

**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  
**February 3, 2025 - MINUTES**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

**Members in Attendance:**

Chairman Wyckoff  
Commissioner Dillon  
Commissioner Meagher  
Commissioner Cloud  
Commissioner LaRue  
Commissioner Connolly

**Members Absent:**

Commissioner Noble

**Staff Representatives:**

Jenny Rowan, Community Development Director  
Andrew Morris, Long Range Planner  
Nancy Myer, City Attorney  
Lisa Scheuermann, Board Secretary

**3. PUBLIC COMMENTS**

Chairman Wyckoff stated that there were no members of the public in the chambers so the public comments announcement can be skipped.

**4. APPROVAL OF MINUTES**

Minutes from the September 2024 meeting were approved unanimously.

## **5. NEW BUSINESS**

### **A. Approval of 2025 Planning Commission Schedule**

The Planning Commission Meeting Schedule was approved unanimously.

### **B. Ordinance 2025-04 Planned Development**

Jenny Rowan presented. She stated that most of the changes were grammatical. Some discussion followed regarding height restrictions.

The discussion went through all affected sections of the ordinance and offered brief explanations of changes.

Commissioner Dillon had a question regarding trash pads in setbacks. Andrew Morris responded.

Some discussion followed.

Chairman Wyckoff called for a motion.

Commissioner Cloud made the motion to approve.

Commissioner LaRue seconded.

The motion passed unanimously.

### **C. Ordinance 2025-05 Temporary Shelters on Residential Properties**

Jenny Rowan presented.

Some discussion followed about the sentence regarding the requirement to be in private property in Ordinance section 34-124

Commissioner Dillon made the motion to approve with the amendment to refer back to section 34-124.

Commissioner Connolly seconded the motion.

The motion passed unanimously as amended.

### **D. Ordinance 2025-06 CIP in the Comprehensive Plan**

Jenny Rowan presented. Commissioner Cloud had a comment on formatting. Andrew Morris addressed the comment.

Commissioner Dillon had a comment about raising roads. Some discussion followed.

Chairman Wyckoff called for a motion.

Commissioner LaRue made a motion to approve.

Commissioner Meagher seconded the motion.

The motion passed unanimously

**E. Ordinance 2025-07 Adult Use Restriction.**

Jenny Rowan presented  
Discussion followed.

Chairman Wyckoff called for a motion.  
Commissioner Dillon made a motion to approve as presented.  
Commissioner Cloud seconded.  
The motion passed unanimously.

**6. OLD BUSINESS**

There was no old business.

**7. PLANNING COMMISSION DISCUSSION**

Madeira Beach Master Plan Update.

**Andrew Morris** presented the update.

Commissioner Dillon had a question regarding when approved plans go in to place for C-1 and C-2 zoning districts. Ms. Rowan explained the changes to the code.

Commissioner Cloud had a comment regarding open vs. closed structures on the beach side.

Discussion followed regarding a right to a view.

Chairman Wyckoff mentioned concerns regarding Town Center, Town Homes, FAR and minimum lot size.

Jenny Rowan stated that it is on the list for review.

**8. NEXT MEETING**

The next meeting is scheduled for Monday April 7, 2025, at 6:00 PM.

**9. ADJOURNMENT**

Chairman Wyckoff adjourned the meeting at 7:06 PM.

Respectfully submitted:

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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

DRAFT