

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, 2026 – MINUTES

Planning Commission Meeting Minutes

1. Call to Order

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

2. Roll Call

Present: Chairman Wyckoff; Commissioners Holloway, Meagher, and LaRue.

Absent: Commissioners Cloud, Noble, and Connolly.

A quorum was established.

3. Public Comment

No members of the public were present.

4. Approval of Minutes

The June 2026 meeting minutes were approved unanimously (4-0).

5. New Business

A. Resolution 2026-06 – Moratorium on Collection of Mobility Fee

Staff presented Resolution 2026-06 to extend the City's mobility fee moratorium through July 31, 2027, while amendments to the Comprehensive Plan and Land Development Regulations are completed. Staff explained the potential overlap between the City's mobility fee and the County's transportation impact fee.

Commissioners discussed the financial impact on property owners, possible refunds of previously collected fees, and the effect on capital projects. Staff indicated refund issues would be addressed during future code amendments.

Motion: Commissioner Meagher moved to approve Resolution 2026-06, seconded by Commissioner LaRue. Motion passed 4-0.

B. Landscaping Regulations – Discussion

Staff presented proposed amendments to landscaping regulations and requested Commission feedback before preparing a formal ordinance.

Topics discussed included:

- Removing the residential living ground cover requirement.
- Right-of-way landscaping materials and maintenance responsibilities.
- Updating artificial turf regulations to comply with state law.
- Simplifying intersection visibility standards.
- Revising tree regulations and considering a tree credit program.

Staff will return with a revised ordinance at the next meeting.

C. Nonconformities and Business Tax Receipt Requirements – Discussion

Staff reviewed proposed amendments to the City's nonconforming use regulations, including:

- Allowing property owners to cure missing Business Tax Receipt requirements after storm damage.
- Removing the R-1 zoning exemption for redevelopment planning.
- Clarifying commercial rebuilding standards using Floor Area Ratio.
- Extending permit deadlines for structures with less than 50% storm damage.

Commissioners discussed balancing additional time for storm recovery with the need to encourage compliance. Staff will provide additional data and return with a revised ordinance for formal consideration.

6. Old Business

None.

7. Administrative/Staff Presentation

None.

8. Planning Commission Discussion

Chairman Wyckoff announced that the election of a Vice Chairperson would be placed on the next meeting agenda.

9. Next Meeting

Monday, August 3, 2026, at 6:00 PM, Commission Chambers, Madeira Beach City Hall.

10. Informational Materials

None.

11. Adjournment

The meeting was adjourned by Chairman Wyckoff.

Next Meeting

The next Planning Commission meeting is scheduled for Monday, August 3, 2026, at 6:00 p.m.

Adjournment

The meeting was adjourned at 7:13 PM.

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date