

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 2, 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, Commissioners Cloud, Dillon, Connolly, Magher, and LaRue.

Absent: Commissioner Noble.

A quorum was established.

Public Comment

No public comments.

Approval of Minutes

The minutes from the previous meeting were approved unanimously.

Old Business

Ordinance 2026-02 – Nonconforming Time Limitations

Staff presented revisions to the ordinance addressing repair deadlines for structures damaged by Hurricanes Helene and Milton.

- The deadline for repairing nonconforming structures with less than 50% damage was extended from 18 months to 2 years (until September 25, 2026).
- Nonconforming uses are not affected if they were never terminated.
- Properties with more than 50% damage have no time limitation to rebuild, including those participating in the Elevate Florida program.
- Commissioner Dillon asked about properties awaiting Elevate Florida funding. Staff clarified that owners of structures under 50% damage must either repair within two years or elevate without a deadline.

The ordinance was approved unanimously.

New Business

None.

Planning Commission Discussion**140th Avenue & Pruitt Street Project**

Commissioner Noble asked about the status of the construction project. Staff indicated Public Works is managing it and believes it may be completed within the next month or two. Staff will provide an update.

Density Stacking (C-3 & C-4 Districts)

Staff explained that implementing density stacking would require a Comprehensive Plan amendment, which could take up to a year due to required county, state, and regional review. The issue remains under consideration.

Trailer Timeframes

Trailer placement is governed by Florida law and allows up to 36 months. This aligns with current building repair extensions.

Pinellas County Parking Lots

Commissioner Magher expressed concern about the condition of county-owned parking lots across from the gas station. No specific action was taken.

555 150th Avenue (Former PD Site)

Upcoming town halls will gather public input.

Key points:

- The current Planned Development (PD) designation must be removed.
- The property would revert to C-4 Marine Commercial zoning.
- Rezoning will require public hearings before the Planning Commission.
- Depending on community input, the city may adjust permitted uses during rezoning.
- An ad hoc committee may be considered, similar to the previous City Marina review process.
- Public Works recently cleaned and graded the site.
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Planning Commission Responsibilities

Commissioner Dillon raised the possibility of expanding the Commission's responsibilities, noting any changes would need to come from the Board of City Commissioners. No formal action was taken since it was not on the agenda.

Next Meeting

Monday, March 2, 2026 at 6:00 PM.

Chairman Wyckoff will be absent. The meeting will proceed if a quorum is present.

Adjournment

Meeting adjourned at 6:24 PM.

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date