

**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 1, 2024 - MINUTES**

**1. CALL TO ORDER**

Chairman Wyckoff called the meeting to order at 6:02 PM

**2. ROLL CALL**

**Members in Attendance:**

Commissioner LaRue

Commissioner Ghovae

Commissioner Dillon

Commissioner Noble

Commissioner Connolly

Chairman Wyckoff

**Members Absent:**

Commissioner Meager

**Staff Representatives:**

Jenny Rowan, Community Development Director

City Engineer, Marci Forbes

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 March meeting were approved unanimously.

**5. NEW BUSINESS**

**A. Redevelopment Planning Application RDV 2024-02 13117 4th St. E. was removed from the agenda.**

**6. OLD BUSINESS:**

There was no old business.

**7. ADMINISTRATIVE/STAFF PRESENTATION**

Jenny Rowan presented the John's Pass Village Activity Center that was approved by the county.

She stated that we will start talking about this today. The starting point in the packet is what we think will be the hot topics. The proposed height is a kick-off area.

Ms. Rowan noted that there are workshops scheduled and postcards will be send out to every single resident in the city to invite them to attend.

Commissioner Noble arrived.

Commissioner Ghovae asked a question about roof heights and hip-roofs. City Engineer Marci Forbes answered that air-conditioned space would be counted. Jenny joined the conversation, and they explained what is included in the height, and that we are particular in that we have the height in feet, not floors or stories.

Commissioner Dillon asked if the height of a taller building was an error. Ms. Rowan explained that it was done by a Planned Development Agreement.

Andrew Morris showed Beach Place Condos on the screen. The building is five stories over parking. He explained that our goal is to legalize existing buildings, and this is to fix a previous error.

Commissioner Ghovae asked if FAR is included in the top level of a building if it is a restaurant.

MLF asked for a way to show a good example of feet above grade. To demonstrate which buildings are xx amount of feet above DFE.

Andrew asked if they want existing height vs. proposed height.

Commissioner Wyckoff suggested we should measure from the tallest building in each Character District.

Discussion followed regarding examples. Commissioner Ghovae asked which map guidelines we use. Ms. Rowan said we use FIRM maps.

Discussion followed regarding ways to measure exterior of buildings. Google Earth was suggested.

Commissioner Connolly mentioned that the new building on Pelican seems taller than others. Andrew Morris stated that we have no intention of increasing height limits on John's Pass. Commissioner Connolly said some of the buildings look like shoe boxes. Jenny Rowan stated that we will be including design guidelines in the new requirements.

Ms. Rowan suggested we move the conversation on to setbacks.

Mr. Morris talked about the positives of hearing from the public, and that rooftop bars are a concern. Barefoot Beach Club is an example.

Some places in the Commercial Core District have zero setbacks. Delosa's Pizza is an example. Andrew pulled the Google Earth images up and showed them on the screens.

Commissioner Dillon stated that low setbacks are OK, as long as people can walk safely and mentioned Sweet Brewnette as an example.

Ms. Rowan replied that we can't correct setbacks and what we are dealing with is density and intensity.

Marci Forbes added that the ADA drives a lot of what is coming in as far as safety goes. Commissioner LaRue stated that what we are looking for is for the Village to be more pedestrian-centric. He suggested landscaping to prevent people from driving too fast. Ms. Rowan stated for right now we are working on the framework, and we will address details such as landscaping and signage at a later time.

Jenny mentioned again that we are having workshops so that we can provide input to the board, and they can decide what to pass on to the Board of Commissioners.

Commissioner Ghovae asked about the Coastal Construction Control Line. Staff stated that rear setback on the beach side is CCCL and it is 25 feet on the landward side.

Chairman Wyckoff asked if there was any further discussion. There was none.

## **8. PLANNING COMMISSION DISCUSSION**

**There was no discussion.**

## **9. NEXT MEETING**

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

**10. ADJOURNMENT**

Chairman Wyckoff adjourned the meeting at 7:08 PM.

Respectfully submitted:

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Michael Wyckoff, Chairman

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Date

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Lisa Scheuermann, Board Secretary

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Date