John's Pass and the City function as partners, noting that parking revenue generated at John's Pass is a significant source of income for the City. He urged continued collaboration and expressed a desire to work with the City to drive additional revenue back to John's Pass for beautification and advertising. He also voiced continued support for the replacement of the Jetty sidewalk as quickly as possible and proposed a framework under which the John's Pass Village Business Association could assist the City in making events more successful, with proceeds potentially earmarked for John's Pass improvements.

John Scott, a resident on behalf of West Parsley Drive, East Parsley Drive, and Marguerite Drive, criticized the City for the poor condition of streets in the West Parsley, East Parsley, and Marguerite Drive neighborhood following post-hurricane flood mitigation construction by Harbor Construction Company. He described the situation as a "nightmare," stating that residents had endured over a year of dirt roads, damaged sprinklers and sod, destroyed landscaping, and dust clouds that made outdoor life untenable. He alleged that the contractor failed to restore the neighborhood as promised, that no workers spoke English, and that the flood drainage improvements were not functioning properly. He previously provided the City with documentation showing standing water shortly after rainfall and stated his intent to pursue legal action, including a predicate lawsuit regarding the company's hiring process and a public nuisance lawsuit under Florida Statute 823 if the roads were not repaired. He noted that he had spoken with City staff and was informed that road repairs were expected within three weeks. He concluded by asking which Commissioner represented his district and stated that he would return at the next meeting if conditions had not improved.

Robert Stallman, 14109 West Parsley Drive, seconded Mr. Scott's comments and presented printed photographs to the City Clerk documenting the deteriorating condition of the neighborhood streets, including weeds and grass growing through the roadway surface. He described the situation as

"quite unfortunate" given what residents had already endured and respectfully requested that the streets and related improvements be completed.

8. APPROVAL OF MINUTES

- A. 2026-05-13, BOC Regular Meeting Minutes**
- B. 2026-05-21-2026, BOC Special Meeting Minutes**
- C. 2026-05-27, BOC Budget Workshop #2 Meeting Minutes**
- D. 2026-05-27, BOC Regular Workshop Meeting Minutes**
- E. 2026-05-27, BOC Special Meeting Minutes**

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

ROLL CALL:

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

The motion carried 5-0.

9. CONSENT AGENDA

- A. 2026 Ford F550 4X4 Dump Truck Purchase**
- B. Amendment to Pinellas County Interlocal Agreement to share cost with FDEP for NPDES MS4 Permit**
- C. Hearing Officers for Post-Grievance Hearings**

Mayor Brooks read the items on the Consent Agenda.

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

Commissioner Tagliarini motioned to approve the Consent Agenda as written. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

The Presentation was further deferred by Mayor Brooks, without objection, to follow the Public Hearings.

10. PUBLIC HEARINGS

A. Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-03 by title only.

ORDINANCE 2026-03

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING REAL PROPERTY LOCATED AT 555 150TH AVENUE, PARCEL IDENTIFICATION NUMBER 09-31-15-00000-140-0100, FROM PD PLANNED DEVELOPMENT, TO C-4 MARINE COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Commissioner Ghovae motioned to adopt Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial after second reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

City Attorney Trask provided background, advising the Commission that Items B, C, and D under the Public Hearings section all relate to the same development project, the John's Pass Village Hotel, but would be handled separately. He noted that the vacation of right-of-way (Item B) is legislative, the PD rezoning (Item C) is quasi-judicial, and the Development Agreement (Item D) is a discussion item only.

B. Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-06 by title only.

ORDINANCE 2026-06

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 7 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

Kathryn Younkin, Senior Planner with over ten years of experience in local government planning, presented the staff report on the right-of-way vacation. She explained that the applicant seeks to vacate a portion of Fisherman's Alley within the block bounded by Village Boulevard and East End Lane, between 129th Avenue and Boardwalk Place East. Ms. Younkin stated that the applicant notified all listed utility companies, receiving either letters of no objection or requests for relocation easements, which would remain in place temporarily until utilities are relocated. She stated that the vacation is supported by policies in the Madeira Beach Comprehensive Plan, the Countywide Plan, and the Land Development Regulations, and that vacating the alley would allow parking garage access to be internal to the site, hidden from the public right-of-way by retail, restaurant, and hotel uses on the lower and upper floors.

The City Attorney said they can open the floor for public presentation.

Brian Aungst, attorney with offices at 65 Court Street, appeared on behalf of the applicant, JPV Hotel Property LLC, represented by Mr. Karnes and Mr. Winters. Mr. Aungst offered a full PowerPoint presentation but suggested deferring to the next agenda item, given the quasi-judicial posture of that proceeding. He did, however, raise a specific request regarding the right-of-way vacation; he asked the Commission to waive the privilege fee otherwise required under Land Development Code Section 112.95. He argued that the applicant was providing a substantially greater public benefit in return for the vacation than the Code's fee is designed to compensate for, specifically, the dedication of approximately 16,000 square feet of property for the extension of Pelican Lane from 129th Avenue to Boardwalk Place East, and the development of publicly accessible open space with public restrooms, in exchange for vacating only 3,360 square feet of Fisherman's Alley. He read the relevant Code subsection, which provides that the privilege fee may not apply when the petitioner will convey necessary real property for rights-of-way equal to or exceeding the total square footage vacated, as determined by the City Manager or designee. Mr. Aungst acknowledged that the current City Manager was not present during prior negotiations and stated he did not wish to put anyone on the spot, but he requested the waiver.

Ms. Younkin clarified staff's position. The relevant code language addresses "real property for rights of way," and the proposed Pelican Lane extension would not be dedicated as a right-of-way but as a perpetual public access easement over private property. This distinction led staff to believe the Code threshold was not technically met, which is why the privilege fee was included as a condition of approval.

Mayor Brooks opened the floor to public comment.

Stephanie Berry, owner of Woody's Water Sports on Boardwalk Place East, stated that her business serves more than 30,000 customers per year and that none of them use Fisherman's Alley. She expressed support for the Pelican Lane extension and noted that the current configuration of

Fisherman's Alley creates confusion for drivers navigating the one-way street. She expressed confidence that extending Pelican Lane would improve traffic flow through the area.

Captain Dylan Hubbard of Hubbard's Marina echoed Ms. Berry's sentiments. He noted that, in his experience operating Don's Dock since October 2022, Fisherman's Alley is rarely used by anyone other than confused motorists, and that the vacation would not harm John's Pass, while the extension of Pelican Lane would substantially beautify the area.

Mr. Aungst explained that the extension is structured as an easement rather than a dedicated right-of-way for the City's benefit. Under that arrangement, the developer, not the City, bears the liability and maintenance obligations for the space. He noted that the easement is perpetual, so the public benefit is permanent.

Commissioner Tagliarini asked Ms. Younkin why she voiced a public easement over private property. Ms. Younkin responded that Section 112.95 of the Code noted that the petitions would convey the necessary real property for rights-of-way; the right-of-way is dedicated to the public. Commissioner Tagliarini asked whether anything would prevent them from proceeding without charging the fee. The City Attorney said they could waive it. Section 1D of the Ordinance is a provision, and they could require its deletion. That is what is requiring it as a condition of approval, and the City Manager would probably follow that lead and not require payment. Commissioner Tagliarini did not have a problem waiving the fee.

Commissioner Dillon expressed concern that the issue had emerged late in the process, without a clear staff recommendation, and stated he was unsure where staff's position stood. Ms. Younkin clarified that they were not opposed to the waiver, had consistently followed the literal language of the Code, and wanted to ensure the Commission was making an informed decision.

Commissioner Tagliarini motioned to approve Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley after first reading and public comment and advance it to second reading on July 8, 2026, and delete Subparagraph D Section 1. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-05 by title only.

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 214 BOARDWALK PLACE EAST, 210 BOARDWALK PLACE EAST, 206 BOARDWALK PLACE EAST, 204 BOARDWALK PLACE EAST, BOARDWALK PLACE EAST (2 PARCELS), 146 BOARDWALK PLACE EAST, 129TH AVE EAST (5 PARCELS), CONSISTING OF APPROXIMATELY 1.457 ACRES, FROM JOHN'S PASS VILLAGE ACTIVITY CENTER (C-1) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

The City Attorney said the Charter requires a supermajority vote under Section 4.5.C. He said the affected parties have an opportunity to provide the City with notices of intent to become effective parties. The City received one from Fishrunner, LLC and from Susan Zirmeskie, who was not present. He said he would set it aside, leaving no effective parties other than the applicant, JPV Hotel Property, LLC.

The City Attorney advised that this is a quasi-judicial proceeding in which the Board of Commissioners acts in a quasi-judicial rather than a legislative capacity. At this hearing, the Board's function is not to make law but to apply law that has already been established. The Board is required by law to make findings of fact based on evidence presented at the hearing and to apply those findings to previously established criteria contained in the Code of Ordinances in order to make a legal decision regarding the application before it. The Board may consider only evidence that the law deems competent, substantial, and relevant to the issues. If the competent, substantial, and relevant evidence at this hearing demonstrates that the applicant has met the criteria established in the Code of Ordinances, the Board is required by law to find in favor of the applicant. Conversely, if the competent, substantial, and relevant evidence at this hearing demonstrates that the applicant has failed to meet the criteria established in the Code of Ordinances, the Board is required by law to find against the applicant.

The City Attorney asked whether any Commission member wanted to disclose any ex parte communications or needed to disclose any. There were none. He asked whether any of them needed to disclose any conflicts of interest. There were none. He swore in those who were going to testify. The order of presentation would be the City first, then the applicant, and then the public.

City Presentation

Kathryn Younkin, Senior Planner with over 10 years of planning experience in local government, presented a PowerPoint on staff's behalf.

The purpose and intent of the planned development rezoning are to accommodate integrated, well-designed developments in accordance with development plans approved by the PD division. The district is intended to provide design flexibility and to encourage imaginative, functional, high-quality land planning and development for uses consistent with the applicable future land use plan category and compatible with adjacent and nearby lands and activities.

The PD development must meet the intent and criteria (including, but not limited to, density, intensity, and impervious surface ratio) of the future land use plan categories in the Madeira Beach Comprehensive Plan and the plan categories in the Countywide Plan.

This development is consistent with the density, intensity, and impervious surface ratio established by the Madeira Beach Comprehensive Plan, the Countywide Plan, and the C-1 John's Pass Activity Center Zoning regulations.

The applicant requests rezoning of 1.457 acres (including the area in the requested vacation of the right-of-way) from John's Pass Village Activity Center (C-1) to Planned Development (PD) to allow for the construction of the following:

- Hotel: 87 units (24 studios, 32 one-bedroom, 28 two-bedroom, 3 three-bedroom) Retail: 7,550 square feet
- Proposed Breakdown:
 - 1st Floor Restaurant: 3,350 square feet
 - 1st Floor Cafe: 1,000 square feet
 - 6th Floor Restaurant: 3,900 square feet
 - Event Space: 2,800 square feet

Section 110-387 of the City's land development regulations provides increased flexibility in setbacks, stepbacks, and height when rezoning to Planned Development, provided the development's design includes voluntary civic or community enhancements, such as ground-floor retail, expanded setbacks, enhanced landscaping, sustainable building practices (LEED), and other design enhancements that further the policies and strategies of the comprehensive plan.

The planned development developer requests:

- Building height (roof of main building): 73 feet above DFE instead of 55 feet above DFE;
- Building height (roof of east stair tower): 79 feet above DFE instead of 55 feet above DFE;
- Number of stories: 5 stories over ground level commercial instead of 4 stories over ground level Commercial;
- Front setback: 0 feet instead of 10 feet for multi-story buildings;
- Upper floor setbacks: 0 feet instead of 10 feet for lower 5 stories of building;
- Balconies, awnings & roof overhang located over ROW: 6-foot encroachment beyond property line on north and south sides of building.
- Visibility Triangle: New building encroaches into 25' property line visibility triangle at the intersection of East End Lane and 129th Avenue East (10.7') and intersection of East End Lane and Fisherman's Alley (2.6').

Planned Development – Developer Providing:

- 92 parking spaces available to the public at specific limited hourly rates (no more than \$1.00 over the city's current hourly rate);

- A covered pedestrian arcade has been provided around a portion of the required ground floor retail and restaurant space;
- An extension of Pelican Lane as a private street with a public access easement to provide mid-block vehicle and pedestrian access;
- Green space with restrooms with a public access easement;
- Pedestrian improvements including 10' wide sidewalks on the three street frontages;
- New crosswalks on Boardwalk Place and 129th Avenue;
- Roadway improvement by milling and resurfacing Boardwalk Place;
- Access for two properties located adjacent to East End Lane through the parking garage.

The developer is requesting setbacks, height, number of stories, and encroachments that would be allowed under the John's Pass Village Activity Center zoning.

All other aspects of the project, including uses, density, and intensity (I.S.R. and F.A.R.), meet the requirements of the underlying John's Pass Village Activity Center zoning.

The underlying C-1 zoning would allow 60 units per acre of hotel use, as would the PD rezoning.

When rezoning to Planned Development with the future land use of Activity Center, the project shall conform to the entirety of Section D-113, including design standards and guidelines. This includes materials, finishes, windows and doors, standing-seam metal roofs, and paint colors. The project provides these elements, as shown in the Conceptual Images and Elevations. These include dividing the building into separate bays to make it appear smaller, using varied materials and finishes, selecting different types of windows and doors, standing-seam metal roofs, and varied paint colors.

The parking garage is designed to be hidden from view by a lining building on the south, east, and west sides, which includes ground-floor retail and restaurant space along both Boardwalk Place East and 129th Avenue. Access to the parking garage is internal to the project and is provided via the private road, which is an extension of Pelican Lane.

The design of the project also works to minimize the impact on the adjacent small-scale developments on both ends of the project, with the one-story height at the park and porte-cochere on one end and greater setbacks and green space on the other end. The top floor of the building is also stepped back further to minimize the appearance of building height.

Planned development density/intensity calculation:

The developer's proposed plans comply with the density, F.A.R., and impervious surface area requirements of the C-1 John's Pass Activity Center zoning district.

Site Area: 1.457392 Acres (including proposed vacated right-of-way) x 43,560 sq ft per acre = 63,484 sq ft

Density – Temporary Lodging
 60 units per acre x 1.457 acres = 87 units allowed
 87 units requested

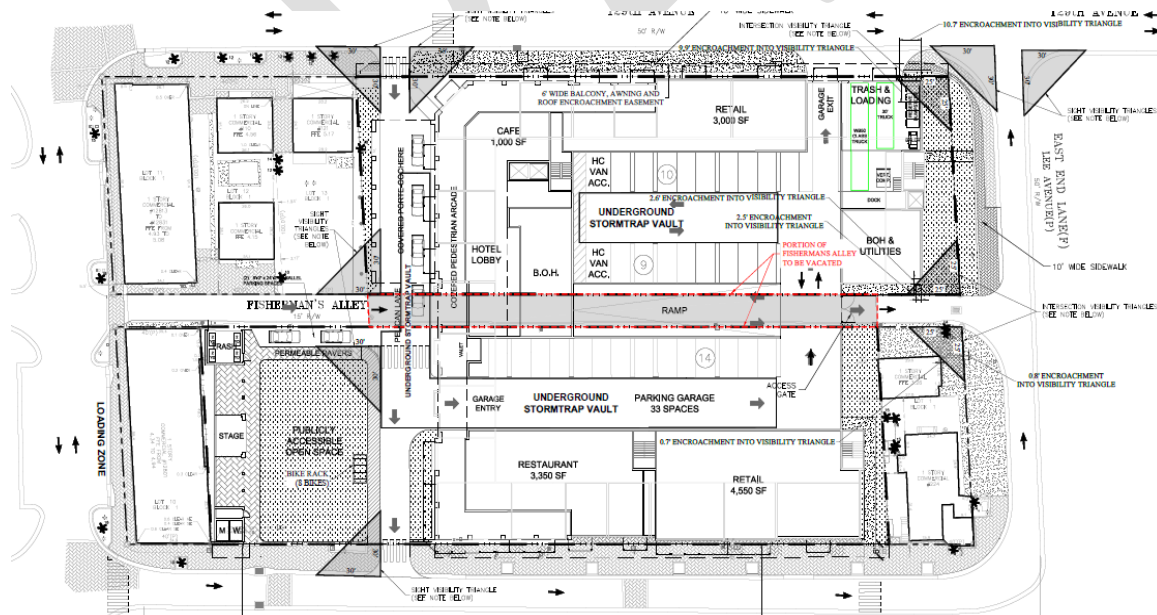
Floor Area Ratio (F.A.R.) All-Inclusive
 2.0 F.A.R. x 63,484 sq ft = 126,968 sq ft allowed
 126,968 sq ft proposed

Impervious Surface Area (I.S.R.) Calculations
 .85 I.S.R. x 63,484 sq ft = 53,961 sq ft allowed
 53,278 sq ft proposed or 84.6%

The proposed project meets the parking requirements of the C-1 John's Pass Activity Center.

Required Parking	Hotel units (2 bedrooms):	84 x 1.2	100.8 spaces
	Hotel units (3 bedrooms):	3 x 2.2	6.6 spaces
	1st Floor Retail:	7,550 sf / 300	25.2 spaces
	1st Floor Restaurant:	134 seats / 4	33.5 spaces
		19 employees / 2	9.5 spaces
	Hotel Café and Restaurant:	300 seats/4	75.0 spaces
		41 employees / 2	20.5 spaces
	Event Space:	187 seats / 6 seats	31.2 spaces
	Pool and pool terrace:	9,500/200	47.5 spaces
	Subtotal:		349.8 spaces
	50% Johns Pass Activity Center Reduction:		175 spaces
Proposed Parking	Hotel Parking:	175 spaces	
	Paid Public Parking:	92 spaces	
	Total Parking:	267 spaces (including 2 van accessible and 6 handicap spaces)	

The ground-floor plan of the proposed development shows traffic circulation. Traffic can come around the project along Boardwalk and back up East End Lane, or enter the project if coming down the extension of Pelican Lane. They enter the garage in the middle of the building:



This is a rendering of what the building would look like from the northwest corner, showing the porte-cochere:



Northwest Corner

From the southwest corner along Boardwalk Place and showing the park:



Southwest Corner

Ariel View of the building inset into John's Pass Village:

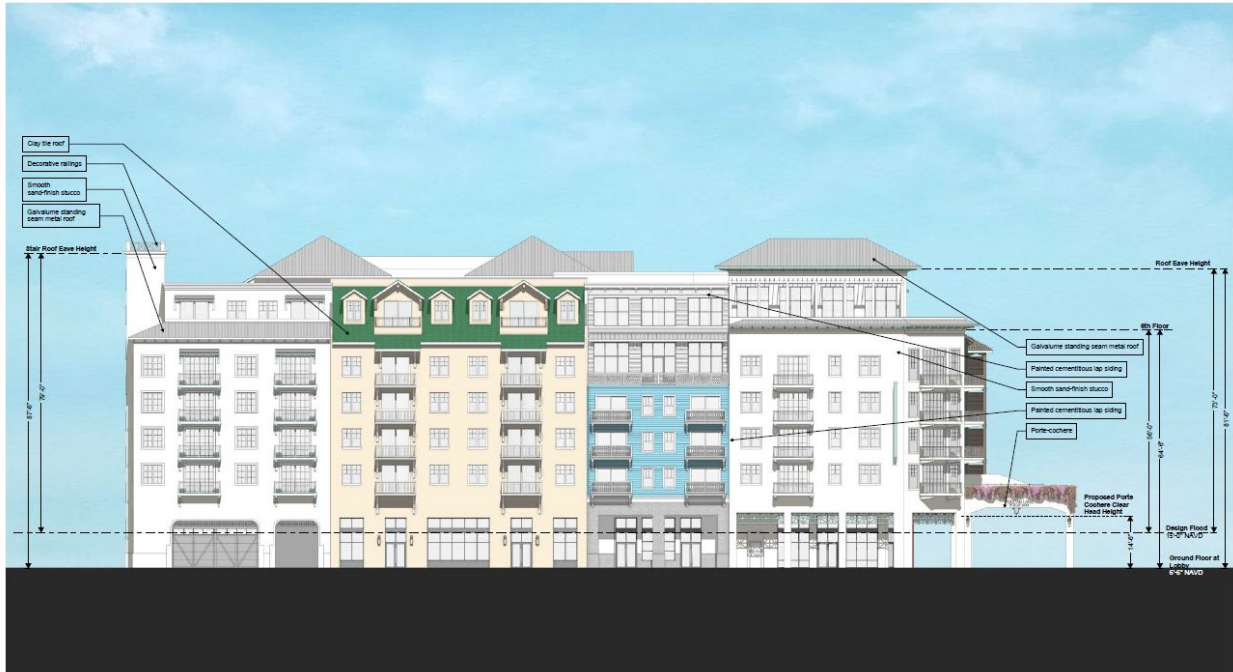


Closeup of the park showing the restroom building on the left and the small stage in the middle:



View of Park and Stage

North elevation of the building showing how the building is broken up into bays and calls out the different materials that would be used on the building:



North Elevation

Ms. Younkin asked the Commission to announce that the planned development rezoning would go to a public hearing before the Board of Commissioners for the second reading and public hearing on July 8, 2026, in the Chamber.

Questions from the Board

Commissioner Ghovae asked how the 92 public parking spaces would be dedicated to the public and whether they would be metered. Ms. Younkin clarified that the spaces are available to the public on a first-come, first-served basis and that rates are controlled, and deferred operational questions to the applicant.

Commissioner Dillon asked whether there had been any changes to the project since the prior presentations, and Ms. Younkin confirmed that there had been no changes.

Applicant Presentation

Attorney Aungst presented a PowerPoint on behalf of the applicant, JPV Hotel Property, LLC. He was joined by architect Tim Clemens and civil engineer Sean Cashen. They revised the development agreement following the workshop to add two conditions requested by the Planning Commission:

- To have commencement start within 24 months instead of three years, consistent with the Code
- To have conspicuous signage for access to the garage and for historic Fisherman's Alley signage

The request is to rezone the property from John's Pass Village Activity Center (C-1) to Planned Development (PD) to allow the development of a mixed-use hotel project with commercial/retail and restaurant/bar uses.

As part of this request, the owner is entering into a Development Agreement with the City to set the terms and conditions for the project's development.

The proposed development includes:

- 87-unit hotel with café/restaurant and event space
- Parking garage with 268 spaces
- 7,550 sf of retail
- 3,350 s restaurant with 134 seats

As part of this project, Applicant is providing:

- 92 public parking spaces
- Pedestrian arcade
- Extension of Pelican Lane
- Publicly accessible open space
- Pedestrian improvements including 10' wide sidewalks on 3 street frontages
- New crosswalks on Boardwalk Place and 129th Avenue
- Milling and resurfacing of Boardwalk Place
- Access for 2 properties adjacent to East End Lane through garage when Boardwalk Place is closed

Mr. Clemens introduced himself and gave a concise overview of the architecture. It is a single building designed to convey a village-like concept and to be compatible with the Village's architecture.

Mr. Cashen introduced himself and described the vehicular traffic flow and direction, as well as the utility plan sent to Pinellas County for review and approval.

Questions from the Board

Commissioner Ghovae asked whether there would be enough room for the dump trucks to maneuver and pick up the garbage. Mr. Clemens said the trash will be handled with vertical mini compactors, normal-size dumpsters connected to a compactor. They reduce the amount of backup and delivery space and are more functional.

Commissioner Ghovae asked for confirmation that they would floodproof the ground floor and perform buoyancy calculations. Mr. Clemens said they would dry floodproof the retail and lobby spaces.

Commissioner Ghovae also noted that the minimum finished floor elevation shown on the site plans is 5 feet, while surrounding grades are approximately 3.5 feet, and asked whether the floor elevation could be raised further. Mr. Cashen acknowledged this is a concern, noting that ADA compliance requirements limit how high the finished floor can be set. He stated that if the project is approved, the team would revisit whether the finished floor could be raised during subsequent design phases, and that this would be reviewed against any limitations in the Development Agreement.

Commissioner Ghovae asked whether the City's fire apparatus could accommodate a building of this height. Fire Chief Belk was sworn in and responded that Ocean Sands, a 13-story building, provides a comparable precedent. Aerial apparatus cannot reach the highest floors of such structures; instead, interior stairwells and NFPA high-rise regulations govern life-safety compliance. He confirmed that a full plan review of life safety, water flow, and all related systems would occur upon permit submission, and that any deficiencies would be flagged and must be resolved before approval.

Commissioner Tagliarini asked about garbage odor control at the dumpster enclosure near the public open space. Mr. Clemens stated that the plan is to fully enclose the building with a ventilated system that exhausts vertically through the roof, directing odors upward rather than horizontally into the open space, though it does not fully eliminate them.

Commissioner Tagliarini raised concerns about potential traffic backups along Pelican Lane due to hotel drop-offs and Uber activity. Mr. Clemens explained that the lane widens to two lanes within the porte-cochere area, with dedicated staging for four vehicles, and that all lanes are 14 feet wide, exceeding the minimum, to improve traffic flow.

The City Attorney opened the floor for public comment. There were no public comments.

Commissioner Ghovae motioned to approve Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning after first reading and public hearing. Commissioner Dillon seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Commissioner Dillon	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

D. John's Pass Village Hotel Planned Development (PD) Development Agreement (Discussion Item)

City Attorney Trask noted that no formal vote is required at this meeting regarding the Development Agreement; it is a discussion item only.

Staff Presentation

Kathryn Younkin, Senior Planner with over 10 years of experience in local government, gave a PowerPoint presentation on the development agreement.

Ms. Younkin explained that the Development Agreement documents all conditions agreed to in the PD rezoning and sets out their details. A Development Agreement is required when rezoning

to a PD district. The DA includes two public access easements, one over the Pelican Lane extension and one over the private park, and one access easement for the two property owners abutting East End Lane through the parking garage.

Ms. Younkin presented a revised Development Agreement incorporating two changes requested by the Local Planning Agency (Planning Commission): enhanced signage requirements in Items 18 and 19, and a revised 24-month deadline for filing a building permit application (consistent with the code). The DA also documents 92 public parking spaces and the hourly rate limitation (no more than one dollar per hour above the City's current rate) and includes an estimate of impact fees in Exhibit H, with final determination to occur at the time of permitting.

Mayor Brooks raised a significant concern: past Development Agreements for the City have expired, and their provisions have lapsed. She identified the one-dollar-per-hour parking rate cap as the most critical provision at risk and asked how the City could memorialize that commitment so it survives beyond the life of the Development Agreement or any potential change in ownership. City Attorney Trask suggested that the most practical approach would be to incorporate the parking rate limitation and the number of spaces available to the public into the existing Fisherman's Alley Garage Access Agreement, which is already being executed as part of the transaction. He offered to work with the applicant to update that agreement.

Applicant Response

Attorney Aungst stated that the applicant has no objection to revising the Garage Access Easement to include the parking rate cap and the number of publicly available spaces as a perpetual commitment. Attorney Aungst also incorporated by reference the presentations made earlier in the meeting.

Commissioner Ghovae asked whether the two-year window to commence the project (filing a building permit application) would be sufficient given the design's complexity. Mr. Aungst noted that the applicant would likely obtain a development order well before the two-year deadline and that Florida statutes allow extensions of development orders under certain circumstances, including executive order extensions that remain active. He also noted that the Commission could amend the Development Agreement to extend the time if necessary. Mr. Clemens estimated the team is approximately 20–25% through the design process, with a typical timeline for a project this size being 11–12 months to reach a permit application, leaving them comfortable within the two-year window.

City Attorney Trask stated that Florida Statute 163.3225 requires public notice of the time and place of the second hearing. He formally announced that the second hearing would be held on July 8, 2026, at 6:00 PM in the Commission Chambers.

6. PRESENTATIONS

Mayor Brooks, on behalf of the Board of Commissioners, presented a Certificate of Appreciation to Fire Chief Belk for his service as Acting City Manager until a new City Manager was hired.

11. UNFINISHED BUSINESS

A. Resolution 2026-05, Bank Signatory Change

City Attorney Tom Trask read Resolution 2026-05 by title only.

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, DESIGNATING AUTHORIZED SIGNERS OF BANKING DOCUMENTS FOR THE CITY OF MADEIRA BEACH; REPEALING RESOLUTION 2025-10 AND ANY OTHER RESOLUTION IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Financial Consultant Andrew Laflin noted that this is a routine administrative requirement stemming from the budget workshop held the previous month. The resolution formally removes former Acting City Manager Chief Belk as a bank signatory and adds current City Manager Mike Helfrich. The executed resolution will be transmitted to the City's bank to effect the change.

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

Commissioner Tagliarini moved to adopt Resolution 2026-05, Bank Signatory Change, which designates Michael Helfich (City Manager), Patrick Cade (Assistant Finance Director), and Karen Paulson (Finance Operations Manager) as authorized signers of banking documents for the City of Madeira Beach and repeals Resolution 2025-10 and any other resolutions in conflict with it. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

12. NEW BUSINESS

13. CONTRACTS/AGREEMENTS

A. Approval of Piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and various locations Roadway Improvements

Public Works Director Megan Wepfer explained that the item is a piggyback agreement, reviewed by the City Attorney, that uses the City of Belleair Bluffs' competitively procured contract with

Keystone Excavating, Inc., as the pricing vehicle to save time and reduce costs in the City's bidding process. This is a common practice among municipalities for roadway projects. The original scope covered Area 5, but staff has since expanded it to include several additional locations, including those affected by Hurricane Helene, for which FEMA reimbursement funds have already been allocated.

Director Wepfer described a change from the packet version, noting that coordination with Pinellas County on the Joint Participation Agreement (JPA) for utility work led to modifications after Jacobs Engineering reviewed the plans on the County's behalf. An updated project breakdown was distributed to the Board of Commissioners on the dais. The scope now includes:

- John's Pass Village — Village Boulevard, the surface parking lot, Boardwalk Place (noting that the John's Pass Hotel developer will mill and resurface the eastern portion of Boardwalk, though that is likely two or more years away), 135th parking lot south to John's Pass Park, Bay Point Drive, and Tom & Kitty Stuart Park (added after discussions with the contractor, who believed the renovation could be incorporated efficiently).
- Area 5 — 129th and 131st Avenues, including milling and resurfacing, new curbs, new stormwater drainage, and Pinellas County water main work.

Director Wepfer noted that FEMA reimbursements have already been allocated: \$720,985.17 for parking lots; an estimated \$491,598 for Tom & Kitty Stuart Park; and up to \$1,900,036 for the Pinellas County JPA. Because the final site plan is not yet complete, a not-to-exceed amount is requested. If the total exceeds \$500,000, the item will be returned to the Commission for review.

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

Commissioner Tagliarini asked whether the project would address drainage issues on Boca Ciega Drive and Boca Ciega Avenue. Director Wepfer clarified that the project does not include those streets. The Boca Ciega neighborhood, built in 2016–2017, is separate. She invited the Commissioner to discuss the issue with her after the meeting.

Commissioner Dillon raised concerns about the apparent scale of mobilization and maintenance for the traffic line items (MOT), particularly on Bay Point Drive, which serves very few residents. He stated that the costs seemed disproportionate and, in his view, the work could be accomplished with basic equipment. Director Wepfer acknowledged that the line items are bid as piggybacked, but noted that the intent is to coordinate all work concurrently to minimize separate mobilizations and keep actual costs below the not-to-exceed figures. She stated the goal is to begin with utility work in Area 5 and, once that and storm drainage work are complete, to bring in the paving contractor for all areas simultaneously.

Commissioner Ghovae shared Commissioner Dillon's concerns about MOT costs and suggested obtaining a separate maintenance-of-traffic quote from a firm such as Bob's Barricade, which he described as professional and cost-effective. Director Wepfer explained that separating the MOT scope would likely trigger the City's procurement threshold, necessitating a formal bidding process that could offset any savings.

Mayor Brooks acknowledged these concerns and offered to arrange a future workshop on the City's purchasing policy to help the Commission better understand when piggybacking is advantageous and where the cost trade-offs lie. She noted that the not-to-exceed figures assume each project is completed individually, whereas the actual cost will be lower when work is grouped. She described Director Wepfer as cost-conscious and expressed confidence in staff's approach. The Commission agreed that Bay Point Drive should be prioritized for early completion, and Director Wepfer confirmed that the contractor has crews ready to mobilize upon notice to proceed.

Commissioner Dillon moved to approve piggybacking on the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and Roadway Improvements at various locations. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Redington EMS Station Funding Agreement Renewal

Fire Chief Belk presented the item, explaining that this renewal pertains to the original EMS station funding agreement approved in 2024. The project has not been completed within the original timeframe due to greater-than-anticipated complexity, and completion is now expected in January 2027. The renewal simply extends the agreement's term; no financial terms or conditions have changed. The City serves as a pass-through for \$7,400,000 in funding.

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

Commissioner Tagliarini moved to approve the Redington EMS Station Funding Agreement Renewal. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

Following the vote, Chief Belk took a moment to express his gratitude to the Commission and staff for the certificate of appreciation presented earlier in the meeting. He reiterated his love for the City of Madeira Beach and praised the smooth transition to City Manager Helfrich.

14. AGENDA SETTING (June 24, 2026, BOC Regular Workshop; 4:00 PM)

- A. Board of Commissioners Salary Discussion – Civil Service Commission Chair Jerry Cantrell**
- B. Exhibit A.1 DRC Agreement ILA PC Debris and Collection Agreement**
- C. Nonconforming density and BTRs - LDRs**
- D. Landscaping regulations - LDRs**
- E. RFQ for Land Development Regulations and Code of Ordinances**
- F. Limited use parking along Gulf Blvd**
- G. Holiday Décor – Proposal with and without solar options**
- H. Grantworks Agreement**
- I. Resolution 2026-06: Moratorium on the Collection of Mobility Fees and Kimley-Horn Impact Fee Comparison**

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

Mayor Brooks expressed concern about the length of the proposed agenda, noting that July 8 will also include a 2:00 PM budget meeting before the 4:00 PM workshop and the evening regular meeting, making it a very long day for staff who arrive at 7:00 or 8:00 AM. Director Forbes confirmed awareness of staff capacity and stated that items would be prioritized, with some likely carried to subsequent meetings.

Added Items

- 1. City Clerk's Charter Amendment Ordinance

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Mayor Brooks reported on Project Phoenix, which she attended through the Tampa Bay Regional Planning Council. It was a hurricane preparedness and recovery workshop.

Mayor Brooks reported on the Big-C, where Sheriff Gualtieri of the Pinellas County Sheriff's Office and Brian Lowack of Visit St. Pete-Clearwater presented.

Commissioner Tagliarini said he wanted to make short-term rentals a priority and to look at them very closely. He also said he attended the John's Pass Village Merchants' meeting, and they would like to have a unified website.

Commissioner Ghovae said he would like to propose a name for the property at 555 150th Ave. He also suggested recognizing the 10th anniversary of City Hall. He said he is still working with the City Clerk on the Key to the City.

Mayor Brooks said she would like to include in a future agenda how they want to celebrate Founder's Day. The City will be 80 years old next year. She would also like to make recognizing staff a priority.

Commissioner Tagliarini reminded the Commission that he would be absent from the July 8th meeting, which coincides with the second reading of the John's Pass Village Hotel PD Ordinance and Development Agreement, a supermajority-vote item. He stated that he had raised this concern with the Planning Commission and staff. Director Forbes confirmed that, once staff and the City Manager were informed of Commissioner Tagliarini's scheduling conflict, they notified the applicant, who chose to proceed as scheduled rather than request a continuance.

B. Board of Commissioners – 2026 Meetings Report (January - May) - Informational

This item was received for informational purposes. No discussion was held.

C. City Clerk

The City Clerk reported that she attended a clerk's workshop in Fort Myers on Monday and Tuesday, which she described as highly educational. She announced that she received her Florida Certified Records Management Certification through FRMA (Florida Records Management Association). She also reported on the item she prepared for the June BOC workshop meeting regarding moving the March Municipal Elections to November. She will send that to the Board by the end of the week to allow time for reading in preparation for the June workshop and to limit discussion time.

D. City Attorney

City Attorney Trask reported on two matters. First, regarding the Allspaugh case, he noted that each commissioner had received a letter from opposing counsel and informed the Commission that a mediation-type process is now underway. A Teams meeting is scheduled for the following day with the proposed mediator to discuss the process and timeframes. His partner, Randy Mora, is handling the matter on behalf of the City.

Second, City Attorney Trask reported that he has no update on the Clifford Smith case, which was the subject of a prior executive (shade) session. He stated that he had hoped to have an update but does not yet have one.

Commissioner Ghovae asked about the request in opposing counsel's letter in the Allspaugh matter, specifically whether it included a request for a one-on-one meeting with individual commissioners. City Attorney Trask stated that is an absolute no, and Mayor Brooks reinforced that once a party retains an attorney, commissioners should not communicate with that party without guidance from their own legal counsel.

E. City Manager

The City Manager said the Strategic Planning workshop is scheduled for the next day.

Director Wepfer provided an update on Area 3 and Harbor Contracting and responded to questions and comments from the Board.

Recreation Director Jay Hatch provided an update on current and upcoming events.

Parking Enforcement Supervisor Jamal Yahia provided an update on initiatives involving body cameras and parking enforcement. He also responded to questions and comments from the Board.

Commissioner Ghovae asked whether the dredging was complete. The City Manager said yes. Director Wepfer said they used the contingency funds and are now working on the grant closeout.

16. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mr. Scott and Mr. Stallman comments – Mayor Brooks said their comments had already been addressed by Director Wepfer in her Area 3 update.

Captain Dylan Hubbard comment – Mayor Brooks said the John’s Pass business meetings are very informative and have fostered open communication and support. Once a Communications Manager is hired, they can put John’s Pass Village advertising on a future workshop.

The City Manager said they have started interviewing for the Community Communications Manager position, and the process is going very well. He said the search for the HR Director has begun, and they will likely make a selection in about six weeks.

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 8:15 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, FCPC, City Clerk