



Memorandum

Meeting Details: July 10, 2023, Planning Commission

Prepared For: Planning Commission

From: Community Development Department

Subject: Density and Intensity Consistency with Forward Pinellas

Background: The Madeira Beach Comprehensive Plan and Land Development Regulations (LDRs) in the Madeira Beach Code of Ordinances are inconsistent with the Forward Pinellas Countywide Plan. The city must remedy this inconsistency.

Discussion: The City of Madeira Beach previously adopted the alternative temporary lodging use standards available from Forward Pinellas (2007 and 2008). The standards were not clearly defined within the City's Comprehensive Plan and LDRs. The city is required to be consistent with the Forward Pinellas Countywide Plan. To be consistent with the Countywide Plan, the city must make amendments to the Comprehensive Plan and LDRs. The upcoming amendments will include clarification of the alternative temporary lodging use standards, clarification of intensity and density standards without using the alternative temporary lodging use standards, update allowed uses terminology to conform with the Countywide Plan definitions, and clarify the measurement of intensity and density to be consistent with the Forward Pinellas Countywide Plan.

Recommendation(s): Staff recommends amending the Madeira Beach Comprehensive Plan and Code of Ordinances to conform to the Forward Pinellas Countywide Plan.

Attachments:

- Amendments to Section 82-2 Definitions in the Madeira Beach Code of Ordinances
- Amendments to R-3, C-1, C-2, C-3, and C-4 in the Madeira Beach Code of Ordinances
- Land Use Placemat
- Forward Pinellas Consistency Letter
- Forward Pinellas Countywide Plan Rules
- Forward Pinellas Countywide Plan Map
- Madeira Beach Zoning Map

- Madeira Beach Comprehensive Plan Future Land Use Map