

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
November 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 Meagher
Commissioner Cloud
Commissioner LaRue
Commissioner Connolly
Commissioner Noble

Members Absent:

Commissioner Dillon

Staff Representatives:

Marci Forbes – Community Development Director
Andrew Morris- Long Range Planner
Nancy Meyer- City Attorney
Lisa Scheuermann- Board Secretary

3. PUBLIC COMMENTS

Chairman Wyckoff invited public comments, no residents came forward.

4. APPROVAL OF MINUTES

Minutes from the July 2025 meeting were approved unanimously.

5. New Business

- **Staff Update:** The Community Development Director announced her promotion following Jenny Silver's departure (now part-time support).

A. Resolution 2025-09 – Adoption of Updated Madeira Beach Master Plan

- **Presentation:** Hannah Schaefer and Madison Parker (Kimley Horn) presented the final draft of the Madeira Beach Master Plan, a long-term guiding document (5-, 10-, and 20-year goals) for city growth, infrastructure, and community priorities.
- **Public Engagement:** The planning process began in spring 2024 and included:
 - 3 workshops (147 attendees)
 - 2 online surveys (518 responses)
 - Stakeholder meetings with FDOT, PSTA, Forward Pinellas, etc.
 - Pop-up events at community markets and festivals
- **Focus Areas:**
 1. Transportation – Safety, beautification, parking
 2. Development – Directing growth while preserving character
 3. Economic Development – Support for local businesses and parking
 4. Sustainability – Storm preparation, flood education, stormwater management
 5. Parks & Recreation – Connectivity and kid-friendly spaces
 6. Beautification – Preserve fishing village character, enhance city entrances
- **Implementation:**
 - Plan includes short-, mid-, and long-term goals plus a grants matrix.-
 - Commissioner Cloud recommended a progress dashboard; Schaefer agreed.
 - Community Development Director, Marci Forbes noted the Mayor supports using strategic planning for prioritization.
- **Comments:**
 - Commissioner Cloud praised the clarity of Chapter 5.
 - Chairman Wyckoff suggested flexibility for mixed-use density and supported ideas like transient docks, short-term rental zones, and a new activity center on Gulf Blvd (140th–145th).
- **Action:**
 - Motion: Recommend approval of Resolution 2025-09
 - Moved by: Cloud | Seconded by: Noble | Vote: Unanimous approval

B. Ordinance 2025-19 – C-3 Zoning District Setbacks (Public Hearing)

- Overview: Community Development Director Marci Forbes explained the text amendment—consistent with master plan goals—was submitted as a private application.
- Details:
 - City Planner Andrew Morris distributed updated text clarifying side setbacks for narrow or corner lots.
 - Proposed reduction of front yard setbacks from 25 ft to 10 ft in C-3 districts due to Gulf Blvd road widening, improving feasibility for pedestrian-oriented mixed-use buildings.
- Applicant Comments:
 - Property owner Dave Wonsick explained his mixed-use project replaces a hurricane-damaged structure and has a smaller footprint.
- Discussion:
 - Commissioner Noble asked about lot width definitions; confirmed by Morris.
 - Chairman Wyckoff supported the change, noting reduced lot depths (from 110–120 ft to 80 ft) make current setbacks impractical.
- Action:
 - Motion: Approve Ordinance 2025-19 as presented
 - Moved by: Cloud | Seconded by: LaRue | Vote: Unanimous approval

6. OLD BUSINESS

There was no old business.

7. ADMINISTRATIVE PRESENTATION

There was no administrative presentation.

8. PLANNING COMMISSION DISCUSSION

There was no planning commission discussion.

9. NEXT MEETING

The next meeting is scheduled for Monday December 1, 2025, at 6:00 PM.

10. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 7:11 PM.

Respectfully submitted:

Michael Wyckoff, Chairman

Lisa Scheuermann, Board Secretary

Date

Date