

**THE CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY / PLANNING COMMISSION**

Madeira Beach City Hall, Patricia Shontz Commission Chambers

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February 5, 2024 - MINUTES

1. CALL TO ORDER

Chairman Wyckoff called the meeting to order at 6:03 PM

2. ROLL CALL

Members in Attendance:

Chairman Wyckoff

Commissioner LaRue

Commissioner Ghovae

Commissioner Dillon

Commissioner Meager

Commissioner Noble

Commissioner Connolly

Members Absent:

None

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

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 January meeting were approved unanimously.

5. NEW BUSINESS

A. Don's Dock Site Plan has been removed from the agenda.

It will potentially be moved to March.

B. Ordinance 2024-02 Open Accessory Structures.

Jenny Rowan presented.

Ms. Rowan said that this is something the commission is familiar with. It is to add open accessory structures to code and fix a couple of parts of the accessory structure section. The main thing is to allow open structures and tiki huts.

Ms. Rowan displayed Section 110-472 and said there are two sections where we should revise the definitions to remove the sentence regarding the "area of open accessory structure as it is redundant. Change verbiage from "all open sides" to "two or more" open sides. Those are the two amendments we are asking for.

Commissioner Dillon asked why the change is needed. Al Carrier commented that the reason is to keep the language simple.

Discussion followed to define and covered the type of permit required, Chickee huts, maintenance, and exclusions sections would stay the same, as would most of the other sections. This was the same code that we saw in the last meeting.

Ms. Rowan mentioned the duplex and multi-family use (sec. 110-484) should be the same as the language for single family homes, and the same for temporary lodging uses.

Commercial zones will stay the same as the last time we saw it as well. Language for working waterfront will also stay the same.

Commissioner Ghovae had a question about the wording of commercial zoning that accessory structures would count toward FAR. Jenny Rowan and Al Carrier responded that it would count as lot coverage but not FAR.

Ms. Rowan moved on to sec 110-490; Deadlines for construction trailers and 110-491, outdoor kitchens including the definition and setbacks and requirements. She stated that she spoke with the Building Official about it and he is comfortable with the language.

Commissioner Ghovae had a question about the sewer lines and Al Carrier explained how to keep water from the sewer system, and said it's OK to drain "gray" water in to lawns. Things like outdoor showers, etc.

Commissioner Connolly had comments about water cleanliness and water going into the canals. He stated what he wants it to be mandatory for sinks to be connected to sanitary sewers.

Discussion followed regarding gray water and included what constitutes gray water and the opinion that not all sink water is gray water. It was stated that outdoor kitchens are more and more elaborate and there are concerns about the environmental impact of water going into the canals.

Ms. Rowan suggested an amendment.

Chairman Wykoff suggested that water supply must have a drain in to the sewer. Commissioner Connolly said that items exist to control all water to sewer even if it needs to go upward.

Commissioner Dillon brought up Cheekie huts and discussion followed regarding sinks. Commissioner Dillon asked if the definition of an outdoor kitchen can contain a sewer requirement.

Jenny Rowan said that 110-491 has technical language.

More discussion followed, regarding how a sink must go to a city sewer. If the outdoor kitchen must be connected to a sewer line.

Discussion returned to walls, and how many walls would equal an enclosure. Commissioner Dillon said one wall is acceptable with three or more open sides.

Discussion ended and the Chair asked for a motion.

Commissioner Dillon made a motion to accept 2024-02 with the amendments stated. Commissioner Connolly seconded the motion. The motion was passed unanimously.

6. OLD BUSINESS:

There was no old business.

7. ADMINISTRATIVE/STAFF PRESENTATION

There was no presentation.

8. PLANNING COMMISSION DISCUSSION

A. John's Pass Activity Center Zoning

On 2/20/24 the John's Pass Village Activity Center goes to County for a vote. If it is approved, it then goes to BOC on 3/13/24 for 2nd reading. This would be to adopt the Comprehensive Plan. After that we would have to amend the LDR to match zoning.

Ms. Rowan reviewed the JPV zoning presentation.

Commissioner Ghovae stated that he would like to see a clause stating that intensity and density can be less, but good design would enable them to get higher densities/intensities.

Ms. Rowan explained that we have something sort of like that in place, but we can look at modifying it to make it more robust.

Commissioner Dillon asked what numbers have changed Andrew Morris replied that after the countywide meeting it's more restrictive now.

A short discussion followed. It was mentioned that in order to increase density, a Development Agreement with design standards would be required.

All Alternative Temporary use would have to go before the board to make sure it would benefit the community.

Commissioner Ghovae asked a question regarding Design Flood Elevation and Ms. Rowan explained that the Commercial Core, Transitional and Traditional areas will not have much change.

Commissioner Dillon asked about setbacks in the Traditional Village area. Ms. Rowan responded that most buildings in that area don't have setbacks. They would remain as is.

Discussion followed.

Chairman Wyckoff asked if anyone else had anything to say or any questions.

Commissioner Noble asked about the date and time of the CDA meeting.

Commissioner Dillon asked that we summarize the new zoning districts in John's Pass Village.

Commissioner Ghovae asked if we can have people call in to meetings. A short discussion followed, and it was concluded that if people want a voice, they can come to Chambers.

9. NEXT MEETING

The next meeting is scheduled for March 4, 2024 at 6:00 PM.

10. ADJOURNMENT

Commissioner Wyckoff adjourned the meeting at 7:23 PM.

Respectfully submitted:

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date