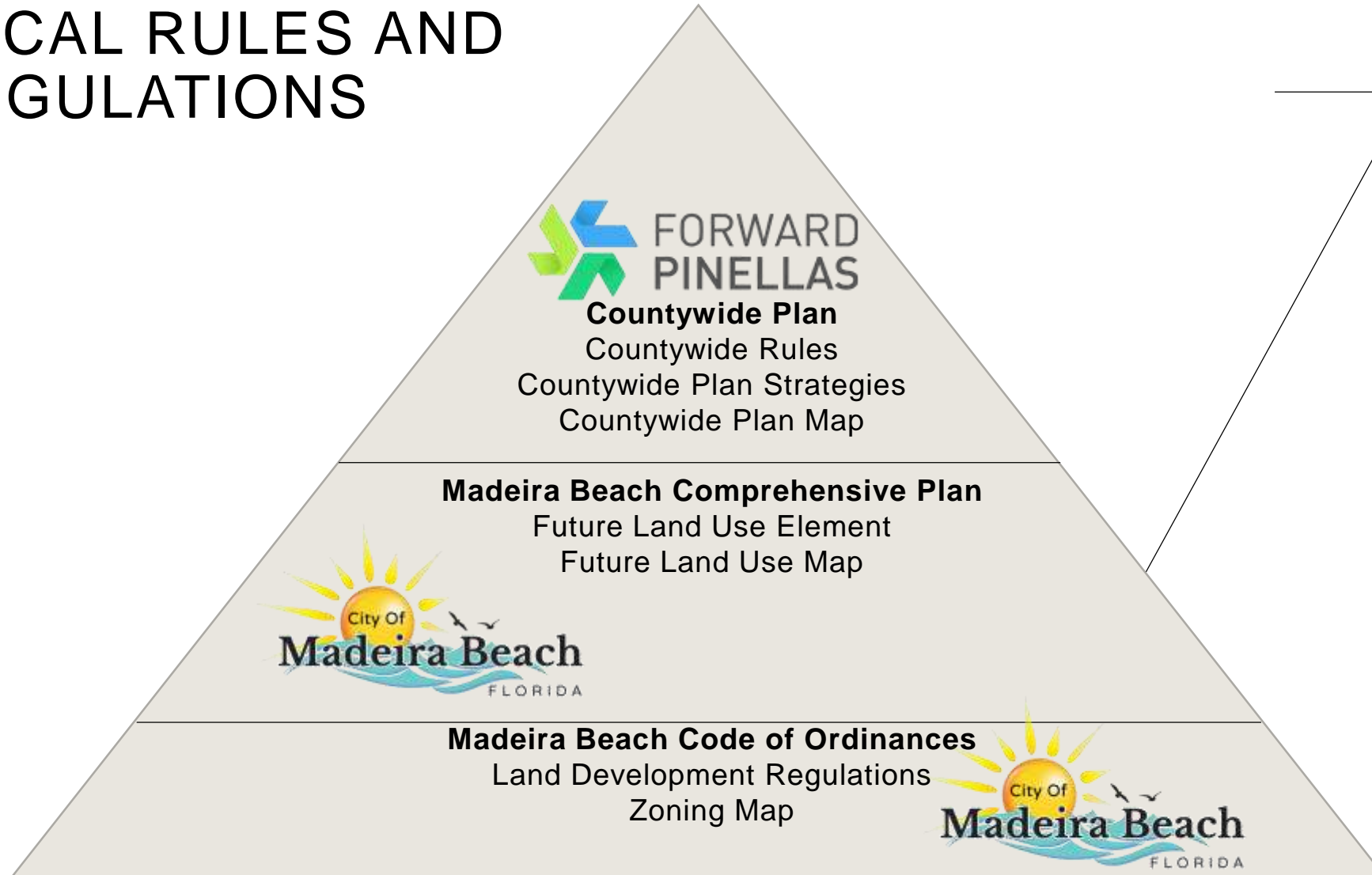


# LAND USE CONSISTENCY

Community Development Department

May BOC Workshop 2023

# LOCAL RULES AND REGULATIONS



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# PART ONE

Consistency with the Countywide Plan and  
Madeira Beach Comprehensive Plan

# COUNTYWIDE PLAN MAP



## Countywide Plan Map Categories

-  Residential Low Medium
-  Residential Medium
-  Resort
-  Retail Services
-  Public/Semi-Public
-  Recreation/Open Space
-  Preservation

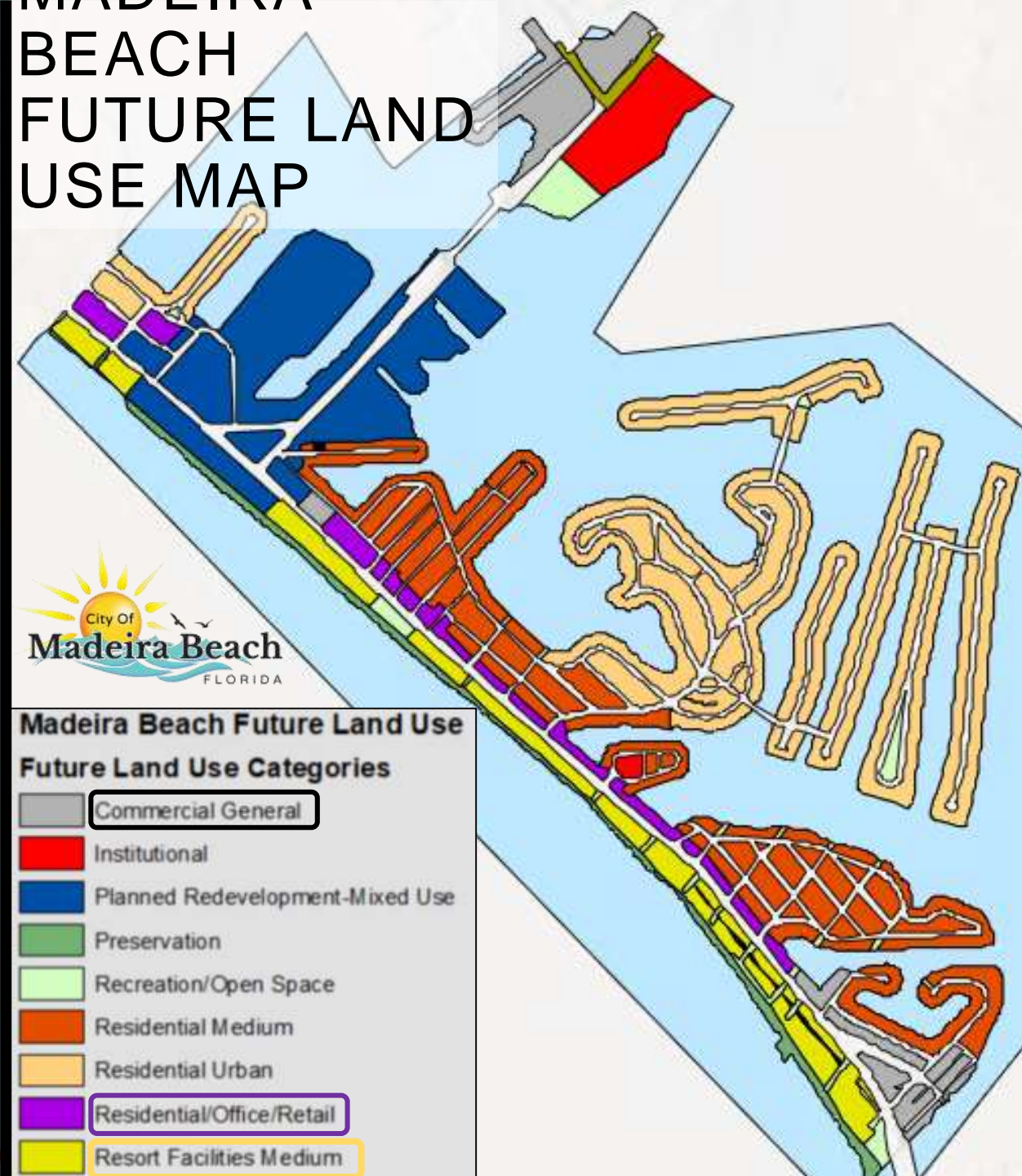


# MADEIRA BEACH FUTURE LAND USE MAP



## Madeira Beach Future Land Use Future Land Use Categories

-  Commercial General
-  Institutional
-  Planned Redevelopment-Mixed Use
-  Preservation
-  Recreation/Open Space
-  Residential Medium
-  Residential Urban
-  Residential/Office/Retail
-  Resort Facilities Medium



## COUNTYWIDE MEASUREMENT OF DENSITY/INTENSITY

- **Nonresidential:** FAR
- **Residential:** UPA or FAR if permitted by the category
- **Temporary Lodging:** UPA or nonresidential FAR or UPA and FAR with alternative temporary lodging use standards (inclusive of the garage)
- **Mixed Use:** combination of residential and nonresidential density/intensity standards allocated to respective proportion or all-inclusive FAR

UPA: Units per acre

FAR: Floor Area Ratio



# MADEIRA BEACH MEASUREMENT OF DENSITY/INTENSITY

- **Commercial:** FAR
- **Residential:** UPA and FAR
- **Temporary Lodging:** UPA and FAR
- **Mixed Use:** combination of residential or temporary lodging and commercial density/intensity standards allocated to respective proportion

UPA: Units per acre  
FAR: Floor Area Ratio



# COUNTYWIDE PLAN MAP CATEGORY

Category	UPA Residential	UPA Temporary Lodging	FAR Nonresidential
Resort (R)	30	50	1.2
Retail & Services (R&S)	24	40	0.55

# MB FUTURE LAND USE MAP CATEGORY

Category	UPA Residential	UPA Temporary Lodging	FAR
Resort Facilities Medium (RFM)	18	45/60/75*	1.0/1.5/2.0*
Residential Office Retail (R/O/R)	18	45	1.0
Commercial General (CG)	15	60	1.2

UPA: Units Per Acre  
FAR: Floor Area Ratio  
\*Depends on lot size

# ALTERNATIVE TEMPORARY LODGING USE STANDARDS COUNTYWIDE RULES 5.2.1.3

- Standards must be included in the local Comprehensive Plan and Land Development Regulations
- To use the standards there must be an approved Development Agreement



# ALTERNATIVE TEMPORARY LODGING USE STANDARDS COUNTYWIDE RULES

Countywide Plan Category	Property Area Requirements	UPA Temporary Lodging	FAR
Resort (R)	< One Acre	75	2.2
	One to Three Acres	100	3.0
	> Three Acres	125	4.0
Retail & Services (R&S)	No Size Limitations	60	1.2

UPA: Units Per Acre

FAR: Floor Area Ratio



# MADEIRA BEACH HISTORY

The Comprehensive Plan was amended in 2007 (Ordinance 1125) to mirror the alternative temporary lodging provision, but the City incorrectly applied them to the entire Commercial General, Retail/Office/Residential, and Resort Facilities Medium area.

Ordinance 1138 (2008) amended the Land Development Regulations to include the Alternative Temporary Lodging Use Standards, but did not provide standards given “by right” (without using the Alternative Temporary Lodging provision)

Commercial General (CG), with a density of 0 to 15 residential units per acre for multifamily dwellings and a temporary lodging density of up to 60 units per acre with a maximum floor area ratio (FAR) of 1.2 and impervious surface ratio (ISR) of 0.9. CG shall not include residential equivalent uses.

Residential/Office/Retail (R/O/R), with a residential density of 0 to 18 units per acre and a temporary lodging density of up to 45 units per acre with a maximum FAR of 1.0 and an ISR of 0.85 and a percentage distribution of 30 to 50 percent residential, 30 to 60 percent nonresidential, and 0 to 20 percent “other”. R/O/R shall not include residential equivalent, research/development, and light manufacturing/assembly uses.

Resort Facilities Medium (RFM), with a residential density of 0 to 18 units per acre and temporary lodging with maximum density and intensity standards as shown in the table below with an approximate percentage distribution of 70 to 100 percent residential, 0 to 20 percent nonresidential, and 0 to 10 percent “other”. RFM shall not include residential equivalent uses.

Temporary Lodging Density and Intensity Standards for the RFM land use plan category are as follows, subject to the specific standards to be set forth in a Development Agreement as provided for in the City’s land development regulations.

Land Area	Units per Acre	FAR	ISR
Less than 1 acre	45	1.0	0.85
Between one acre and three acres	60	1.5	0.85
Greater than three acres	75	2.0	0.85

## MADEIRA BEACH COMPREHENSIVE PLAN

- Does not clarify the temporary lodging density and higher FAR is only allowed with a Development Agreement
- Does not provide temporary lodging and FAR “by right”





# SOLUTION FOR COMPREHENSIVE PLAN

- Not create nonconforming properties
- Consist with Countywide Plan
- Clarify and reduce temporary lodging UPA and FAR “by right”
- Clarify Development Agreement Requirement for Alternative Temporary Lodging Use Standard
- Clarify FAR is only for commercial use (not residential or temporary lodging)
- Clarify FAR is only calculated for temporary lodging when using the alternative temporary lodging use standards

UPA: Units per acre

FAR: Floor Area Ratio



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# PART TWO

Consistency with the Countywide Plan,  
Madeira Beach Comprehensive Plan, and  
Land Development Regulations



# COUNTYWIDE PLAN MAP












## Countywide Plan Map Categories

-  Residential Low Medium
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-  Retail Services
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-  Preservation

# MADEIRA BEACH ZONING MAP



## Madeira Beach Zoning Zoning Categories

-  C-1
-  C-2
-  C-3
-  C-4
-  P-SP
-  PD
-  R-1
-  R-2
-  R-3



# COUNTYWIDE PLAN MAP CATEGORY

Category	UPA Residential	UPA Temporary Lodging	FAR Nonresidential
Resort (R)	30	50	1.2
Retail & Services (R&S)	24	40	0.55

## MB ZONING CATEGORY



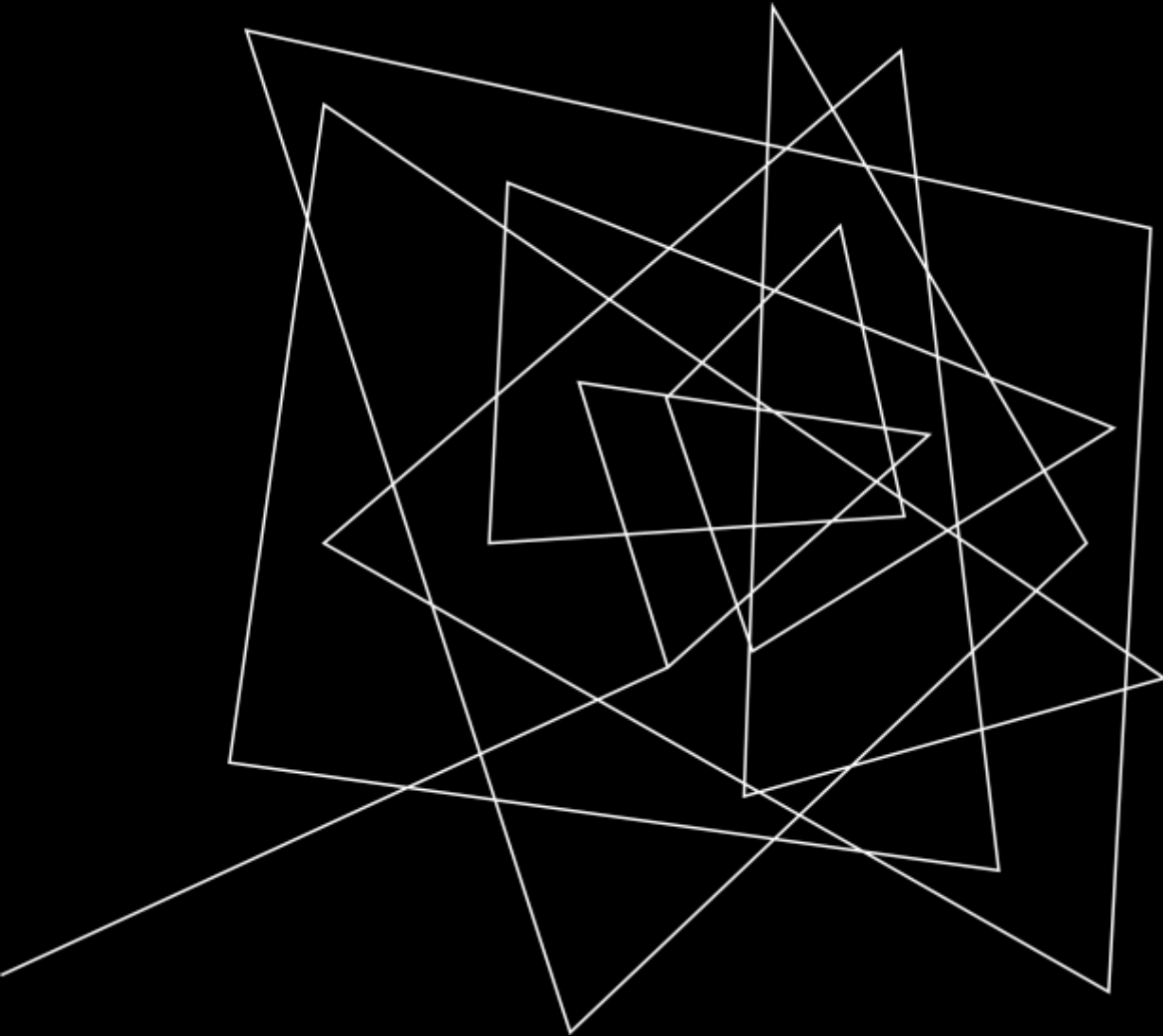
Category	UPA Residential	UPA Temporary Lodging	FAR
R-3	18	45/60/75*	1.0/1.5/2.0*
C-3	15/18**	45/60**	0.55/1.0/1.2**
C-4	15	60	0.55/1.2**

UPA: Units Per Acre  
FAR: Floor Area Ratio

\*Depends on lot size

\*\* Depends on  
Comprehensive Plan Future  
Land Use Category and use

# SOLUTION FOR LDR



- Not create nonconforming properties
- Consist with Countywide Plan
- Clarify and reduce temporary lodging UPA and FAR “by right”
- Clarify Development Agreement Requirement for Alternative Temporary Lodging Use Standard
- Clarify FAR is only for commercial use (not residential or temporary lodging)
- Clarify FAR is only calculated for temporary lodging when using the alternative temporary lodging use standards

UPA: Units Per Acre  
FAR: Floor Area Ratio



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# PART THREE

Next Steps

# PROCESS AND TIMELINE

