

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
June 3, 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 Noble
Commissioner Connolly

Commissioner Meagher
Commissioner LaRue
Commissioner Dillon

Members Absent:

None

Staff Representatives:

City Engineer, Marci Forbes
Andrew Morris, Long Range Planner
Lisa Scheuermann, Program Coordinator/Board Secretary
Joseph Petraglia, Planner Tech
Nancy Meyer, City Attorney's Office

3. PUBLIC COMMENTS

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

No residents came forward.

4. APPROVAL OF MINUTES

Minutes from the May meeting were approved unanimously.

5. NEW BUSINESS

A. Ordinance 2024-08 Fences

Attorney Nancy Meyer read the ordinance.

Joe Petraglia presented the final draft after he explained the process of updating an ordinance.

Feedback from the previous meeting's presentation was taken into account along with feedback from the Board of Commissioners.

The new ordinance is less restrictive.

There are no current changes to the construction fence ordinance. It will be exempt from this section of code. Pool fences will not be affected by these proposed changes.

A section regarding non-conforming properties has been added.

Discussion followed regarding what types of things qualify as fences.

Chairman Wyckoff asked for a motion to send the ordinance to the Board of Commissioners.

Commissioner Dillon made the first motion to send Ordinance 2024-08 to the Board of Commissioners as written.

Chairman Noble seconded the motion.

Roll was called for the motion. The motion passed unanimously.

6. ADMINISTRATIVE/STAFF PRESENTATION

There was no staff presentation.

7. PLANNING COMMISSION DISCUSSION

John's Pass Village Activity Center Zoning Workshop

Andrew Morris stated that after the April Workshops, we looked at the "Duany Plan" (2002 Master Plan) also, at what other municipalities have done. We also included feedback from the April workshops to draft the ordinance.

Character Districts are separated into uses and accessory uses. Drive-throughs will remain prohibited.

Special exceptions would only be allowed on the water side of Gulf Boulevard.

Lot sizes are pretty similar so there will not be much change as far as the building site areas go.

There will be design standards and guidelines. Trash cans and AC units will be shielded.

It was stated that this is a draft ordinance and will not be voted on at the current meeting. It will possibly be at the July or August meeting. Forward Pinellas would need to approve the plan prior to bringing it for a vote.

Setbacks are based on the feedback we got from the workshops.

Boardwalk setbacks would be 10' from the curb.

Each character district will have their own requirements, and character districts will be differentiated by color on the maps.

Discussion followed regarding concerns about height and converting rentals to permanent residences, and the panel discussed design guidelines and site plan review.

Mr. Morris mentioned that there will be Master Plan Workshops in June.

Chairman Wyckoff asked if there was any further discussion.

Commissioner Connolly brought up that he would like the Planning Commission to have more power, and he wishes the commission would have more things to review, such as variance applications prior to sending them to the Special Magistrate. Attorney Meyer explained that by law, magistrate items would not come to LPA. If an item was triggered by the Magistrate, then it would be reviewed by the Planning Commission. She explained that the LPA does not define their own scope and serves at the pleasure of the Board of Commissioners.

Commissioner Ghovae requested to add an item to the evening's agenda and was advised by attorney Meyer that it was not permitted because the public hadn't been made aware of the item. She advised on the process of having an item added to the agenda.

8. NEXT MEETING

The next meeting is scheduled for July 1, 2024, at 6:00 PM.

9. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 7:43 PM.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'M. Wyckoff', written over a horizontal line.

Michael Wyckoff, Chairman

A handwritten date '7-1-2024' in blue ink, written over a horizontal line.

Date

A handwritten signature in blue ink, appearing to read 'Lisa Scheuermann', written over a horizontal line.

Lisa Scheuermann, Board Secretary

A handwritten date '7/1/2024' in blue ink, written over a horizontal line.

Date