

**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

February 3, 2025 - 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 Dillon
Commissioner Meagher
Commissioner Cloud
Commissioner LaRue
Commissioner Connolly

Members Absent:

Commissioner Noble

Staff Representatives:

Jenny Rowan, Community Development Director
Andrew Morris, Long Range Planner
Nancy Myer, City Attorney
Lisa Scheuermann, Board Secretary

3. PUBLIC COMMENTS

Chairman Wyckoff stated that there were no members of the public in the chambers so the public comments announcement can be skipped.

4. APPROVAL OF MINUTES

Minutes from the September 2024 meeting were approved unanimously.

5. NEW BUSINESS

A. Approval of 2025 Planning Commission Schedule

The Planning Commission Meeting Schedule was approved unanimously.

B. Ordinance 2025-04 Planned Development

Jenny Rowan presented. She stated that most of the changes were grammatical. Some discussion followed regarding height restrictions.

The discussion went through all affected sections of the ordinance and offered brief explanations of changes.

Commissioner Dillon had a question regarding trash pads in setbacks. Andrew Morris responded.

Some discussion followed.

Chairman Wyckoff called for a motion.

Commissioner Cloud made the motion to approve.

Commissioner LaRue seconded.

The motion passed unanimously.

C. Ordinance 2025-05 Temporary Shelters on Residential Properties

Jenny Rowan presented.

Some discussion followed about the sentence regarding the requirement to be in private property in Ordinance section 34-124

Commissioner Dillon made the motion to approve with the amendment to refer back to section 34-124.

Commissioner Connolly seconded the motion.

The motion passed unanimously as amended.

D. Ordinance 2025-06 CIP in the Comprehensive Plan

Jenny Rowan presented. Commissioner Cloud had a comment on formatting. Andrew Morris addressed the comment.

Commissioner Dillon had a comment about raising roads. Some discussion followed.

Chairman Wyckoff called for a motion.

Commissioner LaRue made a motion to approve.

Commissioner Meagher seconded the motion.

The motion passed unanimously

E. Ordinance 2025-07 Adult Use Restriction.

Jenny Rowan presented
Discussion followed.

Chairman Wyckoff called for a motion.
Commissioner Dillon made a motion to approve as presented.
Commissioner Cloud seconded.
The motion passed unanimously.

6. OLD BUSINESS

There was no old business.

7. PLANNING COMMISSION DISCUSSION

Madeira Beach Master Plan Update.

Andrew Morris presented the update.

Commissioner Dillon had a question regarding when approved plans go in to place for C-1 and C-2 zoning districts. Ms. Rowan explained the changes to the code.

Commissioner Cloud had a comment regarding open vs. closed structures on the beach side.

Discussion followed regarding a right to a view.

Chairman Wyckoff mentioned concerns regarding Town Center, Town Homes, FAR and minimum lot size.

Jenny Rowan stated that it is on the list for review.

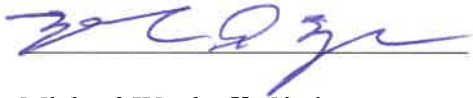
8. NEXT MEETING

The next meeting is scheduled for Monday April 7, 2025, at 6:00 PM.

9. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 7:06 PM.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "Michael Wyckoff", written over a horizontal line.

Michael Wyckoff, Chairman

A handwritten date "3-3-25" in blue ink, written over a horizontal line.

Date

A handwritten signature in blue ink, appearing to read "Lisa Scheuermann", written over a horizontal line.

Lisa Scheuermann, Board Secretary

A handwritten date "3/3/25" in blue ink, written over a horizontal line.

Date