

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
May 6, 2024 - MINUTES

1. CALL TO ORDER

First Vice Chair Dillon called the meeting to order at 6:00 PM

2. ROLL CALL

Members in Attendance:

Commissioner Ghovae
Commissioner Dillon
Commissioner Noble
Commissioner Connolly

Commissioner Meagher

Members Absent:

Chairman Wyckoff
Commissioner LaRue

Staff Representatives:

Jenny Rowan, Community Development Director
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

First Vice Chair Dillon 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 April meeting were approved unanimously.

5. NEW BUSINESS

A. Potential Fence Code Amendments

Joe Petraglia presented. He spoke about why the fence code needs to be improved and went step by step through the changes needed and reasons that they were needed.

Commissioner Connolly asked about silt fences.

Jenny Rowan responded and said the LPA will be hearing more about construction fences and silt fences in the future.

Changes will be with definitions to start. Commissioner Dillon asked if it will be redundant. Marci Forbes said that we are missing construction site maintenance and erosion control fencing in our code.

Discussion followed.

Commissioner Noble asked if the code has to be consistent with OSHA standards. He also suggested that the removal requirements for removal of construction fences be changed from two days to two weeks upon completion of construction because of potential weather events or scheduling issues.

Commissioner Connolly asked why Marci Forbes left out haybales as a method of flood protection. She responded that it is used. He stated that he would like hay bales added to the code.

Mr. Petraglia moved on to item five and stated that fence height would be based on setback line.

He then moved on to the swimming pool section. Commissioner Ghovaei asked a question about the visibility triangle. Joe answered that heights are not being changed. Marci Forbes stated that a 6' fence can't be all the way to the water, therefore visibility would not be affected. The setbacks are the same for the primary structure and a 6' fence in these districts, R-1 and R-2.

Mr. Petraglia moved on to page 12, regarding adding a small, non-conforming section. This would state that fences that do not currently meet the fence code would have to comply with the code if they are altered.

Commissioner Dillon voiced his disagreement, stating the smaller non-conforming lots may not be able to meet current code. Joe agreed that was a good point for a smaller lot, and Andrew Morris suggested that we make this specific to larger lots.

Marci Forbes said we should address the non-conforming lots and new fences should conform to the code. We can have a caveat for smaller, non-conforming spaces.

Discussion followed, and it was suggested that we do the other sections and come back with non-conformity section in a few months. Attorney Nancy Meyers said it would be best to do this all at once.

Commissioner Dillon asked if there was any further discussion. Marci Forbes gave Joe accolades for all of the hard work he's done on the fence code.

Commissioner Dillon moved on to the next agenda item.

Item B: John's Pass Village Activity Center Zoning Workshop.

Commissioner Dillon asked if the property is owned from the property line to CCCL, Marci Forbes stated that you can build past the CCCL. Discussion followed regarding property line and CCCL.

Mr. Dillon asked if things can be built on easements. Ms. Forbes stated that no structures but sidewalks and plants etc. can be on an easement. The onus is on the homeowner to maintain them. Commissioner Dillon asked about trash structures.

Ms. Rowan moved on to the presentation and mentioned the workshop dates and touched on Madeira Beach history.

Commissioner Ghovae asked about architectural review and design guidelines.

Commissioner Connolly asked if the information from the workshop has been compiled. Jenny Rowan said this is in the packets. Marci covered height and setbacks. Jenny went over the character districts.

Ms. Rowan covered the format of workshops and information captured.

Commissioner Dillon said he's concerned about overall height. Ms. Rowan responded that heights couldn't be increased without a PD or Variance, and we don't do Variances for height.

Discussion followed. Commissioner Ghovae asked if a 20' accessory structure could be 16'.

Ms. Rowan covered comments specific to the Boardwalk district.

Discussion moved on to the Commercial Core district.

John's Pass Resort (R-3) and spoke about non-conforming design standards.

Commissioner Connolly asked a question about design standards, stating that design is very important. Ms. Rowan stated that the Planning Commission may possibly ask the Planning Commission to act as Board of Architectural Review.

Commissioner Connolly stated that he would like to see plans at LPA of Variance reviewed. Ms. Rowan stated that major Site Plans only would go to LPA for review, and that we can look at the Site Plan process for minor site plan review.

Director Rowan stated that we can only speak to code.

Commissioner Connolly asked if we can change the code.

Ms. Rowan responded that we can change our code.

Ms. Rowan moved on to the Low Intensity Mixed Use category of the John's Pass Village Zoning Workshop results. Commissioner Noble and questions regarding a new structure on Pelican. Commissioners stated that it is "God-awful.

Traditional Village is in zoning district C-1 and workshop results were to maintain current, mostly.

Transitional is R-3

On the beach side and R-2, C-4, and ac-3 off the beach.

Commissioner Ghovae had a question about parking. Ms. Rowan and Mr. Morris stated that our Master Plan Contractors, Kimly Horn, will address that.

Ms. Rowan stated that we had a good outcome at the workshops and asked for questions. Commissioner Ghovae stated that he has a concern about where you measure the roof from as far as flat roofs vs. hip roofs. His fear is that developers may go with flat roofs in order to get extra height. JR responded that we measure from the eave and there are pitch and height limitations.

Andrew Morris stated that it's like a layer cake. One floor parking at grade, five stories of livable space and then the eave line.

First Vice Chair Dillon asked if there was any more conversation about the workshops.

There was none.

6. OLD BUSINESS:

There was no old business.

7. ADMINISTRATIVE/STAFF PRESENTATION

None

8. PLANNING COMMISSION DISCUSSION

There was no discussion.

9. NEXT MEETING

The next meeting is scheduled for June 3, 2024, at 6:00 PM.

10. ADJOURNMENT

First Vice Chair Dillon adjourned the meeting at 8:03 PM.

Respectfully submitted:



Michael Wyckoff, Chairman



Date



Lisa Scheuermann, Board Secretary



Date

