

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
June 1, 2026 - MINUTES

Planning Commission Meeting Minutes

Call to Order

Chairman Wyckoff called the meeting to order at 6:00 PM.

Roll Call

Present: Chairman Wyckoff, Commissioner Cloud, Commissioner Holloway, Commissioner Noble, Commissioner Connolly, Commissioner Marr, and Commissioner LaRue.

Absent: None noted.

A quorum was established.

Public Comment

Chairman Wyckoff opened public comment for items not on the agenda. The City Attorney reviewed the quasi-judicial process. No conflicts of interest or ex parte communications were disclosed.

Approval of Minutes

The May 20, 2026 meeting minutes were presented for approval.

Commissioner LaRue made a motion to approve.

Commissioner Meagher seconded

Motion passed unanimously.

New Business

The first new business item was postponed at the applicant's request.

A. Ordinance 2026-05 – Johns Pass Village Hotel Planned Development Rezoning

Request: Rezoning of approximately 1.457 acres from Johns Pass Village Activity Center C-1 to Planned Development district for the Johns Pass Village Hotel project.

The applicant presented a proposed 87-unit hotel redevelopment with restaurant and retail space, event space, parking garage, public parking, public access improvements, public restrooms, green space, sidewalks, crosswalks, and roadway improvements.

Staff stated that the project was consistent with applicable City and County plans and met the main development standards, with requested flexibility for certain design items.

Discussion included clarification regarding:

- Architectural compatibility with Johns Pass Village
- Traffic circulation and access
- Parking impacts and public parking commitments
- Utility relocation and service continuity
- Public access easements and Pelican Lane extension
- Signage for Walt's Fish Shack and Fisherman's Alley
- Construction commencement timing

Motion

- Commissioner LaRue made a motion to approve
- Commissioner Noble seconded

Motion passed unanimously.

B. Johns Pass Village Hotel Development Agreement

Request: Recommendation of approval for the development agreement associated with the Johns Pass Village Hotel Planned Development.

The development agreement addressed public improvements, public parking, access easements, roadway improvements, public restrooms, green space, and project commitments.

Public Comment / Affected Party Statement

A representative of Fish Runner LLC / Walt's Fish Shack expressed concerns about access, parking, signage, utilities, emergency access, construction impacts, and business visibility. The applicant and staff clarified that the access easement was not time-limited and that utilities would be relocated before existing facilities were removed.

Staff/Applicant Response

The applicant stated that the project would include public benefits and agreed to provide directional signage for Walt's Fish Shack and historical signage for Fisherman's Alley. Staff and the applicant stated the project was consistent with applicable plans, standards, and land development regulations.

Motion

Commissioner Noble made a motion to recommend approval of the development agreement with conditions:

- Add directional signage for Walt's Fish Shack, including signage for access through the garage/easement area to reach the rear parking area.
- Add historical signage identifying Fisherman's Alley on the building.
- Request attorney review and clarification of the construction commencement timetable.

Commissioner Connolly seconded the motion

Motion passed unanimously.

Informational Item

The Commission discussed the proposed vacation of a portion of Fisherman's Alley right-of-way. No Planning Commission vote was required or taken.

Old Business

No old business was discussed.

Staff/Administrative Reports

The development agreement was announced for public hearing before the Board of Commissioners on Wednesday, July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers at City Hall.

Commission Discussion

Commissioners discussed architectural context, parking impacts, access, and the need for signage and clarification of construction timing.

Next Meeting

The next Planning Commission meeting is scheduled for Monday, July 6, 2026, at 6:00 p.m.

Adjournment

The meeting was adjourned at 7:41 PM.

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date