



LAND USE CONSISTENCY CLARIFICATION OF INTENSITY/DENSITY TO THE CITY OF MADEIRA BEACH  
COMPREHENSIVE PLAN & LAND DEVELOPMENT REGULATIONS PER THE COUNTYWIDE COMPREHENSIVE PLAN



**Why the need for clarification:** The City of Madeira Beach Comprehensive Plan (comp plan) was amended in 2007 (Ordinance 1125) to mirror the “Alternative Temporary Lodging Use Standards” (ATLUS) provision of the Countywide Plan, however the provision was incorrectly applied to our entire Commercial General (CG), Retail/Office/Residential (ROR), and Resort Facilities Medium (RFM) categories. Subsequently, in 2008, our Land Development Regulations (LDRs) were similarly amended (Ordinance 1138) to include the “Alternative Temporary Lodging Use Standards”. The City of Madeira Beach is required to be consistent with the Countywide Plan and is currently not because of the way the ATLUS were adopted locally. These proposed amendments clarify how to use these already adopted standards as required with the Countywide Plan and to clean up definitions to be consistent with the county (Forward Pinellas).

**Definitions to know as you review this information:**

- **Floor area ratio (FAR)** means a ratio of square footage of gross floor area divided by the square footage of land area, creating a ratio for building area to property area. As related to FAR, gross floor area can generally be viewed as the square footage (SF) of conditioned space including of a portion of the area dedicated to building access. This is the measurement of intensity.
- **Units Per Acre (UPA)** means a ratio of residential or temporary lodging units per acre of land. This is the measurement of density. This number is always rounded down.
- **Temporary lodging** use means a facility containing one or more temporary lodging units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one month, more than three times in any consecutive 12-month period. This term includes tourist condo-hotel and motel/hotel as elsewhere defined in the City of Madeira Beach Code.
- **“By Right”** means that development of the property may proceed under the established local codes with no need for a variance, special exception or development agreement.
- **LDRs** refer to our Land Development Regulations found in the Madeira Beach Code of Ordinances. This includes the zoning (intensity, density, setbacks, height, uses), landscape requirements, drainage requirements, accessory structures etc.
- **Comprehensive Plan (comp plan)** sets forth a vision for the city’s future, providing both foundations and limitation for all land use regulations (includes uses, intensity and density), the city’s plan is designed to be consistent with the Countywide Plan and must adhere to Florida Statutes.
- **Development Agreement (DA)** is a contract between a local jurisdiction and a property owner outlining the obligations of both parties, specifying the standards by which the property can be developed. While the DA can adjust LDR requirements it must still be compliant with the comprehensive plan.

For ease of review some of the above definitions have been truncated so for more detailed Definition information please use the below link to the City of Madeira Beach Code of ordinances [https://library.municode.com/fl/madeira\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH82GEPR\\_S82-2DE](https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH82GEPR_S82-2DE) , this link can also be found on the City of Madeira Beach website.

**What is being addressed:** When the above referenced ordinances were incorporated into the Comp Plan & LDRs, our comp plan did not provide clear differentiation between what would be allowed “by right” versus what would require a development agreement (DA).

**The Impact:** With these clarifications, the city comprehensive plan will become consistent with the Countywide Plan as intended when this process began in 2007. Please see the tables provided, noting the “by right” allowances in our code will be reduced and a DA will be required if a developer decides to use the “Alternative Temporary Lodging Use Standards”. The clarifications will provide better, more relevant definitions and provide clarity on how the FAR and UPA are calculated and imposed on developments.

**What are the “Alternative Temporary Lodging Use Standards” and why have them:** The “Alternative Temporary Lodging Use Standards” provide guidelines and limitations by which a qualifying property, based on map category, can be developed, details in the attached tables.

---

NOTES:

TABLES - LAND USE CONSISTENCY CLARIFICATION FOR INTENSITY/DENSITY

PINELLAS COUNTY COMPREHENSIVE PLAN COMPARED TO THE CITY OF MADEIRA BEACH FOR EQUIVALANT CATERGORIES - CURRENT STANDARDS

PINELLAS COUNTYWIDE COMPREHENSIVE PLAN							CITY OF MADEIRA BEACH COMPREHENSIVE PLAN			
	"BY RIGHT" ALLOWANCES			"ALTERNATIVE TEMPORARY LODGING STDS." W/ DA ONLY				"BY RIGHT" ALLOWANCES		
MAP CATEGORY	FAR	RESIDENTIAL UPA	TEMP LODGING UPA	FAR	RESIDENTIAL UPA	TEMP LODGING	MAP CATEGORY	FAR	RESIDENTIAL UPA	TEMP LODGING UPA
Retail & Services	0.55	24	40	1.2	NA	60	Commercial General (CG)	1.2	15	60
							Residential/Office/Retail (ROR)	1	18	45
Resort	1.2	30	50	2.2 - 4.0*	NA	75 - 125*	Resort Facilities Medium (RFM)	1.0 - 2.0*	18	45 - 75*

CITY OF MADEIRA BEACH COMPREHENSIVE PLAN - SIDE BY SIDE COMPARISON

CURRENT COMPREHENSIVE PLAN ALLOWANCES				COMPREHENSIVE PLAN ALLOWANCES AFTER UPDATE					
	"BY RIGHT" ALLOWANCES			AFTER UPDATE "BY RIGHT" ALLOWANCES			"ALT. TEMP. LODGING STDS." W/ DA ONLY		
MAP CATEGORY	FAR	RESIDENTIAL UPA	TEMP LODGING UPA	FAR (COMMERCIAL)	RESIDENTIAL UPA	TEMP LODGING	FAR	RESIDENTIAL UPA	TEMP LODGING
Commercial General (CG)	1.2	15	60	0.55	15	40	1.2	NA	60
Residential/Office/Retail (ROR)	1.0	18	45	0.55	18	40	1.2	NA	60
Resort Facilities Medium (RFM)	1.0 - 2.0*	18	45 - 75*	0.55	18	50	2.0	NA	60

THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS - SIDE BY SIDE COMPARISON

		FAR		RESIDENTIAL UPA		TEMP LODGING UPA		ALT TEMP LODGING AFTER UPDATE - W/ DA ONLY***	
ZONING MAP CATEGORY	COMP PLAN MAP CATEGORY	CURRENTLY ALLOWED	ALLOWED AFTER UPDATE (COMMERCIAL)	CURRENTLY ALLOWED	ALLOWED AFTER UPDATE	CURRENTLY ALLOWED	ALLOWED AFTER UPDATE	FAR	UPA
C-1 (Tourist Commercial)	CG	1.2	0.55	15	15	60	40	1.2	60
C-2 (John's Pass Marine Commercial)	CG	0.55	0.55	Not Permitted	Not Permitted	Not Permitted	Not Permitted	NA	NA
C-3 (Retail Commercial)	CG & ROR	1.0	0.55	15/18**	15/18**	45/60**	40	1.2	60
C-4 (Marine commercial)	CG	0.55/1.2**	0.55	15	15	60	40	1.2	60
R-3 (Med. Density Multifamily Res.)	RFM	1.0 - 2.0*	0.55	18	18	45 - 75*	50	2.0	60

\* Depends on size of the lot

\*\* Depends on future land use category in the comprehensive plan & the proposed use

\*\*\*The above FAR & UPA is subject to change based on the Planning Commission and the Board of Commissioners