

OPEN DISCUSSION ITEMS

1. Meetings attended by Jerry Murphy, Director of FRCI from the University of Florida Resilient Communities Initiative; FRCI Consulting Planning and Development Services Provider:

Discussions include Residential Impact Fees

City Code, Chapter 92 – PROPORTIONATE-SHARE DEVELOPMENT FEE

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH92PRARDEFES92-3COFLIMFEAC

2019

- [February 21, 2019, BOC Regular Workshop – Item 4. E. Impact Fee Updates](#)
- [July 1, 2019, BOC Workshop Meeting – Item 4. C. Status update on Impact Fees Study \(Verbal Presentation\)](#)
- [August 6, 2019, BOC Budget Workshop Meeting – Item 4. A. Additional Planning & Development Services and Impact Fee Documentation](#)
- [August 6, 2019, BOC Budget Workshop Meeting – Item 4. B. Recap: Recommendations from Budget Review Committee and two additional recommendations \(Community Development and Lost Fund\)](#)
- [August 13, 2019, BOC Regular Meeting – Item 7. C. Agreement with the University of Florida for Planning Services – Approved 5-0.](#)
- [September 9, 2019, Joint Meeting of the BOC and Planning Commission – Item 3. A. Training on Impact Fees and Comprehensive Planning](#)
- [September 10, 2019, BOC Regular Meeting – Item 7. A. Ordinance 2019-18, Amendment to Land Development Regulations - Division 5, C-1, Tourist Commercial, Section 110-259, Special Exception Uses to allow parking facilities as principal use – 2nd Reading & Public Hearing – Approved 4-0.](#)
- [September 10, 2019, BOC Regular Meeting – Item 9. A. Ordinance 2019-07, First Reading of Amendment to Code of Ordinances; Division 10. Planned Development – 1st Reading – Approved 4-0.](#)
- [September 10, 2019, BOC Regular Meeting – Item 9. B. Ordinance 2019-20, Amendment to Parking Code – Parking Lot Design – 1st Reading – Approved 4-0.](#)
- [September 10, 2019, BOC Regular Meeting – Item 9. C. Ordinance 2019-21, Amendment to Live-aboard Vessel Code – 1st Reading – Approved 4-0.](#)
- [September 24, 2019, BOC Regular Workshop Meeting – Item 4. A. Ordinance 2019-07, First Reading of Amendment to Code of Ordinances; Division 10. Planned Development – Discussion to make corrections.](#)

- [October 8, 2019, BOC Regular Meeting – Item 7. A. Ordinance 2019-21, Amendment to Live-aboard Vessel Code – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [October 8, 2019, BOC Regular Meeting –Item 7. B. Ordinance 2019-17, Amendment to Chapter 110 - Zoning, Article VI. Supplementary District Regulations, Division III. - Walls, Fences, Hedges, and Sand Fences, Sec 110-447 - Rear Yards Facing water to clarify Residential Rear Yards facing water height - 2nd Reading & Public Hearing – Approved 5-0.](#)
- [October 8, 2019, BOC Regular Meeting – Item 7. C. Ordinance 2019-20, Amendment to Parking Code – Parking Lot Design – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [October 8, 2019, BOC Regular Meeting – Item 7. D. Ordinance 2019-07, Amendment to Division 10. Planned Development – 2nd Reading & Public Hearing – Approved 4-1.](#)

ADOPTED ORDINANCES

[Ordinance 2019-07, Amendment to Division 10. Planned Development - Approved 4-1.](#)

[Ordinance 2019-18, Amendment to Land Development Regulations - Division 5, C-1, Tourist Commercial, Section 110-259, Special Exception Uses to allow parking facilities as principal use – 2nd Reading & Public Hearing - Approved 4-0.](#)

[Ordinance 2019-20, Amendment to Parking Code – Amendment to Parking Code – Parking Lot Design – Approved 5-0.](#)

[Ordinance 2019-21, Amendment to Live-aboard Vessel Code – 1st Reading – Approved 5-0.](#)

PROPOSED LEVEL-OF-SERVICE (“LOS” STANDARDS – University of South Florida – Gerald Murphy

[PROPOSED LEVEL-OF-SERVICE \("LOS" STANDARDS - University of South Florida - Gerald Murphy\)](#)

2020

- [January 28, 2020, BOC Regular Workshop – Item 4. I. Update on Proportionate-Share Development Regulations and Fees](#)
- [February 11, 2020, BOC Regular Meeting – Item 8. B. Update on Proportionate-Share Development Regulations and Fees – Update approved 5-0.](#)
- [August 5, 2020, BOC Regular Meeting – Item 9. A. Impact Fee Study and related Comprehensive Plan Amendments – Approved moving forward with the direction of pursuing impact fees with the four-step plan proposed by the staff consultant, 5-0.](#)

2021

- [January 13, 2021, BOC Regular Meeting – Item 7. A. Ordinance 2020-24, Proportionate-Share Development Fee \(Impact Fee\) – 1st Reading & Public Hearing – Approved 5-0.](#)
- [April 14, 2021, BOC Regular Meeting – Item 9. E. Ordinance 2020-21, Amendment to the City of Madeira Beach Florida Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [May 12, 2021, BOC Regular Meeting – Item 8. A. Ordinance 2020-24, Amending the Code of Ordinances to create a chapter titled the City of Madeira Beach Proportionate-Share Development Fee Ordinance to regulate the use and development of land in the City of Madeira Beach; imposing a proportionate-share development fee \(impact fee\) on land development and redevelopment in the City of Madeira Beach for providing improved municipal mobility facilities and services necessitated by such land development and redevelopment - 2nd Reading & Public Hearing – Approved 4-1, starting October 1, 2021, with 40% of the impact fees for mobility, and increasing 10% per year for the next six years.](#)
- [June 9, 2021, BOC Regular Meeting – Item 8. C. Ordinance 2021-10, Amendment to Proportionate-Share Development Fee Ordinance – 1st Reading & Public Hearing – Approved 5-0, starting April 1, 2022, starting at 30% of the total cost with an eight-phase increase subject to yearly review at 10%.](#)
- [June 30, 2021, BOC Special Meeting – Item 4. A. Ordinance 2021-10, Proportionate Share ordinance – 2nd Reading & Public Hearing – Approved 4-1, begin on April 21, 2022, for 70% discount, and then the 60% discount stays the same as written in the statute on October 1, 2022, and then every year thereafter on October 1.](#)
- [September 22, 2021, BOC Regular Workshop – Item 4. C. Comprehensive Plan – Coastal element \(Agenda Item C.\)](#)

ADOPTED ORDINANCES

- [Ordinance 2021-10, Proportionate Share ordinance – Approved 4-1, begin on April 21, 2022, for 70% discount, and then the 60% discount stays the same as written in the statute on October 1, 2022, and then every year thereafter on October 1.](#)
- [Ordinance 2020-21, Amendment to the City of Madeira Beach Florida Comprehensive Plan – Approved 5-0.](#)
- [Ordinance 2020-24, Amending the Code of Ordinances to create a chapter titled the City of Madeira Beach Proportionate-Share Development Fee Ordinance to regulate the use and development of land in the City of Madeira Beach; imposing a proportionate-share development fee \(impact fee\) on land development and redevelopment in the City of Madeira Beach for providing improved municipal mobility facilities and services necessitated by such land development and redevelopment - Approved 4-1, starting October 1, 2021, with 40% of the impact fees for mobility, and increasing 10% per year for the next six years.](#)

2022

- [October 26, 2022, BOC Regular Workshop – Item 4. J. Impact Fee Discussion \[about residential impact fees\]](#)

2023

- [January 25, 2023, BOC Regular Workshop – Item 5. J. Discussion on Ordinance 2023-11, amends the Madeira Beach Comprehensive Plan and Data Analysis](#)
- [February 8, 2023, BOC Regular Meeting – Item 9. C. Ordinance 2023-11, Amending the Comprehensive Plan of the City of Madeira Beach to adopt the changes identified in the regularly scheduled Evaluation and Appraisal of the Comprehensive Plan – 1st Reading & Public Hearing – Approved 5-0.](#)
- [May 24, 2023, BOC Regular Workshop – Item 4. J. The City of Maderia Beach Master Plan and Land Development Regulations](#)
- [June 14, 2023, BOC Regular Meeting – Item 9. C. Ordinance 2023-11, Amending the Comprehensive Plan of the City of Madeira Beach to adopt the changes identified in the regularly scheduled Evaluation and Appraisal of the Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [June 28, 2023, BOC Regular Workshop – Item 4. B. The City of Madeira Beach Master Plan and Land Development Regulations](#)
- [July 26, 2023, BOC Budget Workshop Meeting – COMMENT - Commissioner Kerr said he thought they would have more discussions with Jerry Murphy on whether they want to maintain a residential impact fee. If they want to give the residents a break to improve their homes., they can take away the residential impact fee. The City Manager said they could bring that back.](#)

ADOPTED ORDINANCES

- [Ordinance 2023-11, Amending the Comprehensive Plan of the City of Madeira Beach to adopt the changes identified in the regularly scheduled Evaluation and Appraisal of the Comprehensive Plan – Approved 5-0.](#)

2024

- [May 22, 2024, BOC Regular Workshop – Item 7. A. Impact Fees Residential](#)

2. Comprehensive Plan 20 Year Update

<https://www.myfloridalegal.com/ag-opinions/comprehensive-plan-ordinance-conformance>

2019

- [February 21, 2019, BOC Regular Workshop – Item 4. E. Impact Fee Updates](#)

- [July 1, 2019, BOC Workshop Meeting – Item 4. C. Status update on Impact Fees Study \(Verbal Presentation\)](#)
- [August 6, 2019, BOC Budget Workshop Meeting – Item 4. A. Additional Planning & Development Services and Impact Fee Documentation](#)
- [August 13, 2019, BOC Regular Meeting – Item 7. C. Agreement with the University of Florida for Planning Services – Approved 5-0.](#)
- [September 9, 2019, Joint Meeting of the BOC and Planning Commission – Item 3. A. Training on Impact Fees and Comprehensive Planning](#)

2020

- [February 11, 2020, BOC Regular Meeting – Item 8. B. Update on Proportionate-Share Development Regulations and Fees – Update approved 5-0.](#)
- [August 5, 2020, BOC Regular Meeting – Item 9. A. Impact Fee Study and related Comprehensive Plan Amendments – Approved 5-0 to move forward with the direction of pursuing impact fees with the four-step plan proposed by the staff consultant.](#)
- [October 14, 2020, BOC Regular Meeting – Item 7. B. Ordinance No. 2020-21, Amendment to Comprehensive Plan, Level of Service Standards – 1st Reading & Public Hearing - Approved 5-0 to postponed the public hearing until October 28, 2020 at 5:15 p.m.](#)
- [October 28, 2020, BOC Special Meeting – Item 4. A. Ordinance No. 2020-21, Amendment to Comprehensive Plan, Level of Service Standards – 1st Reading & Public Hearing – Approved 4-1 to accept the Planning Commission’s recommendations to include Policy 5.1.6.3, minus Policy 5.1.6.7. and Strategy 5.1 and transmit the document to the State of Florida for review.](#)

2021

- [April 14, 2021, BOC Regular Meeting – Item 9. E. Ordinance 2020-21, Amendment to the City of Madeira Beach Florida Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [September 22, 2021, BOC Regular Workshop – Item 4. C. Comprehensive Plan – Coastal element \(Agenda Item C.\)](#)

ADOPTED ORDINANCES

- [Ordinance 2020-21, Amendment to the City of Madeira Beach Florida Comprehensive Plan – Approved 5-0.](#)

2022

- [January 12, 2022, BOC Regular Meeting – Item 8. D. Ordinance 2022-03, Comprehensive Plan Text Amendment, Activity Center – 1st Reading & Public Hearing – Approved 5-0.](#)

- [February 9, 2022, BOC Regular Meeting – Item 9. B. Ordinance 2022-03, Comprehensive Plan Text Amendment, Activity Center – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [March 9, 2022, BOC Regular Meeting – Item 8. D. Ordinance 2022-07, Update to Capital Improvements Element of the Comprehensive Plan – 1st Reading & Public Hearing – Approved 5-0.](#)
- [April 27, 2022, BOC Special Meeting – Item 4. A. Madeira Beach Evaluation and Appraisal Letter giving Department of Economic Opportunity notice for City of Madeira Beach would be updating Comprehensive Plan with two Changes: New Policies on peril of flood and New private property rights element – Approved 4-0.](#)
- [July 13, 2022, BOC Regular Meeting – Item 8. A. Ordinance 2022-07, Update to Capital Improvements Element of the Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [July 13, 2022, BOC Regular Meeting – Item 8. E. Ordinance 2022-18, Creating New Section 15, Property Rights Element of the Comprehensive Plan – 1st Reading & Public Hearing – Approved 5-0.](#)
- [September 14, 2022, BOC Regular Meeting - Item 8. A. Ordinance 2022-18, Creating New Section 15, Property Rights Element of the Comprehensive Plan – 2nd Reading & Public Hearing - Approved 5-0.](#)
- [October 5, 2022, BOC Workshop – Item 4. G. John’s Pass Village Activity Center Presentation – Presentation by Dave Healey, Healey Consultant Services \(included a discussion about the Comprehensive Plan\)](#)
- [October 26, 2022, BOC Regular Workshop – Item 4. J. Impact Fee Discussion \[about residential impact fees\]](#)
- [December 14, 2022, BOC Regular Meeting – Item 8. E. Ordinance 2023-03, Amending Capital Improvements Element of the Comprehensive Plan – 1st Reading & Public Hearing – Approved 4-0.](#)

ADOPTED ORDINANCES

- [Ordinance 2022-03, Comprehensive Plan Text Amendment, Activity Center - Approved 5-0.](#)
- [Ordinance 2022-07, Update to Capital Improvements Element of the Comprehensive Plan – Approved 5-0.](#)
- [Ordinance 2022-18, Creating New Section 15, Property Rights Element of the Comprehensive Plan – Approved 5-0.](#)
- [DEO Response - Ordinance 2022-18, Creating New Section 15, Property Rights Element of the Comprehensive Plan](#)

2023

- [January 11, 2023, BOC Regular Meeting – Item 9. B. Ordinance 2023-02, Amending Future Land Use Designation of the City’s Comprehensive Plan to add John’s Pass Village Activity Center – 1st Reading & Public Hearing – Approved 3-2.](#)
- [January 11, 2023, BOC Regular Meeting – Item 9. C. Ordinance 2023-03, Amending Capital Improvements Element of the Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [February 8, 2023, BOC Regular Meeting – Item 9. C. Ordinance 2023-11, Amending the Comprehensive Plan of the City of Madeira Beach to adopt the changes identified in the regularly scheduled Evaluation and Appraisal of the Comprehensive Plan – 1st Reading & Public Hearing – Approved 5-0.](#)
- [March 22, 2023, BOC Regular Workshop Meeting – Item 5. I. Discussion on Ordinance 2023-15, Comprehensive Plan Activity Center Definition](#)
- [April 26, 2023, BOC Budget Workshop Meeting – **Comment** –](#)

Commissioner Brooks said she understood they would be working on the City's comprehensive plan, and it would show what they needed in the long-term. The City Manager said the last update was 20 years ago. Beginning next month, he will meet with each commissioner separately to see what to include or not to include in the plan and bring that back at a workshop meeting before having multiple public meetings about it. They could hire a consultant, and that would have a financial impact. Vice Mayor Kerr said he would never want to lose an opportunity to discuss design standards, especially at John's Pass Village.

- [May 10, 2023, BOC Regular Meeting – Item 9. E. Ordinance 2023-15, Comprehensive Plan Activity Center Definition – 1st Reading & Public Hearing – Approved 3-1.](#)
- [May 24, 2023, BOC Regular Workshop – Item 4. J. Density and Intensity Consistency with Forward Pinellas – Inconsistencies between the Forward Pinellas Countywide Plan and the Madeira Beach Comprehensive Plan and Land Development Regulations – The City needs to be consistent with Forward Pinellas. Director Rowan confirmed to Vice Mayor Kerr that a cap could be put on the development agreement.](#)
- [June 14, 2023, BOC Regular Meeting – Item 9. C. Ordinance 2023-11, Amending the Comprehensive Plan of the City of Madeira Beach to adopt the changes identified in the regularly scheduled Evaluation and Appraisal of the Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [June 28, 2023, BOC Regular Workshop – Item 4. I. The City of Madeira Beach Master Plan and Land Development Regulations](#)
- [July 12, 2023, BOC Regular Meeting – Item 10. A. Ordinance 2023-15, Comprehensive Plan Activity Center Definition – 2nd Reading & Public Hearing – Approved 3-2.](#)

- [October 11, 2023, BOC Regular Meeting – Item 9. D. Ordinance 2023-19, Definitions to be consistent with Forward Pinellas – 1st Reading & Public Hearing – Approved 4-0.](#)
- [October 11, 2023, BOC Regular Meeting - Item 9. E. Ordinance 2023-22, Future Land Use Element of the Comprehensive Plan to be consistent with Forward Pinellas – 1st Reading & Public Hearing – Approved 4-0.](#)
- [November 15, 2023, BOC Regular Workshop – Item 4. B. Forward Pinellas Alternative Compromise for the John’s Pass Village Activity Center Plan](#)
- [December 13, 2023, BOC Regular Meeting – Item 9. C. Ordinance 2023-19, Definitions to be consistent with Forward Pinellas – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [December 13, 2023, BOC Regular Meeting – Item 9. E. Ordinance 2023-22, Future Land Use Element of the Comprehensive Plan to be consistent with Forward Pinellas – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [December 13, 2023, BOC Regular Meeting – Item 9. K. Ordinance 2023-33, Amendment to Capital Improvement Element of the Comprehensive Plan – 1st Reading & Public Hearing – Approved 5-0.](#)
- [December 13, 2023, BOC Regular Meeting – Item 9. L. Forward Pinellas Alternative Compromise for the John’s Pass Village Activity Center Plan – Approved 4-1.](#)

ADOPTED ORDINANCES

- [Ordinance 2023-03, Amending Capital Improvements Element of the Comprehensive Plan – Approved 5-0.](#)
- [Ordinance 2023-11, Amending the Comprehensive Plan of the City of Madeira Beach to adopt the changes identified in the regularly scheduled Evaluation and Appraisal of the Comprehensive Plan – Approved 5-0.](#)
- [Ordinance 2023-15, Comprehensive Plan Activity Center Definition – Approved 3-2.](#)
- [Ordinance 2023-19, Definitions to be consistent with Forward Pinellas – Approved 5-0.](#)
- [Ordinance 2023-22, Future Land Use Element of the Comprehensive Plan to be consistent with Forward Pinellas – Approved 5-0.](#)

2024

- [January 10, 2024, BOC Regular Meeting – Item 9. B. Ordinance 2023-33, Amendment to Capital Improvement Element of the Comprehensive Plan – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [January 24, 2024, BOC Regular Workshop – Item 7. A. John’s Pass Village Activity Center Zoning](#)

- [February 28, 2024, BOC Regular Workshop – Item 6. B. John’s Pass Village Activity Center Plan and Zoning](#)
- [March 13, 2024, BOC Regular Meeting – Item 10. D. Ordinance 2023-02, Amending Future Land Use Designation of the City’s Comprehensive Plan to add John’s Pass Village Activity Center – 2nd Reading & Public Hearing – Approved 4-1.](#)

ADOPTED ORDINANCES

- [Ordinance 2023-02, Amending Future Land Use Designation of the City’s Comprehensive Plan to add John’s Pass Village Activity Center – Approved 4-1.](#)
- [Ordinance 2023-33, Amendment to Capital Improvement Element of the Comprehensive Plan – Approved 5-0.](#)

3. Planned Development versus Zoning Guidelines

- Does a PD override all Zoning Guidelines
- Setbacks
- Impervious Surface Ratio
- Height
- FAR
- Intensity & Density
- PD – Summary mailing to residents prior to approval

City Code, Division 10 – PD. Planned Development

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICO OR CH110ZO ARTVDI DIV10PDPLDE

2019

- [May 28, 2019, BOC Regular Workshop – Item 4. E. Proposed Amendment to the Code of Ordinances Regulating Planned Development](#)
- [September 10, 2019, BOC Regular Meeting – Item 9. A., Ordinance 2019-07, Amendment to Code of Ordinances; Division 10., Planned Development \(PD\) – 1st Reading – Approved 4-0 with the intent of discussing it at the September workshop.](#)
- [September 24, 2019, BOC Regular Workshop – Item 4. A. Amendment to Code of Ordinances; Division 10., Planned Development – Discussion to make corrections](#)
- [October 8, 2019, BOC Regular Meeting – Item 9. D. Ordinance 2019-07, Amendment to Division 10., Planned Development – 2nd Reading & Public Hearing – Approved 4-1 and deleting Section 110-386, \(3\) in its entirety:](#)

“not exceed a maximum height of six (6) stories. Any applications for PD zoning submitted after [the effective date of this ordinance] must not propose development exceeding the maximum permissible height of four (4) stories.”

And, to also remove the sentence in that section of the ordinance: “After [the effective date of this ordinance], the city will not make a finding of sufficiency for any PD zoning district application proposing more than four (4) stories.”

ADOPTED ORDINANCES

- [Ordinance 2019-07, Amendment to Division 10. Planned Development - Approved 4-1.](#)

2021

- [April 14, 2021, BOC Regular Meeting – Item 9. C. Ordinance No. 2021-01, Planned Development Zoning for Schooner – 1st Reading & Public Hearing – Approved 3-2.](#)
- [July 14, 2021, BOC Regular Meeting – Item 8. B. Ordinance 2021-01, Planned Development Zoning for Schooner – 2nd Reading & Public Hearing – Approved 4-1.](#)

ADOPTED ORDINANCES

- [Ordinance 2021-01, Planned Development Zoning for Schooner - Approved 4-1](#)

2022

- [January 12, 2022, BOC Regular Meeting – Item 8. A. Redevelopment \(RDV 2021-01\) – JJB property Holdings LLC, Developer – This item was discussed with Ordinance 2022-01, Planned Development Rezone of Proposed Schooner Development – 1st Reading & Public Hearing – Approved 5-0.](#)
- [January 12, 2022, BOC Regular Meeting – Item 8. B. Ordinance 2022-01, Planned Development Rezone of Proposed Schooner Development – 1st Reading & Public Hearing – Approved 5-0.](#)
- [February 9, 2022, BOC Regular Meeting – Item 9.D. Ordinance 2022-01, Planned Development Rezone of Proposed Schooner Development – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [April 27, 2022, BOC Regular Workshop - Item 4. C. BOC to Discuss/Review Planned Development Process](#)
- [August 24, 2022, BOC Regular Workshop – Item 4. F. Planned Development Checklist or Height Requirement](#)
- [November 16, 2022, BOC Regular Workshop – Item 4. C. Planned Development Training/Updates to BOC – Item reschedule to a meeting specifically for the training](#)

ADOPTED ORDINANCES

- [Ordinance 2022-01, Planned Development Rezone of Proposed Schooner Development – Approved 5-0.](#)

2024

- [February 28, 2024, BOC Regular Workshop – Item 6. B. John’s Pass Village Activity Center Zoning \(planned development mentioned in discussion\)](#)
- [March 13, 2024, BOC Regular Meeting – Item 10. C. Ordinance 2023-01, John’s Pass Village Activity Center Plan – 2nd Reading & Public Hearing – Approved 4-1. \(Discussion mentions planned development and Planned Development Rezoning\)](#)

4. PD – Mailing to residents prior to approval

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH110ZO_ARTVDI_DIV10PDPLDE_S110-392NEINME

(City Code, Sec. 110-388 – Application for PD Zoning)

- K. Record of notice of, and transcribed and video record of the required neighborhood meeting.

(City Code, Sec. 110-389 – Procedure for approval of PD zoning)

- The formal legal notice of the LPA public hearing must be posted at least 15 days prior to the public hearing date.

(City Code, Sec. 110-392 – Neighborhood information meeting)

- (1) Notification. Two weeks prior to the neighborhood information meeting date, the applicant must mail notices of the meeting date, place, and time to all property owners inside a radius of 300 feet from the boundaries of the proposed development parcel to the board of commissioners and must post this information prominently on the property. The applicant must inform the city manager or designee of the proposed meeting date, place, and time prior to sending out the notices. The city manager or designee may require a change of date, place, or time due to schedule conflicts or in order to accommodate advertising requirements for upcoming public hearing consideration. The applicant must provide documentation of the mailed notice to the city manager or designee for verification. The city manager or designee may reasonably require additional properties be issued a notice and otherwise post notice of the neighborhood information meeting.
- (4) Record. The applicant must provide the city with both a written and video record of the neighborhood information meeting, including any representations made by the applicant to the attendees.

- [September 10, 2019, BOC Regular Meeting – Item 9. A. Ordinance 2019-07, Amendment to Code of Ordinances; Division 10 – Planned Development \(includes a notice requirement for neighborhood meetings\) – 1st Reading & Public Hearing - Approved 4-0.](#)
- [September 24, 2019, BOC Regular Workshop – Item 4. A. Ordinance 2019-97, Amendment to Code of Ordinances; Division 10., Planned Development – Discussion to make corrections](#)
- [October 8, 2019, BOC Regular Meeting – Item 7. D. Ordinance 2019-07, Amendment to Code of Ordinances; Division 10 – Planned Development \(includes a notice requirement](#)

[for neighborhood meetings and LPA meetings\) – 2nd Reading & Public Hearing - Approved 4-1.](#)

“not exceed a maximum height of six (6) stories. Any applications for PD zoning submitted after [the effective date of this ordinance] must not propose development exceeding the maximum permissible height of four (4) stories.”

And, to also remove the sentence in that section of the ordinance: “After [the effective date of this ordinance], the city will not make a finding of sufficiency for any PD zoning district application proposing more than four (4) stories.”

ADOPTED ORDINANCES

- [Ordinance 2019-07, Amendment to Code of Ordinances; Division 10 – Planned Development \(includes a notice requirement for neighborhood meetings and LPA meetings\) – Approved 4-1.](#)

5. Compare Maps:

- **Nonconforming pre-2007 & post-2023 after adopting county-wide future land use**

6. Base Flood Elevation (BFE)

- **Building Height start from 4’ above BFE + 4’ freeboard?**
- https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH94FLMA_DIV5SIPLCODO_S94-51INFLHAARWIBAFLELAPZO
- [August 9, 2016, BOC Special Workshop – Item C. 4. Amendment to the LDR – Floodplain Management](#)
- [September 13, 2016, BOC Regular Meeting – Item J. 5. Ordinance 2016-11 – Adoption of Floodplain Management Regulations – 1st Reading & Public Hearing - Approved 4-0.](#)
- [October 11, 2016, BOC Regular Meeting – Item J. 6. Ordinance 2016-11 – Adoption of Floodplain Management Regulations – 2nd Reading & Public Hearing - Approved 4-0.](#)
- [November 27, 2018, BOC Regular Workshop – Item 4. F. Proposed Ordinance 2018-20, Amending Chapter 94. Floodplain Management – Consensus to move forward.](#)
- [December 11, 2018, BOC Regular Meeting – Item 9. D. Ordinance 2018-19, Amendment to Chapter 94, Floodplain Management – 1st Reading & Public Hearing – Approved 5-0.](#)
- [January 8, 2019, BOC Regular Meeting – Item 7. G. Ordinance 2018-19, Amendment to Chapter 94, Floodplain Management – 2nd Reading & Public Hearing – Approved 4-0.](#)
- [July 14, 2021, BOC Regular Meeting – Item 8. A. Ordinance 2021-06, Proposed amendment to Chapter 94, Floodplain Management – 1st Reading & Public Hearing – Approved 5-0.](#)

- [August 11, 2021, BOC Regular Meeting – Item 8. B. Ordinance 2021-06, Proposed amendment to Chapter 94, Floodplain Management – 2nd Reading & Public Hearing – Approved 5-0.](#)

ADOPTED ORDINANCES

- [Ordinance 2016-11 – Adoption of Floodplain Management Regulations – Approved 4-0.](#)
- [Ordinance 2018-19, Amendment to Chapter 94, Floodplain Management – Approved 4-0.](#)
- [Ordinance 2021-06, Proposed amendment to Chapter 94, Floodplain Management – Approved 5-0.](#)

7. 95th Street Property (4711 95th Street North, St. Petersburg, FL 33708)

- **Property was sold to others**
- **Was this due to the time it took for the City to make an offer?**
 - http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0166/Sections/0166.045.html
 - **City obtained two Appraisal Reports:**
 1. [January 27, 2023 - Tod Marr and Associates, LLC – Appraised Value \\$911,000 – Invoice \\$2,500 appraisal cost](#)
 2. [April 6, 2023 - William W. Atkinson, MAI, CCIM – Appraised Value \\$950,000 – Invoice \\$2,700 appraisal cost](#)
 3. [Email from City to owner of property: June 16, 2023](#)
 4. Property sale date: August 31, 2023 to D & D Parent, Inc. for \$875,000
<https://www.pcpao.gov/property-details?s=153102542160010090&xmin=-9214160.378154626&ymin=3225804.199580668&xmax=-9213799.392345374&ymax=3225957.372219333&basemap=BaseMapParcelAerials&sales=&scale=1128.497176&parcel=02-31-15-54216-001-0090>

8. Copper phone lines – Removal by Frontier

- [July 26, 2023, BOC Regular Workshop – Item 4. J. Frontier Phone Lines](#)

9. Campaign Signs

- **Where can they be placed?**
- **Does the Building Department have maps showing Rights-of-way?**
- **If so, should these maps be included with the campaign packets?**
 - [December 13, 2023, BOC Regular Meeting Minutes – Item 14. A. Campaign Signs](#)
 - [Email 1 – RE: City Maps showing rights-of-way for candidate packets](#)
 - [Email 2 – RE: City Maps showing rights-of-way for candidate packets](#)
 - [City of Madeira Beach Commissioner Districts ROW Maps](#)

10. Tear Drop Park sprinklers & Improvements

- **Parking / benches / Community Pavilion**
- [October 9, 2012, BOC Regular Meeting – Item 1. Presentation: CPWG, Parks Inventory \(collection information: benches, lights, parking, etc.\)](#)
- [April 12, 2023, BOC Regular Meeting – Item 12. C. Pocket park Design Proposal](#)

11. Kitty Stuart Park landscaping

- [May 24, 2023, BOC Regular Workshop – Item 4. G. Tom and Kitty Stuart Park](#)
- [July 26, 2023, BOC Regular Workshop – Item 4. F. Tom & Kitty Stuart Park parking and landscaping](#)

12. Pocket Parks / Updates

Meeting Minutes and Video Links:

- [October 9, 2012, BOC Regular Meeting – Item 1. Presentation: CPWG, Parks Inventory \(collection information: benches, lights, parking, etc.\)](#)
- [October 2, 2013, BOC Regular Workshop – Item 1. E. Discussion of Standardizing Parks/Pocket Parks](#)
- [November 28, 2017, BOC Regular Workshop – Item D. 3. City of Madeira Beach Parks](#)
- [June 26, 2018, BOC Workshop - Item 4. A. FY 2019 Operating budget Request Continued – Parks](#)
- [September 25, 2018, BOC Regular Workshop – Item 4. E. Parking Parks Maintenance Update](#)
- [June 24, 2020, BOC Regular Workshop – Item 4. G. Public Private Partnerships – Pocket Parks](#)
- [July 22, 2020, BOC Regular Workshop – Item 4. J. Suggestion by resident regarding litter & pocket parks of possible “volunteer group of Madeira Beach Bloc Ambassadors.” Having one volunteer rep who is responsible for one or two blocks; would welcome those that are on the beach, hand them a trash bag \(imprinted with thank you for keeping Madeira Beach beautiful\)](#)
- [October 28, 2020, BOC Regular Workshop – Item 4. H. \\$2,500 donation to the Friends of Parks and Recreation](#)
- [December 9, 2020, BOC Regular Meeting – Item 8. Consent Agenda, D. \\$2,500 donation to the Friends of Parks and Recreation - Approved](#)
- [April 27, 2022, Boc Regular Workshop – Item 4. J. Discuss Park Landscaping Improvements/Enhancements](#)
- [May 25, 2022, BOC Budget Workshop – Item 4. A. Projects to be added: Increase budget for maintenance of parks](#)
- [June 22, 2022, BOC Regular Workshop Meeting – Item 4. K. Park Maintenance for FY 2023 Budget – adding about \\$340,000 or \\$360,000 - close to \\$500,000 in maintenance to be completed](#)
- [March 22, 2023, BOC Regular Workshop – Item 5. E. Pocket Parks Design Proposal – consensus to move forward without the kayak launches](#)

- [April 12, 2023, BOC Regular Meeting – Item 12. C. Pocket Park Design Proposal - Design services for 5 pocket parks in Boca Ciega neighborhood - Halff Associates, Inc – Approved 5-0.](#)

13. City dog park improvements

- [May 28, 2019, BOC Regular Workshop – Dog Park \(Added Item to the agenda, located at the bottom of minutes\)](#)
- [May 24, 2023, BOC Budget Workshop – FY 2024 Capital Improvement Plan \(p. 54 of the agenda packet and p. 52 of the document\) – Dog Park Discussion under Recreation Item and at the end of meeting \(paragraph before last\)](#)
- [May 24, 2023, BOC Regular Workshop – Item 4. C. City Dog Park Improvement Discussion](#)
- [June 28, 2023, BOC Regular Workshop – Item 4. B. City Dog Park Improvement Discussion](#)
- [July 26, 2023, BOC Budget Workshop – Dog park discussion during budget meeting](#)
- [November 15, 2023, BOC Regular Workshop – Dog park discussion at end of meeting](#)

14. Dune Protection

- [June 28, 2023, BOC Regular Workshop – Item 4. E. Beach Debris and Dune Protection](#)
- [December 13, 2023, BOC Regular Meeting – Item 9. D. Ordinance 2023-21, Dune Protection and Beach Debris – 1st Reading & Public Hearing – Approved 5-0.](#)
- [January 10, 2024, BOC Regular Meeting – Item 9. A. Ordinance 2023-21, Dune Protection and Beach Debris – 2nd Reading & Public Hearing – Approved 5-0.](#)
- [Ordinance 2023-21, Dune Protection and Beach Debris](#)

ITEMS NOT YET RESEARCHED

15. JPV Proposed Dock

16. Crosswalk lighting review

17. Live aboard pump-out logs (Commissioner Kerr would like logs to be attached to item for workshop)

18. Marina Development Restrictions – Lobbyist

- Public Works Building Design Input

19. Red Tide / BIG-C / Support Presenter to BIG-C (would have to review BIG-C minutes for details)

20. Sea wall height / Tampa Bay Regional Planning Council – 5’ minimum elevation

21. No wake zone update

- Enforcement
- Signage

22. Sidewalk width standards

23. Public Trash Containers

24. City solar projects

25. Parking Garage(s) at both neighborhood centers

26. Kimley-Horn: Undergrounding: The Hidden Helper of Disaster Prep. / Grants (presentation by Kevin Schanen with Kimley-Horn)

27. Schooner status

28. Can Old Salt contribute to candidates since they hold agreements with the City?