

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
July 7, 2025 - MINUTES

1. CALL TO ORDER

Commissioner Dillon called the meeting to order at 6:00 PM.

2. ROLL CALL

Members in Attendance:

Chairman Wyckoff (Remote)
Commissioner Dillon (Acting Chair)
Commissioner Meagher
Commissioner Cloud
Commissioner LaRue
Commissioner Connolly
Commissioner Noble

Members Absent:

None

Staff Representatives:

Jenny Silver – Community Development Director
Marci Forbes – Community Development Engineer
Andrew Morris, Long Range Planner
Nancy Meyer, City Attorney
Lisa Scheuermann, Board Secretary

3. PUBLIC COMMENTS

Commissioner Dillon invited public comments, no residents came forward.

4. APPROVAL OF MINUTES

Minutes from the April 2025 meeting were approved unanimously.

5. NEW BUSINESS

There was no new business.

6. OLD BUSINESS

There was no old business.

7. ADMINISTRATIVE PRESENTATION

There was no administrative presentation.

8. PLANNING COMMISSION DISCUSSION

A. Nonconformance / Open Sky sections in the Code

Marci Forbes presented.

Jenny Silver spoke about new Chapter 14 items that address elevation

Discussion Points:

- Cantilevered decks
- Rear setbacks and egress requirements
- Multi-family units in R-2 zones
- Clarification of setback allowances
- Upcoming BOC meeting on July 9 regarding these topics
- Elevation challenges due to flooding
- Need for clearer permit sequencing (e.g., elevation vs. stair/slab)
- Potential reduction in variance requests
- Importance of avoiding vague code language

Marci Forbes stated that the goal is to get started with by-right and conditional approvals that will eliminate the need for some variances.

- Flooding problems with houses at grade
- What percentage of variances will be eliminated
- Concerns about issuing elevation permits with stair/slab permits separately

Marci Forbes stated that the phase-two items must be in place prior to closing the elevation permit.

Commissioner Dillon closed the discussion and invited public comments.

One resident spoke in **support of code changes**, citing modern housing needs, curb appeal, and long-term investment.

B. Unfit and Unsafe Structures

Presented by: Marci Forbes

Discussion Points:

- Criteria for declaring structures unsafe or unlivable
- Authority and process for structural evaluations
- Demolition protocols when homeowners are unreachable
- City's recovery of demolition costs through liens
- Balancing enforcement with compassion post-storm recovery

C. Dumpster Enclosures

Discussion Tabled.

D. Masterplan Update

Jenny Silver announced the July 22, 2025 workshop will include review of the draft Masterplan and permitting process improvements.

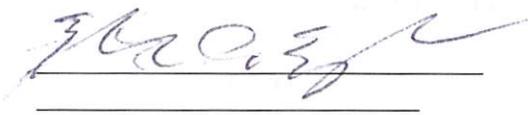
9. NEXT MEETING

The next meeting is scheduled for Monday September 8, 2025, at 6:00 PM.

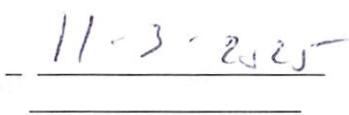
10. ADJOURNMENT

Commissioner Dillon adjourned the meeting at 7:09 PM.

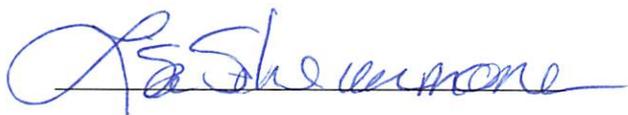
Respectfully submitted:



Michael Wyckoff, Chairman



Date



Lisa Scheuermann, Board Secretary



Date