

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

August 3, 2026 – MINUTES

1. CALL TO ORDER

- Chairman Wyckoff called meeting to order at 6:00 PM

2. ROLL CALL

Present: Wyckoff, Holloway, Noble, Meagher.

Absent: Cloud, LaRue.

A quorum was established

3. PUBLIC COMMENT

Resident Tom Whalley raised three issues: requested an ADA beach mat at 137th Avenue Circle, asked about canal dredging progress after Hurricane Helene, and objected to Caddy's restaurant traffic entering Kitty Stuart Park.

4. APPROVAL OF MINUTES

Previous Minutes: Approved 4-0 (Moved: Meagher, Second: Noble).

5. NEW BUSINESS

Vice Chair Election: Postponed to the next meeting due to low attendance. Approved 4-0 (Moved: Meagher, Second: Noble).

A. ORD 2026-09, Nonconformances and rebuilding regulations

Staff shared compliance metrics and clarified Floor Area Ratio (FAR) definitions for Johns Pass. Approved 4-0 to recommend to the Board of Commissioners on an expedited schedule (Moved: Noble, Second: Meagher).

B. ORD 2026-10, Chapter 106, Vegetation:

Added a tree credit system and retained specific tree lists. Approved 4-0 as written (Moved: Noble, Second: Holloway).

C. ORD 2026-11, Section 110-423 - Intersection Visibility:

Maintained the 36-inch clear-height minimum standard to comply with Senate Bill 180. Approved 4-0 (Moved: Meagher, Second: Noble).

D. ORD 2026-12, Repealing Section 110-670 – Landscaping green area:

Repealed redundant Section 110-670 to centralize rules in Chapter 106. Approved 4-0 (Moved: Noble, Second: Meagher).

E. Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106 Aligned Chapter 82 definitions with Chapter 106 landscape updates. Approved 4-0 (Moved: Noble, Second: Holloway).

6. OLD BUSINESS & STAFF PRESENTATIONS

- None.

7. COMMISSION DISCUSSION

- Staff confirmed a two-phase RFQ process to hire a consultant to rewrite and reorganize the city's land development codes. The Planning Commission will review the draft before it reaches the City Commission.

8. ADJOURNMENT & NEXT MEETING

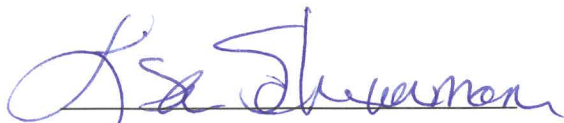
- **Next Meeting:** September 14, 2026, at 6:00 PM.
- **Adjourned:** Meeting Adjourned by Chairman Wyckoff at 6:25 PM



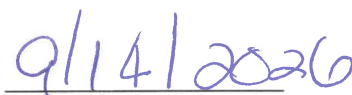
Michael Wyckoff, Chairman



Date



Lisa Scheuermann, Board Secretary



Date