

**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

July 10, 2023 - 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 LaRue
Commissioner Meager	Commissioner Ghovae
Commissioner Dillon	Commissioner Connolly
Commissioner Noble	

Members Absent:

None

Staff Representatives:

Jenny Rowan, Community Development Director
Marci Forbes, Community Development Engineer
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**

Commissioner Dillon made a motion to accept the minutes from the June 5 meeting.

Commissioner Ghovae seconded the motion, and the motion passed unanimously.

The motion passed unanimously.

5. **NEW BUSINESS**

A. Vote on Second Vice Chair

Commissioner Dillon nominated Commissioner Connolly for Second Vice Chair.

All other commissioners voted Aye.

Commissioner Connolly was elected Second Vice Chair.

6. Old Business:

There was no old business.

7. ADMINISTRATIVE/STAFF PRESENTATION

A. Land Use Consistency with Forward Pinellas:

Jenny Rowan presented land use and talked about the 6/17/2023 public meeting. There was a PowerPoint presentation. The focus was on the Resort Category. Packets were on the Dias and Forward Pinellas sent a letter with comments stating that it should be in a matrix format.

Commissioner Ghovae had questions regarding temporary lodging and Alternative Temporary lodging Ms. Rowan clarified and explained the difference between Forward Pinellas and Madeira Beach maximum allowed.

It was stated that a DA would be needed in order to go higher than the county recommendations.

Commissioner LaRue asked a question regarding definition or zones. Will – C zones still be valid with the new definition. Chairman Wyckoff stated that it would be defined as adding subcategories withing existing zones.

Discussion on FAR with county vs. Madeira Beach in commercial areas followed.

Commissioner Ghovae asked for clarification between Resort Facility and Vacation Rental for overnight. He wanted a specific definition. A discussion of condo/hotel definitions followed.

The discussion turned to future land use map. Clarification was offered by Ms. Rowan.

The discussion continued regarding getting the Comp Plan ready to go to BOC in August. Ms. Rowan emphasized that the definition is only for densities, and nothing else.

Commissioner Ghovaee requested a vote before further discussion with Forward Pinellas because he wanted a clearer definition. Andrew Morris clarified with zoning will not change., R-2 and R-1 will not change but they do have a few places that are grandfathered in.

Commissioner Dillon confirmed that the red parts on the map will be change and the changes will be voted on at the next meeting.

Chairman Wyckoff moved the meeting on to item B.

B. Shade Structures:

Marci Forbes presented shade Structures. Madeira Beach wants other definitions and permitting requirements, and went over questions we should consider to be a shade structure and the impact on Female

Chairman Wyckoff asked if we can allow public discussion. The commission agreed and the floor was opened up to public comment.

Resident Christina came to the podium with a petition and passed it out.

Resident Jason loves living on the water but his house faces west. It's very hot and windy and he would like to have shade.

Mayor Rosteck came to the podium and referenced Cape Coral code and reminded commissioner Dillon of a discussion that they had been having by email.

Commissioner Dillon suggested the if a resident wanted to have a shade structure, maybe they should get permission from their neighbors like people have to do with their docks.

Discussion continued on research. The reason to present it is open to discussion. It was stated that the Government sets heights such as hurricane standards and visibility triangles. Some people that want shade structures are on the water and some aren't.

Discussion continued, covering with residents are entitled to, including whether or not a homeowner that does not own property on the water are entitled to a view, and whether they are in compliance with FEMA requirements.

Impervious Surface Ratio came up regarding sidewalks and Commissioner Dillon wanted to define "building" as sometimes a sidewalk can fall under the definition of building.

Commissioner LaRue would like to know how to fit this in to a code that complies with CSR and ISR. – Would like to have something substantial to analyze like a draft that would show it all clearly.

Another resident came to the podium and talked about Cheekie huts inside v. outside.

Commissioner LaRue would like two definitions. One for Cheekies and one for Shade Structures”.

The commission took a five-minute break.

C. 2.5 Foot Setbacks to Allow Vegetation Control:

Marci Forbes presented, using a Power Point presentation with images that show 2.5 foot setbacks in a few different circumstances.

Commissioner Ghovae suggested a landscape buffer of five feet.

Discussion followed on the definition of structure. It was mentioned that we need to clear up definitions to include pervious surfaces, and continued on regarding how this would be defined in code. Mayor Rostek approached the podium and talked about the definition of structure and questioned whether 2.5 pavers would be ADA compliant.

Discussion about sidewalk and perhaps doing away with 2.5 pavers continued.

8. NEXT MEETING

Next meeting is scheduled for Monday August 7, 2023, at 6:00 PM.

9. ADJOURNMENT

Commissioner Wyckoff adjourned the meeting at 8:05 PM.

Respectfully submitted:

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date