

**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

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April 4, 2023 - MINUTES

1. **CALL TO ORDER** Chairman Michael Wyckoff called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Members in Attendance:

Chairman Wyckoff

Commissioner Dillon

Commissioner Noble

Commissioner LaRue

Commissioner Meagher

Commissioner Connolly

Members Absent:

None

Staff Representatives:

Jenny Rowan, Community Development Director

Andrew Morris, Long Range Planner

Lisa Scheuermann, Program Coordinator/Board Secretary

3. **PUBLIC COMMENTS**

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

No residents came forward.

4. **APPROVAL OF MINUTES**

5. **Commissioner Dillon made a motion to accept the minutes from the January 9th, 2023 meeting. Commissioner Connolly seconded the motion, and the motion passed unanimously.**

6. **NEW BUSINESS**

A. Redevelopment Planning Application - RDV 2023-01

Tom Trask, City Attorney, covered the requirements of Ordinance 110-97 regarding the requirements of changing zoning of a non-compliant duplex located at 321 Boca Ciega Drive submitted by Michael Kamenoff

Commissioner Dillon's email inquiry regarding the specifics of the application was received in to record.

Mr. Trask swore in the speakers.

Mr. Kamenoff spoke at 6:07 regarding demolishing the existing structure at the location and building a new structure to comply with current standards.

Mr. Kamenoff wishes to maintain the setbacks as they sit with the existing structure.

Commissioner Dillon had questions regarding current and existing setbacks.

Commissioner Connolly had questions regarding the siding of the new structure, stating that in order for him to approve the existing structure he would want stucco or other non-flammable material siding.

Andrew Morris testified that they are applying for redevelopment in residential district R-2 because R-2 requires a 4,000 square foot lot and read the current code aloud.

Mr. Morris stated that the application meets all other code requirements and that the staff recommends approval of the application.

The report was received in to evidence.

Commissioner Dillon asked questions about the square footage and density for approval and Mr. Morris and Commissioner Wyckoff explained how the word "density" is used for code purposes.

Mr. Dillon's concern is that people will remove single family structure, and replace them with multi-unit structures.

Mr. Morris explained that for these types of applications, it is required that people put up like-for-like within the lot. They could not, for example, remove the duplex and put up a multi-unit townhouse.

Mr. Trask explained how land use is allowed for an existing structure and new builds must comply with current codes. FAR must be maintained and the new build will be in the same footprint.

There was further discussion among the commissioners regarding allowances for building on an existing lot.

Commissioner Connolly asked Mr. Kamenoff if the two derelict boats in the water have been removed. Mr. Kamenoff said that one boat has been removed and the other one was in the process of removal.

Commissioner Connolly asked for a 30 day provision in the approval of the application for the boats to be removed.

Mr. Trask stated that the issue has been addressed by the Magistrate.

Commissioner Connolly asked if the approval of the application can be conditional to the siding and Mr. Trask said that it cannot.

Mr. Morris stated that if the siding meets current code requirements it's OK.

Chairman Wyckoff called for a motion.

Commissioner Dillon made a motion to approve application RDV 2023-01

Commissioner Connolly seconded the motion.

The motion passed without objection.

B. Ordinance 2023-15: Comprehensive Plan Definition

Jenny Rowan presented the information for the text change. Ms. Rowan stated that Ordinance 2023-15 is a re-write of 2022-03 with minor changes including changing the planning council to Forward Pinellas and other items.

An email from Forward Pinellas was entered in to evidence.

Commissioner Wyckoff asked a clarifying question.

Commissioner Dillon asked a question about the location within the document of the changes.

Ms. Rowan explained that we are adding text only. There are not comprehensive changes.

Chairman Wyckoff asked for a motion. Mr. Trask explained that there will also be a typo fix in the old resolution number and a purpose statement in the change.

Commissioner Dillon made a motion to accept with change to 1.11.2 to 4.1.1.2 and purpose statement.

Commissioner Noble seconded the motion.

The motion passed without objection.

6. OLD BUSINESS

There was no old business.

7. NEXT MEETING

Next meeting is scheduled for Monday, May 1, 2023, at 6:00 p.m.

8. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 6:42 p.m.

Respectfully submitted:

Chuck Dillon, 2nd Vice Chair

Date

Lisa Scheuermann, Board Secretary

Date