

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
September 14, 2026 – MINUTES

1. CALL TO ORDER

Chairman Wyckoff called the meeting to order at 6:00 PM. He welcomed new Commissioner Mike Druding.

2. ROLL CALL

Present: Chairman Wyckoff, Commissioners LaRue, Cloud, Holloway, Noble, Meagher, and Druding
A quorum was established.

3. PUBLIC COMMENT

No public comment was received on non-agenda items.

4. APPROVAL OF MINUTES

August 2026 Minutes: Motion to approve was made by Commissioner Meagher
Commissioner Noble seconded the motion.

Approved 7-0.

5. NEW BUSINESS

A. Election of Vice Chair

Commissioner Meagher was nominated and selected as Vice Chair. No other nominations were made.

Approved 7-0.

B. Ordinance 2026-10 — Chapter 106, Vegetation

Staff presented revisions to the ordinance following an oversight identified after the Commission's August review concerning hedge requirements for perimeter landscape buffers. The revisions restore existing hedge standards and address conflicts with other code provisions while maintaining the existing 3-foot minimum hedge height.

Commissioner Cloud raised concerns about the requirement limiting palm trees to no more than 50% of required trees, noting that the provision does not reflect existing landscaping practices in Madeira Beach. Staff explained that the provision was consolidated from existing regulations and agreed to provide the City Commission with an analysis of the issue.

Commissioner Cloud also questioned right-of-way provisions that appeared to allow vegetation removal without advance notice to property owners. Staff confirmed that planned work generally includes approximately two weeks' notice and agreed to revise the language to reflect actual practice, with immediate action reserved for emergencies.

Motion: Recommend approval of Ordinance 2026-10, with the additional recommendations that staff analyze the 50% palm limitation and revise the right-of-way notice language.

Motion to approve was made by Commissioner Cloud and seconded by Meagher.
Approved 7-0.

C. Ordinance 2026-16 — Temporary Parking Use

Chairman Wyckoff recused himself because he is an affected property owner and turned the chair over to Vice Chair Meagher.

Staff presented an ordinance establishing temporary parking as a permitted use along Gulf Boulevard and within the Johns Pass Village Activity Center. The measure is intended to provide interim use for hurricane-damaged or vacant properties while owners pursue permanent redevelopment.

The ordinance provides reduced development standards while retaining requirements for drainage, accessible parking, and buffering from residential properties. Staff noted that some sites may face significant stormwater compliance costs.

The Commission discussed the proposed **three-year sunset period**, which was intended to provide sufficient time for redevelopment while preventing temporary parking lots from becoming permanent. Commissioners considered the difference between two- and three-year timelines, the complexity of commercial redevelopment, and the loss of parking during construction of the new Johns Pass hotel.

Staff confirmed that the city cannot regulate prices charged by private parking operators and that automatic renewals are not included.

Public Comment: Mike Wyckoff spoke in support of the ordinance and the three-year term, citing demolition, permitting, and redevelopment challenges.

Motion: Commissioner Noble made a motion for approval of Ordinance 2026-16.
Commissioner Cloud seconded the motion

Approved 6-0, with Chairman Wyckoff recused.

Chairman Wyckoff resumed the chair.

6. OLD BUSINESS

None.

7. ADMINISTRATIVE/STAFF PRESENTATION

None.

8. PLANNING COMMISSION DISCUSSION

None.

9. NEXT MEETING

Monday, October 5, 2026, at 6:00 PM.

10. INFORMATIONAL MATERIALS

None.

11. ADJOURNMENT

The meeting was adjourned following completion of the agenda.

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Wyckoff - Michael - Anthony	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Madeira Beach Planning Commission
MAILING ADDRESS 161 131st Ave E	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY Madeira Beach	COUNTY Pinellas
DATE ON WHICH VOTE OCCURRED 9/14/2026	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael Wyckoff, hereby disclose that on 9/14, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Statute to issue temporary approval for standalone parking on a parcel not previously permitted for such use. I own a parcel that would benefit from the passage of this ordinance.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

9/11/2026

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.