

**THE CITY OF MADEIRA BEACH, FLORIDA**  
**LOCAL PLANNING AGENCY/ PLANNING COMMISSION**  
Madeira Beach City Hall, Patricia Shontz Commission Chambers  
300 Municipal Drive, Madeira Beach, FL 33708  
www.madeirabeachfl.gov | 727.391.9951  
**July 1, 2024 - MINUTES**

**1. CALL TO ORDER**

Chairman Wyckoff called the meeting to order at 6:00 PM

**2. ROLL CALL**

**Members in Attendance:**

Chairman Wyckoff  
Commissioner Ghovae  
Commissioner Connolly

Commissioner Meagher  
Commissioner LaRue  
Commissioner Dillon

**Members Absent:**

Commissioner Noble

**Staff Representatives:**

Jenny Rowan, Community Development Director  
City Engineer, Marci Forbes  
Andrew Morris, Long Range Planner  
Lisa Scheuermann, Program Coordinator/Board Secretary  
Jay Stearman, Planner II  
Tom Trask, City Attorney

**3. PUBLIC COMMENTS**

Chairman Wyckoff opened the floor to public comment on any topics not related to items on the agenda.

One resident came forward to speak about parking changes.

**4. APPROVAL OF MINUTES**

- o Floor plan complied with code
- o Applicant will have to rework ADA requirement
- o All other plans comply

Parking and landscaping:

- o Presented parking details
- o Requirements are met
- o Noted specific points of compliance

Mr. Stearman said that Staff recommends approval with the condition that ADA requirements are met.

Mr. Trask invited the Affected Parties to speak.

Mr. Byam came forward and stated that he lives adjacent to the subject property and his concerns are traffic and parking. He mentioned parking from West Events.

He had questions about restaurant parking and said he would like monitoring of parking.

Mr. Szuwala came forward. He stated that that he lives across the street from the subject property.

His concerns are parking and traffic. He thinks that the area is too small for that many units and people.

Chairman Wyckoff asked if there was any public comment.

A resident came forward and stated that he lives three blocks away from the subject property and his concern is parking and rooftop activity. He requested a written agreement regarding rooftop noise.

There was no more public comment.

Jack Bodziak went to the podium and stated that his proposed plans are not related to West Events. He then offered to answer questions.

Discussion followed.

Following the discussion, Chairman Wyckoff asked for a motion. Commissioners and Attorney Trask discussed the motion.

With clarification from Mr. Trask, Commissioner Dillon made a motion to approve SP 2024-02 to be sent to the Board of Commissioners with the following conditions: That the condominium documents specifically lay out the noise code ordinance as it currently exists, that the condominium documents also require that the dog walk areas have dog waste bags and receptacles made available and that all parking must meet current code requirements including ADA requirements.

Commissioner Meagher seconded the motion. Roll was called.

**C: Master Plan**

- Ms. Rowan gave the update that we had our first Master Plan workshop with KimleyHorn.
- Mr. Morris presented the interactive map that has been created for our residents to offer comments on.

**9. NEXT MEETING**

The next meeting is scheduled for August 5, 2024, at 6:00 PM.

**10. ADJOURNMENT**

Chairman Wyckoff adjourned the meeting at 8:49 PM.

Respectfully submitted:



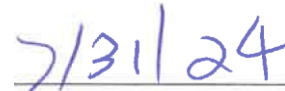
Michael Wyckoff, Chairman



Date



Lisa Scheuermann, Board Secretary



Date