



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING SEPTEMBER 9, 2026 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on September 9, 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:

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

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

Mayor Brooks asked that the presentation item (Agenda Item 6) be removed and placed on the September 23, 2026, BOC Regular Workshop Meeting agenda.

Commissioner Ghovae motioned to approve the Agenda without Agenda Item 6. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

5. PROCLAMATIONS

A. Purple Heart Month August 2026

Mayor Brooks read a proclamation declaring August 2026 Purple Heart Month.

6. RECOGNITION AND APPRECIATION

A. Keys to the City Award

The item was removed from the Agenda.

7. PRESENTATIONS

8. PUBLIC COMMENT

There were no public comments.

9. APPROVAL OF MINUTES

- A. 2026-08-12, BOC Regular Meeting Minutes
- B. 2026-08-20, BOC Special Meeting Minutes
- C. 2026-08-21, Strategic Planning Session #2 Meeting Minutes – Kimley Horn
- D. 2026-08-26, BOC Budget Workshop #5 meeting Minutes
- E. 2026-07-22, BOC Regular Workshop 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"
Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

10. CONSENT AGENDA

A. Amendment to Consultant Agreement – Finance Director Services

B. Pinellas County Sheriff's Office Contract for Law Enforcement

Mayor Brooks read the Consent Agenda Items.

Commissioner Tagliarini asked to pull Agenda Item B for separate discussion. The Board consented.

Commissioner Ghovae moved to approve the Consent Agenda excluding Agenda Item B. Commissioner Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Pinellas County Sheriff's Office Contract for Law Enforcement Services

Commissioner Tagliarini explained that during the workshop discussion of the item, he spent time delving into the details of the non-emergency ordinances. As a result, he sometimes felt backlash from comments at the dais and from residents. He wanted to take one more opportunity to state clearly that he holds the Pinellas County Sheriff's Office in the highest regard. They have done an amazing job over the 30 years he has lived in Madeira Beach. As a Commissioner, he feels a responsibility to represent the residents and ensure they receive everything contracted for, including non-emergency codes and enforcement of violations. He is not questioning their integrity but is trying to make sure they understand what is in the contract and what to expect. He will continue to push for the enforcement of those non-emergency ordinances. That can be said at the same time as saying the Pinellas County Sheriff's Office is doing a great job in Madeira Beach.

Commissioner Tagliarini motioned to approve the Pinellas County Sheriff's Office Contract for Law Enforcement Services. 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.

11. PUBLIC HEARINGS

A. Ordinance 2026-08, Fees and Collection Procedure Manual – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-08 by title only.

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH, FLORIDA; AMENDING THE FEE SCHEDULES FOR THE FIRE, MARINA, PARKING, RECREATION, AND STORMWATER DEPARTMENTS AS SET FORTH IN EXHIBIT A; REPEALING ORDINANCE 2025-18; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor Brooks explained that an addition was made, changing the recreation fees from their last reading. She thought the increase in Recreational Splash Pad fees was significant, with resident fees increasing from \$100 for two hours to \$200 for two hours, and non-resident fees from \$150 for two hours to \$300 for two hours. For a resident who pays taxes in this city, \$200 is required for two hours to have a birthday party for a small child at the Splash Pad. That seems like a lot for a resident to pay. What is the city doing besides posting a sign stating that the Splash Pad is closed for a private event?

Vice Mayor McGeehen agreed that the fee increase is excessive, especially for the residents.

The City Manager explained that there is not much staff does at the Splash Pad other than providing maintenance, opening and closing, posting a sign, and emptying the trash.

Commissioner Ghovae inquired about the insurance. The City Manager said they do not pay for increased insurance coverage due to a party.

Mayor Brooks said the Splash Pad is a free service to the community. The only reason to pay for its use is if they want it shut down just for them. Doubling the fee seems excessive.

Commissioner Dillon motioned to adopt Ordinance 2026-08, Fees and Collection Procedure Manual, with the exception of not raising the Splash Pad fee, after second reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Ordinance 2026-09, Nonconformance and Rebuilding Regulations – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-09 by title only.

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE III (NONCONFORMANCES), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO CLARIFY REGULATIONS GOVERNING NONCONFORMING LOTS, USES, STRUCTURES, AND DENSITY; TO REVISE REBUILDING AND REDEVELOPMENT STANDARDS FOLLOWING A CATASTROPHIC LOSS; EXTENDING THE DEADLINE FOR CERTAIN REPAIRS RELATED TO THE 2024 HURRICANES; TO WAIVE THE BUSINESS TAX RECEIPT REQUIREMENT FOR STRUCTURES THAT WERE DAMAGED DURING THE 2024 HURRICANES PROVIDED THAT CERTAIN CONDITIONS ARE MET; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

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

Commissioner Dillon motioned to adopt Ordinance 2026-09, Nonconformances and Rebuilding Regulations, after the second reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. Ordinance 2026-18, Calling for a November 3, 2026 Municipal General Election on

November 3, 2026 – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-18 by title only.

ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL GENERAL ELECTION ON NOVEMBER 3, 2026 FOR PLACING THREE (3) CHARTER AMENDMENTS ON THE BALLOT FOR THE MADEIRA BEACH VOTERS TO DECIDE ON; PROVIDING FOR PUBLICATION; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION; PROVIDING FOR POLLING LOCATIONS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Clerk received the Board's approval to mail the election notice for the November 3, 2026, Municipal General Election to all Madeira Beach voters, ensuring transparency and that all voters are aware of the three charter amendments on the ballot.

Commissioner Ghovae said it made sense to mail the notice to voters. The two main reasons for moving the election from March to November are to encourage greater voter participation and to save costs.

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

Mayor Brooks said she agreed with mailing something. If people understand what they are putting out there and its purpose, they are more likely to vote. Since we don't know how many people watch the meetings, sharing that information is helpful, as long as it is simple and not a book that discourages people from reading it. The City Clerk explained that the mailing includes the public notices with the item, a double-sided page in English, and a double-sided page in Spanish.

Commissioner Dillion said that would give them an opportunity to find out who is still living in Madeira Beach. The City Clerk explained that the Pinellas County Supervisor of Elections Office provides the mailing addresses.

Commissioner Tagliarini motioned to approve Ordinance 2026-18, calling the Municipal General Election on November 3, 2026, after first reading and public hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovae	"YES"

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

The motion carried 5-0.

12. UNFINISHED BUSINESS

13. CONTRACTS/AGREEMENTS

14. NEW BUSINESS

A. Planning Commission Appointments

The City Clerk explained that a Planning Commission vacancy exists because a member sold their home and resigned from the Board. The vacancy is for a seat with a partial term expiring on September 30, 2027, at which time the appointed applicant may reapply to serve a full three-year term. Three seats have terms expiring on September 30, 2026.

The City Clerk explained that the Board of Commissioners votes by ballot. There are five applicants, three of whom have expiring terms on September 30, 2026, and have reapplied for a new three-year term. The four with the highest number of votes are elected to serve. The City Attorney asked that the Board first vote to fill the three expiring terms and then to vote to fill the vacancy. The City Clerk will file the ballots with the meeting minutes for the public record.

The five applicants who submitted an application for appointment:

- Elizabeth Watkins Hollow
- Michael Wyckoff
- Mike Noble
- Michael Druding
- Kevin Baker

The current members with expiring terms who applied for reappointment:

- Elizabeth Watkins Hollow
- Michael Wyckoff
- Mike Noble

The City Clerk distributed the ballots, asked each Commission member to write their name on the ballot, and to vote for three applicants to serve a three-year term expiring on September 30, 2029.

The City Clerk read the results into the record:

Mayor Brooks

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Vice Mayor McGeehen

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Kevin Baker

Commissioner Ghovae

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Commissioner Tagliarini

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Commissioner Dillon

- Elizabeth Watkins Holloway
- Michael Wyckoff
- Mike Noble

Results:

- Elizabeth Watkins Holloway 5 votes
- Michael Wyckoff 5 votes
- Mike Noble 4 votes
- Kevin Baker 1 vote

Elizabeth Watkins Holloway, Michael Wyckoff, and Mike Noble, all of whom received the most votes, will serve three-year terms on the Planning Commission, expiring on September 30, 2029.

The City Clerk distributed the ballots, asked each Commission member to write their name on the ballot, and to vote for one applicant to serve the partial term expiring on September 30, 2027.

The City Clerk read the results into the record:

Mayor Brooks

- Michael Druding

Vice Mayor McGeehen

- Kevin Baker

Commissioner Ghovae

- Michael Druding

Commissioner Tagliarini

- Michael Druding

Commissioner Dillon

- Michael Druding

Results:

- Michael Druding 4 votes
- Kevin Baker 1 vote

Michael Druding, who received the most votes, will serve on the Planning Commission for a partial term that expires on September 30, 2027.

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

15. AGENDA SETTING (September 23, 2026 Regular Workshop)

- A. Presentation: Longevity, New Hire & Graduate of Paramedic Program
- B. Presentation: Fire Assessment Fee
- C. Resolution 2026-07, Adopting an Inventory of City-Owned Fee Simple Property For Affordable Housing
- D. Resolution 2026-08, Affordable Housing Property Tax Exemption

Added Items

1. Purple Heart Designation
2. City Anniversary Committee
3. Staff Recognition & Ordinance Implementing the Recognition
4. Kindness City Designation
5. Random Acts of Kindness
6. Memorial Day Celebration
7. Ambassador Program
8. John LeVique Pirate Days
9. Lobbyist Contract Renewal
10. Landscape Contract Renewal
11. Sister City
12. Encourage Restaurants to place a Madeira Beach Sandwich on the Menu

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

16. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Mayor Brooks announced upcoming events:

- The City's 9/11 memorial service
- Village Friday would have a Heroes Night theme
- Burger Week Party

Commissioner Dillon said some people suggested expanding Burger Week to two weeks because 18 burgers in a single week was difficult. Mayor Brooks disagreed, saying the compressed timeframe was part of what made it exciting and required commitment.

B. Board of Commissioners – 2026 Meetings Report through August 2026 - Informational

The item was received for informational purposes.

C. City Attorney

City Attorney Trask announced that he had advised the City that he would retire effective December 31, 2026. He would become of counsel at his law firm and step down as city attorney for all four cities he currently represents. After 38 years, it was time for a change. He would continue working hard through the end of the year. His law partner, Erica Augello, would take over on January 1. He described her background as including prior service as city attorney for Holmes Beach and Bradenton Beach, current service as city attorney for Pinellas Park, and experience with coastal communities, rebuilds, short-term rentals, and parking issues. Erica had also previously served as interim city attorney for Madeira Beach.

Commissioner Ghovae responded that the City would miss Attorney Trask. Mayor Brooks thanked Mr. Trask, saying he had been a very good sounding board who always came prepared, and that she was pleased he was retiring while he could still enjoy life.

D. City Clerk

The City Clerk reported that the Clerk's Office had implemented a monthly team-building effort. She said that in August, the office staff spent a couple of hours bowling and eating together, which allowed them to collaborate and get to know one another better. She said the office intended to continue the program because employees were important and talented, and bringing that talent together made both the office and the organization more successful.

E. City Manager

The City Manager introduced Anna Trombley, the City's new HR Director, and asked her to come forward so the Commission and the public could meet her. Ms. Trombley shared her background and experience, thanked the Commission for the opportunity, and said she was excited to work with the City team. The Commission welcomed her.

Public Works Director Wepfer reported on the following:

- Area 3 - mostly complete and in the punch-list stage.
- John's Pass jetty sidewalk - all permit applications had been submitted, and staff had recently met with the Army Corps regarding Section 408 matters, revised the plans accordingly, and resubmitted them. The City was awaiting permits. The City submitted a Coastal Partnership Initiative Grant application for up to \$60,000 on September 1 and was working on other grant applications as well.

- Tom and Kitty Stuart Park - the restroom unit was scheduled for production in October and delivery in November, but progress was delayed by the finalization of the foundation plans, which had to be coordinated with the ramp and with the separate entities involved in the project.
- Area 5 was underway, including work on 131st and 129th and portions of Pelican and Boardwalk Place, involving waterline, curbs, stormwater, and milling and resurfacing. The work extended into the residential cul-de-sac.
- Area 6 was in with Pinellas County for JPA review and was being processed through FDEP and the Army Corps permitting.
- Area 9 in the Bay Point area – the project involved roadway elevation, and staff planned to present alternative elevation concepts to the Commission in October. She added that the City had submitted a Resilient Florida Grant application on September 1 for the construction phase. The road had been temporarily paved to address the poor-quality asphalt.
- Stormwater check valve grant through FDEP - 11 valves had been installed to date, and work was being coordinated with the tides. Because the project was under budget, staff hoped to install more than the initially planned 13 valves to maximize the grant.
- Gulf Boulevard undergrounding - work had resumed, and all conduit was expected to be installed by mid-October at the latest. Minor setbacks occurred when some residents along Gulf Lane cut and hid conduit, requiring excavation and backhoes to locate it.

Community Development Director Forbes reported on:

- Archibald Park Snack Shack - staff were actively working through the process. It had been difficult to gather historical photographs and similar documentation, but staff was in contact with state officials to clarify designation requirements. Staff recognized that the building was sitting idle, so they were working simultaneously with the City Manager and project managers to stabilize the building, potentially restore air conditioning, and perform interior work while also pursuing the historic designation. These efforts were being run on parallel tracks.

The City Manager reported on:

- An RFP for a concessionaire for the Snack Shack – The City intended to run three initiatives in parallel: the historic designation process, the concessionaire RFP, and the building reconstruction planning. This approach would move the project along more quickly than waiting to complete one step before starting the next.

Marina Manager Brian Crabtree reported on:

- Marina seawall project - The project began that day, with sheet piles being driven. The marina remained fully open for fuel sales and operations.
- Floating Docks Behind City Hall - design and survey work were still in progress.

Fire Chief Belk reported on:

- An update on the upcoming 9/11 ceremony.
- Heroes Night at John's Pass.

17. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments to respond to.

18. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:52 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

Commission Member's Name: _____

City Clerk

*Totals
Full*

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
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Commission Member's Name: Anne-Marie Brooks

**CITY OF MADEIRA BEACH
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Commission Member's Name: Gelchu McGehee

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

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Commission Member's Name: Hansh Ghovsee

**CITY OF MADEIRA BEACH
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Commission Member's Name:

David Tagliarini

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
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Commission Member's Name: _____

Commission Member's Signature

**CITY OF MADEIRA BEACH
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Commission Member's Name: City Clerk - Totals

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
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Commission Member's Name: Anne-Marie Brooks

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

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Commission Member's Name:

Geld M. Seb

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Commission Member's Name: HansH Ghovacee

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7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name:

David Tagliarini

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovae	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☒	☐	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	

Commission Member's Name: _____

Cel Chapple

**CITY OF MADEIRA BEACH
PLANNING COMMISSION
APPOINTMENT BALLOT**

September 9, 2026 BOC Regular Meeting

APPLICANT		Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovace	TOTAL
1	Elizabeth Watkins Holloway	☐	☐	☐	☐	☐	
2	Michael Wyckoff	☐	☐	☐	☐	☐	
3	Mike Noble	☐	☐	☐	☐	☐	
4	Michael Druding	☐	☐	☐	☒	☐	
5	Kevin Baker	☐	☐	☐	☐	☐	
6		☐	☐	☐	☐	☐	
7		☐	☐	☐	☐	☐	
8		☐	☐	☐	☐	☐	
9		☐	☐	☐	☐	☐	
10		☐	☐	☐	☐	☐	