

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  
May 4, 2026 - MINUTES

**Planning Commission Meeting Minutes**

**Call to Order**

Chairman Wyckoff called the meeting to order at 6:01 PM.

**Roll Call**

**Present:** Chairman Wyckoff, Commissioner Cloud, Commissioner Noble, Commissioner Meagher, Commissioner LaRue

**Absent:** Commissioner Connelly

A quorum was established.

**Public Comment**

Chairman Wyckoff opened public comment for items not on the agenda. No public comments were made.

**Approval of Minutes**

The February 2026 meeting minutes were presented for approval.

- Motion to approve: Commissioner LaRue
- Second: Commissioner Cloud

**Motion passed unanimously.**

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**New Business**

**A. Ordinance 2026-03 – Rezoning of 555 150th Avenue**

**Request:** Rezoning of the property at 555 150th Avenue from Planned Development (PD) to C-4 Marine Commercial.

City Attorney Zoe provided an overview of the quasi-judicial process and explained that the rezoning was required under City Code because the previously approved planned development was not constructed, causing the zoning designation to revert to its prior classification.

Staff member Andrew Morris explained that the previous PD allowed similar density and intensity as the proposed C-4 zoning, with the primary difference being a reduction in allowable height from five stories above base flood elevation to three stories above base flood elevation, consistent with the Town Center Special Area Plan.

Discussion included clarification regarding:

- Previous rezoning history of the property
- Height measurements related to base flood elevation and design flood elevation
- Consistency with the Town Center Special Area Plan and Madeira Beach Master Plan

No public comments were made on the item.

Chairman Wyckoff stated the rezoning was Primarily an administrative action returning the property to its prior zoning classification after expiration of the PD approval.

#### **Motion**

- Commissioner Cloud made a motion to approve 2026-03
- Second: Commissioner Meagher

#### **Roll Call Vote**

**Motion passed unanimously.**

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### **B. SP 2026-02 – 503 150th Avenue Major Site Plan**

**Request:** Approval of a major site plan for construction of a replacement Public Works building at 503 150th Avenue.

Staff presented the proposed site plan for a new FEMA-compliant Public Works building to replace the former structure demolished in 2013. The building would include dry flood-proofed office areas and wet flood-proofed bays. Staff noted the project would improve operational efficiency while maintaining existing Public Works activities on the site.

Staff further explained:

- The sanitation fleet would continue operating from the leased 94th Street property
- Landscaping and signage compliance would be addressed during permitting
- The building location was designed to maximize setbacks and buffering from adjacent condominiums
- The Town Center Special Area Plan previously identified the need for an upgraded Public Works facility at the site

## **Public Comment**

Ray Kerr, 583 Johns Pass Avenue, addressed the Commission regarding the broader vision for the Marina properties at 503 and 555 150th Avenue. He requested:

- Development of a comprehensive plan for the combined 10-acre waterfront property
- Additional public meetings regarding the overall site design
- Delaying future development until a master plan is approved
- Consideration of relocating the Public Works building to another portion of the site to allow for future parking and event space opportunities

## **Commission Discussion:**

- Emergency sandbag operations and traffic circulation around the proposed building
- Vehicle access around the structure during emergency operations
- Continued functionality of the existing emergency response layout

Staff confirmed the site would maintain operational circulation for emergency sandbag distribution.

## **Staff Recommended Conditions**

1. The impervious surface ratio shall not be increased to become more non-conforming based on final construction plans.
2. An asset hurricane evacuation plan shall be required at the time of permitting.
3. Staff may utilize administrative waivers as needed for sanitation service and traffic circulation.

## **Motion**

- Motion to approve SP 2026-02 with staff conditions: Commissioner Cloud
- Second: Commissioner LaRue

## **Roll Call Vote**

**Motion passed unanimously.**

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## **Old Business**

No old business was discussed.

## **Staff/Administrative Reports**

Staff advised the Commission that important items would be presented at the next meeting and encouraged attendance.

**Commission Comments**

Chairman Wyckoff commented that upcoming discussions may involve Johns Pass and noted additional public interest in future agenda items.

**Next Meeting**

The next Planning Commission meeting is scheduled for Monday, June 1, 2026.

**Adjournment**

The meeting was adjourned at 6:24 PM by Chairman Wyckoff.

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Michael Wyckoff, Chairman

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Date

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Lisa Scheuermann, Board Secretary

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Date

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