

**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

March 4, 2024 - MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Members in Attendance:

Commissioner LaRue
Commissioner Ghovae
Commissioner Dillon

Commissioner Noble
Commissioner Connolly

Members Absent:

Commissioner Meager
Chairman Wyckoff

Staff Representatives:

Jenny Rowan, Community Development Director
Al Carrier, Community Development Contract Engineer
Andrew Morris, Long Range Planner
Lisa Scheuermann, Program Coordinator/Board Secretary
Nancy Meyer, City Attorney's Office

3. PUBLIC COMMENTS

Commissioner 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 February meeting were approved unanimously.

5. NEW BUSINESS

A. SP 2024-01 Don's Dock Site Plan

Attorney Nancy Meyer read the quasi-judicial procedure. She then asked if any of the commissioners have had any ex parte communications with the applicant. Hearing none, she asked if any of the commissioners have any conflicts of interest with the applicant. Hearing none, the staff was instructed to proceed.

Jenny Rowan presented.

Ms. Rowan stated that staff has met with applicant and that the applicant has conducted a neighborhood meeting as required. They also received a variance granted by the Special Magistrate.

Ms. Rowan reviewed the requirements and stated that the application met required criteria with the exception of one setback issue which can be easily resolved and a solid waste disposal issue, and staff recommends approval with conditions that these issues be met.

The presentation concluded and people were invited to the podium to speak. Bill Karnes, the applicant, came forward. He said he purchased the property about a year ago and referenced past and current use of the dock. He stated that current users will relocate to Tarpon and the new restaurant will be Key West style and fit in with John's Pass Village. He asked for questions.

He then introduced the architect, Dennis Lang, and Shawn Cashen from Gulf Coast Consulting.

Commissioner Ghovae asked if the property is going to be able to meet the setback and FEMA requirements. Mr. Karns responded that they will meet all flood requirements. Commissioner Ghovae responded that he thinks this will be a great addition.

Commissioner Connolly said that he loves the front of the building and wants to dress up the street side to look just as good. The architect said that it's just in the rendering stage right now. They are looking to be cohesive with the front of the building. Commissioner Connolly then stated that he wants palm trees. Mr. Lang added that there will be green spaces where there are hardscapes now.

Bill Karnes addressed parking lots and waterlines. H stated that he replaced waterlines at his own expense to prevent leaks and keep water going to his buildings. He also said that parking lots will be developed some time in the future.

Commissioner Connolly asked why they are putting another restaurant in the village and Mr. Karns responded that they want to level up the dining experience in JPV.

Discussion followed with Commissioner Noble stating that he would like the street side of the restaurant to match the character of the village with signs. Bill Karnes went over

the building site and showed which areas will have views, etc. Different methods of décor were suggested by various commission members.

Mr. Lang said he will work to include architectural elements for decoration, etc.

Discussion continued regarding the current uses of the dock and what will be relocated and what will still be available.

The floor was again opened to public comment.

A resident came forward and stated that this is a welcome addition to the village and long overdue. He recommended decorating the exterior with large fish models.

Vice Chair Dillon called for a motion to approve Site Plan 2024-01

Commissioner Ghovae makes a motion to approve Site Plan 2024-01 with the condition of resolving the dumpster and setback issues.

Commissioner Noble Seconded the motion.

Roll was called and the motion passed unanimously.

6. OLD BUSINESS:

There was no old business.

7. ADMINISTRATIVE/STAFF PRESENTATION

Jenny Rowan stated that the John's Pass Village Plan was approved by the county and now it goes to BOC.

She also mentioned that we are moving forward with our Master Plan with Kimly Horn.

8. PLANNING COMMISSION DISCUSSION

There was no discussion.

9. NEXT MEETING

The next meeting is scheduled for April 1, 2024, at 6:00 PM.

10. ADJOURNMENT

Commissioner Dillon adjourned the meeting at 6:41 PM.

Respectfully submitted:

Chuck Dillon, First Vice Chairman

Date

Lisa Scheuermann, Board Secretary

Date