

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
January 8, 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 Meager

Commissioner Ghovae

Commissioner Dillon

Commissioner Connolly

Commissioner Noble

Members Absent:

Commissioner LaRue

Staff Representatives:

Jenny Rowan, Community Development Director

Marci Forbes, Community Development Engineer

Andrew Morris, Long Range Planner

Lisa Scheuermann, Program Coordinator/Board Secretary

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 November meeting were approved unanimously.

5. NEW BUSINESS

There was no new business.

6. OLD BUSINESS:

There was no old business.

7. STAFF PRESENTATION:

A. 2024-xx Shade Structures Draft

Jenny Rowan Presented.

An update to the Agenda Packet was distributed to the commissioners. Changes to open accessory structures was covered adding definition and dimensions. Chairman Wyckoff asked what we are proposing. Marci Forbes answered that the alternative section is addressing and alternate options.

Marci Forbes presented a vision triangle for zones R-1 and R-2. It shows buildable area and what different buildable areas would look like. A sliding scale has been incorporated. Options are a vision triangle or standard setbacks. Immediate feedback said that setbacks would be easier, as they would allow more flexibility with size than the triangle.

Discussion followed. Housh Ghovae asked a question about rear property line vs. the seawall. Jenny Rowan said that setbacks are taken from the water side of the seawall. Housh Ghovae asked about deadmen and Marci Forbes said that the setbacks would mimic deadmen. Housh Ghovae suggested getting an engineer's letter for the deadmen. Chuck Dillon asked about the size of the structures, Jenny Rowan responded.

Discussion followed regarding fire inspections.

Jenny Rowan stated that we will do setbacks rather than a triangle.

The presentation continued with zones R-3 and C-3. There are no changes there.

Jenny Rowan moved on to zone C-4 and read the FDA requirement regarding shade and other things regarding a working waterfront and noted that nothing in the city code addresses it.

Discussion followed and Chuck Dillon asked for a definition of setbacks along with Section 110-480 and brought up the Cambria new structure, noting that it is not an accessory structure because it is attached like a porch.

Marci Forbes Explained setbacks for primary structures and accessory structures. Housh Ghovae asked how area in a rear yard is calculated. Jenny Rowan responded.

Discussion followed regarding 3.5% of total area lot calculation and it was noted that this is simplest for all residents.

Jenny Rowan went through all sections of 110-480.

The presentation moved on to 110-481 – C-1, C-2, C-3, C-4 measurements increase from 8' to 10' from grade.

Jenny Rowan asked for input on accessory structures on the working waterfront.

Discussion followed, Chuck Dillon suggested language that requires proof of requirement of federal and state regulations regarding accessory structures on a working waterfront.

110-486 has been added because there was nothing in current code regarding construction trailers.

110-487- Outdoor kitchens are not covered in the current code. Discussion followed regarding back flow to sewer and cut-off valve. Chuck Dillon asked about placement and Marci Forbes said that you would have to comply with accessory structure requirements.

Housh Ghovae asked what the definition of outdoor kitchen is.

B. Request for Qualifications RFQ 23-12.

Jenny Rowan gave an update on the status of RFQ and deadlines.

Housh Ghovae- asked what is addressed in the master plan.

Discussion followed between Andrew Morris and Chairman Wyckoff.

8. Planning Commission Discussion

A. Upcoming John's Pass Village Activity Center Zoning Public Workshop.

Feedback will be going to the county on 2/20/2024 in mid-March. LDR needed to create new zoning.

Jenny Rowan described the format of the workshops.

Member discussion followed. John Connolly brought up waterway cleanliness and the master plan and requested a study be conducted on growth and how it affects current conditions now and in the future.

Jenny Rowan replied that the Master Plan would include growth studies.

John Connolly continued on speaking about how landscapers blow debris in to the canal and would like it to be on a meeting Agenda. Contractors and landscapers are polluting waterways. Chuck Dillon said he would like to prohibit wood mulch due to rain events. It's bad for sewers and he asked how we could get something like this going. Jenny Rowan replied that we would have to look at landscape code.

Commissioner Ghovae brought up that he would like to see ADA ramps and better sidewalks, and asked if this could be added to the budget. It was noted that this is a FDOT area.

Housh Ghovae went on to bring up the safety of Madeira Way to Gulf Blvd and how it says "right after stop" and he would like a new sign on Madeira Way.

He would like the city to take over Madeira Causeway maintenance, noting that it is owned by FDOT but it is our gateway to the city.

Andrew Morris replied that FDOT has a complete street policy.

Attorney Nancy Meyer added to the discussion that these are good ideas but it is not for this commission to address. We do not send items to them, they sent items to us.

There was no further discussion.

9. NEXT MEETING

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

9. ADJOURNMENT

Commissioner Wyckoff adjourned the meeting at 7:22 PM.

Respectfully submitted:



Michael Wyckoff, Chairman

2-5-2024
Date



Lisa Scheuermann, Board Secretary

2-5-2024
Date

