

**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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July 1, 2024 - 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 Ghovae
Commissioner Connolly

Commissioner Meagher
Commissioner LaRue
Commissioner Dillon

Members Absent:

Commissioner Noble

Staff Representatives:

Jenny Rowan, Community Development Director
City Engineer, Marci Forbes
Andrew Morris, Long Range Planner
Lisa Scheuermann, Program Coordinator/Board Secretary
Jay Stearman, Planner II
Tom Trask, City Attorney

3. PUBLIC COMMENTS

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

One resident came forward to speak about parking changes.

4. APPROVAL OF MINUTES

Minutes from the June meeting were approved unanimously.

5. NEW BUSINESS

A. SP 2024-02 Sanderling Site Plan

Attorney Tom Trask noted that there were two submittals of Notice of Intent to be an Affected Party. He then noted the order the notices are presented:

1. Applicant
2. City
3. Affected Party.

Mr. Trask read the Quasi-Judicial Clause, asked if anyone had ex-parte communications and swore people in.

Jack Bodziak took the podium and introduced Britt Hays. They presented the site plan for the property located at 13495 Guld Boulevard, noting that it is in zone C-3. He also mentioned past and desired future use, and noted that the roof deck will not be open to the public and that the public will not have access to the roof. Only owners will have access to the roof. The owner plans to keep four units and sell four units. He further mentioned that it is planned to be three stories over parking. He then turned the podium to his partner, Britt, to present.

Britt took the podium and presented using a PowerPoint presentation.

The presentation contained:

- Nine units were reduced to eight units
- A plan for an upscale restaurant
- A landscape plan
- A rendering of the proposed building
- Two plans for two floors
- The plan for the roof

Jay Stearman presented for the City:

- Showed arial view
- View from ground angles
- C-3
- Lot coverage
- ISR
- Height
- Density
- Previous Variance 2024-03 altered setbacks
- Plans that detailed what the variance granted

- Floor plan complied with code
- Applicant will have to rework ADA requirement
- All other plans comply

Parking and landscaping:

- Presented parking details
- Requirements are met
- Noted specific points of compliance

Mr. Stearman said that Staff recommends approval with the condition that ADA requirements are met.

Mr. Trask invited the Affected Parties to speak.

Mr. Byam came forward and stated that he lives adjacent to the subject property and his concerns are traffic and parking. He mentioned parking from West Events.

He had questions about restaurant parking and said he would like monitoring of parking.

Mr. Szuwala came forward. He stated that that he lives across the street from the subject property.

His concerns are parking and traffic. He thinks that the area is too small for that many units and people.

Chairman Wyckoff asked if there was any public comment.

A resident came forward and stated that he lives three blocks away from the subject property and his concern is parking and rooftop activity. He requested a written agreement regarding rooftop noise.

There was no more public comment.

Jack Bodziak went to the podium and stated that his proposed plans are not related to West Events. He then offered to answer questions.

Discussion followed.

Following the discussion, Chairman Wyckoff asked for a motion. Commissioners and Attorney Trask discussed the motion.

With clarification from Mr. Trask, Commissioner Dillon made a motion to approve SP 2024-02 to be sent to the Board of Commissioners with the following conditions: That the condominium documents specifically lay out the noise code ordinance as it currently exists, that the condominium documents also require that the dog walk areas have dog waste bags and receptacles made available and that all parking must meet current code requirements including ADA requirements.

Commissioner Meagher seconded the motion. Roll was called.

- Commissioner Dillon: Yes
- Commissioner Meagher: Yes
- Commissioner Connolly: No
- Commissioner La Rue: Yes
- Commissioner: Ghovae: No
- Chairman Wyckoff: Yes.

The motion carried.

6. OLD BUSINESS

There was no old business.

7. PLANNING COMMISSION DISCUSSION

There was no planning commission discussion.

8. ADMINISTRATIVE/STAFF PRESENTATION

A: MBTC Special Area Plan Amendments to C-3, C-4, R-3 Zoning Districts

Jenny Rowan presented.

Discussion followed

Chairman Wyckoff asked for public comment

A resident came forward and spoke about rooftop use. He suggested they go to the Board of Commissioners instead of Special Magistrate.

B: John's Pass Village Zoning Draft

Jenny Rowan presented.

The entire area would be one category and the Character Districts would be beoken out by color. The same as last month's presentation.

Commissioner Dillon stated that he'd like the board to have more "teeth" when it comes to special exception uses. He'd like the applications to come before the LPA for approval after the Special Magistrate hears them.

Attorney Trask stated that this board can't second guess a quasi-judicial decision.

Discussion followed.

C: Master Plan

- Ms. Rowan gave the update that we had our first Master Plan workshop with Kimley Horn.
- Mr. Morris presented the interactive map that has been created for our residents to offer comments on.

9. NEXT MEETING

The next meeting is scheduled for August 5, 2024, at 6:00 PM.

10. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 8:49 PM.

Respectfully submitted:

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date