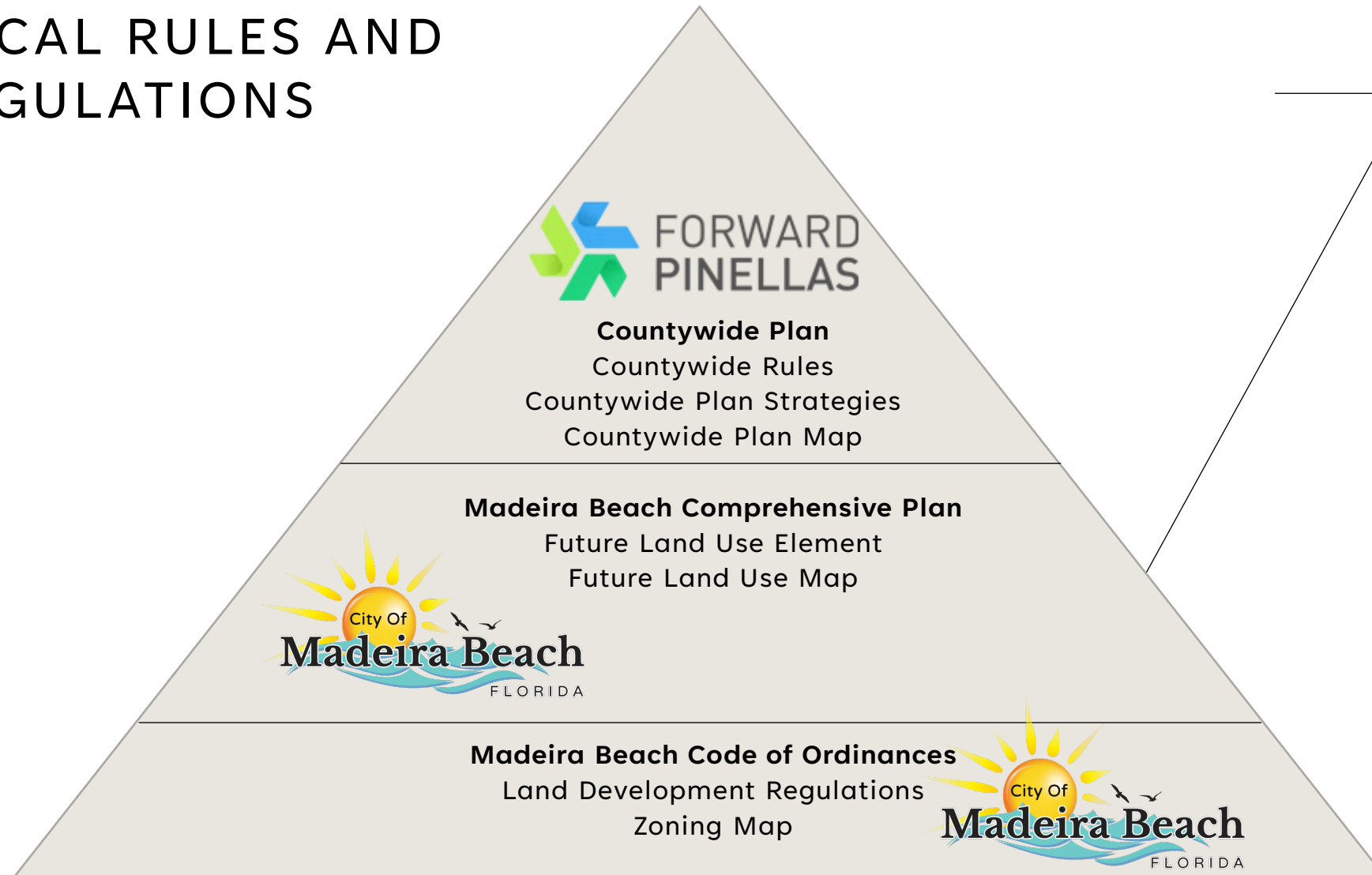


LAND USE CONSISTENCY

Community Development Department

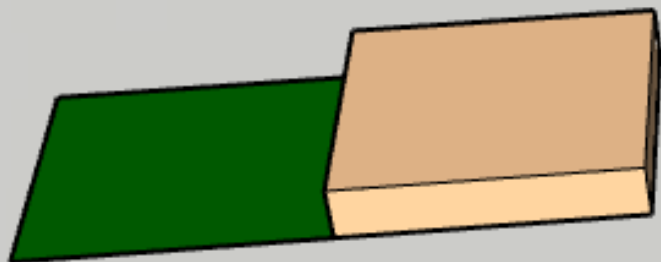
June 17, 2023

LOCAL RULES AND REGULATIONS

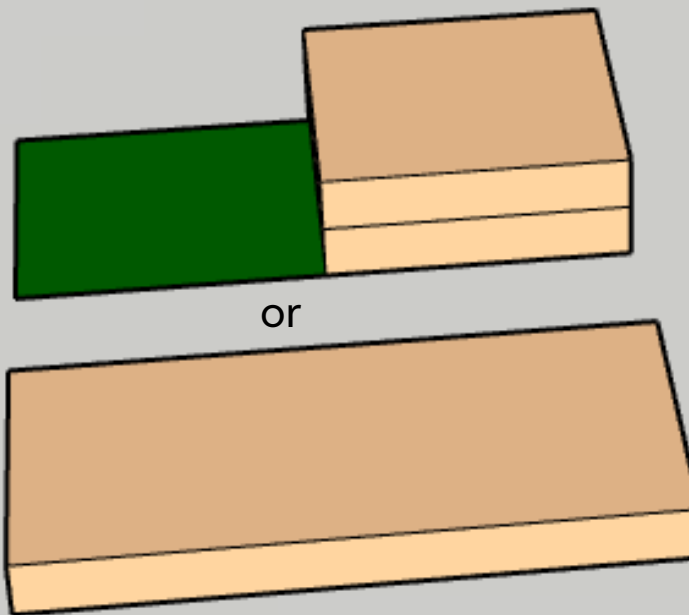


FAR Visualized

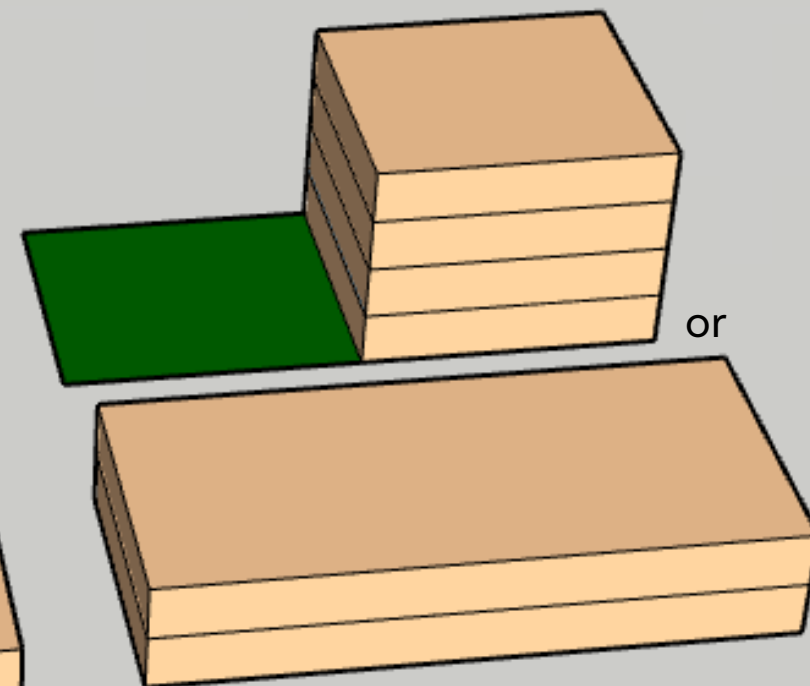
FAR 0.5



FAR 1.0



FAR 2.0



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



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).

CURRENT COUNTYWIDE STANDARDS



Countywide Plan Map Category			Alternative Temporary Lodging Use Standards	
Retail and Services	FAR 0.55	Residential UPA: 24 Temporary UPA: 40	FAR 1.2	Temporary UPA: 60
Resort	FAR 1.2	Residential UPA: 30 Temporary UPA: 50	FAR 2.2-4.0*	Temporary UPA: 75-125*

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

FORWARD PINELLAS 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 can be more restrictive than these standards

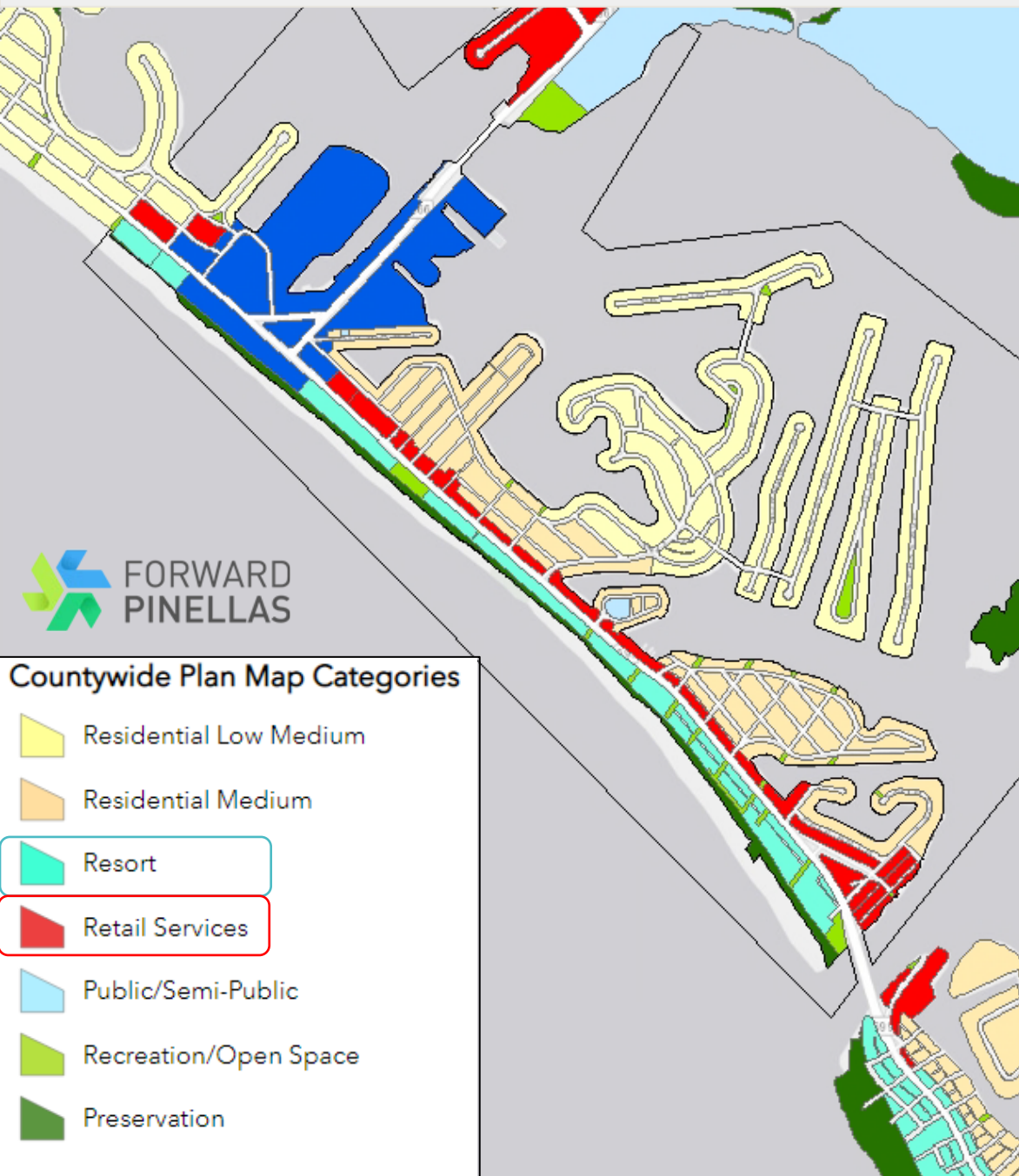


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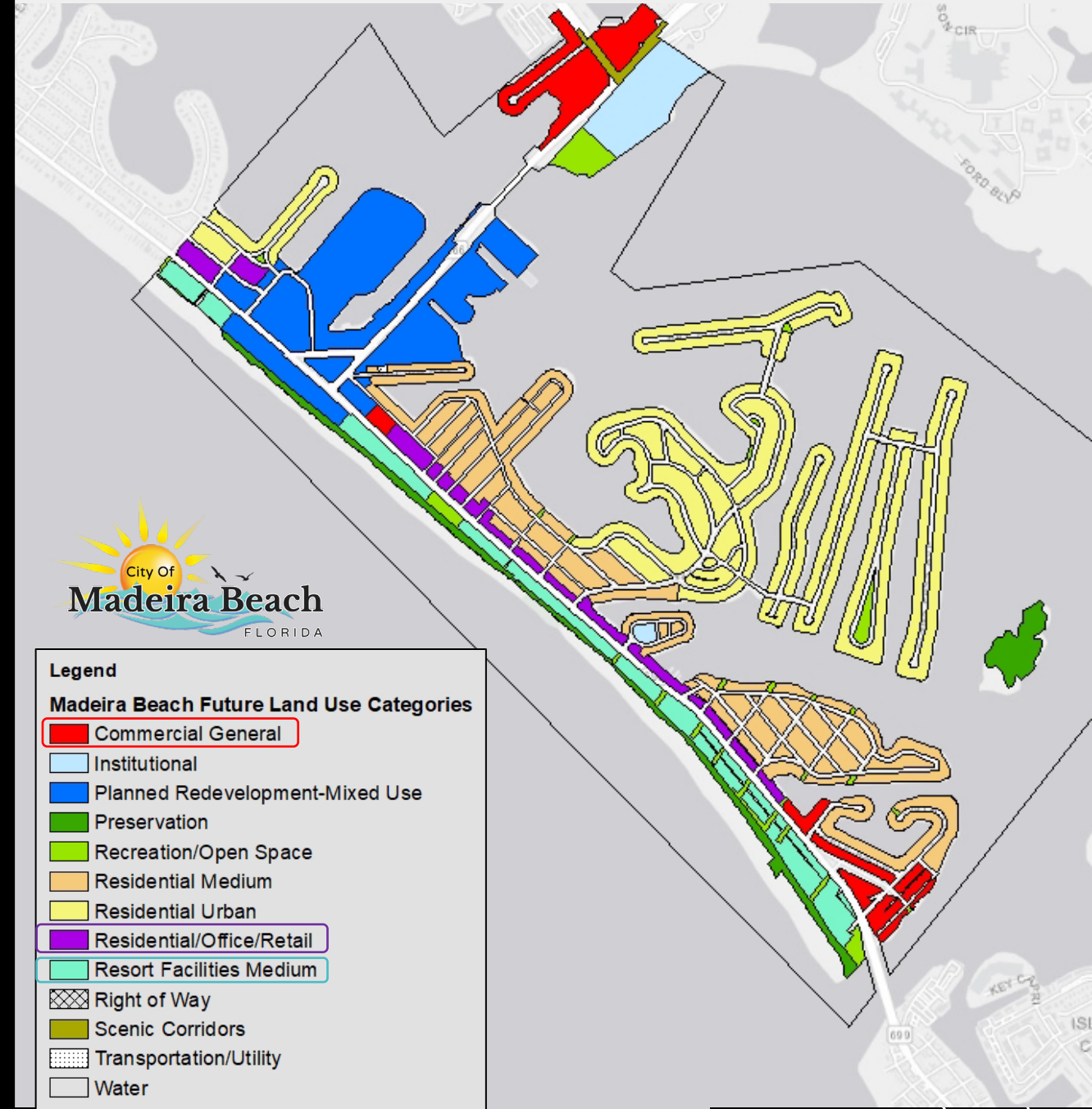
PART ONE

Consistency with the Countywide Plan and
Madeira Beach Comprehensive Plan

COUNTYWIDE PLAN MAP



MADEIRA BEACH FUTURE LAND USE MAP



CURRENT STANDARDS



Countywide Plan Map Category			Madeira Beach Comprehensive Plan Future Land Use Map Category		
Retail and Services	FAR 0.55	Residential UPA: 24 Temporary UPA: 40	Commercial General	FAR 1.2	Residential UPA: 15 Temporary UPA: 60
			Residential/Office/Retail	FAR 1.0	Residential UPA: 18 Temporary UPA: 45
Resort	FAR 1.2	Residential UPA: 30 Temporary UPA: 50	Resort Facilities Medium	FAR 1.0 – 2.0*	Residential UPA: 18 Temporary UPA: 45-75*

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

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



POTENTIAL FUTURE STANDARDS

Countywide Plan Map Category			Madeira Beach Comprehensive Plan Future Land Use Map Category		
Category	Intensity	Density	Category	Intensity	Density
Retail and Services	FAR 0.55 Alt Temporary FAR 1.2	Residential UPA: 24 Temporary UPA: 40 Alt Temporary UPA: 60	Commercial General	FAR 0.55 Alt Temporary FAR 1.2	Residential UPA: 15 Temporary UPA: 40 Alt Temporary FAR: 60
			Residential/Office/Retail	FAR 0.55 Alt Temporary FAR 1.2	Residential UPA: 18 Temporary UPA: 40 Alt Temporary: 60
Resort	FAR 1.2 Alt Temporary FAR 2.2-4.0*	Residential UPA: 30 Temporary UPA: 50 Alt Temporary UPA: 70-125*	Resort Facilities Medium	FAR 0.55 Alt Temporary FAR 2.0	Residential UPA: 18 Temporary UPA: 50 Alt Temporary: 60

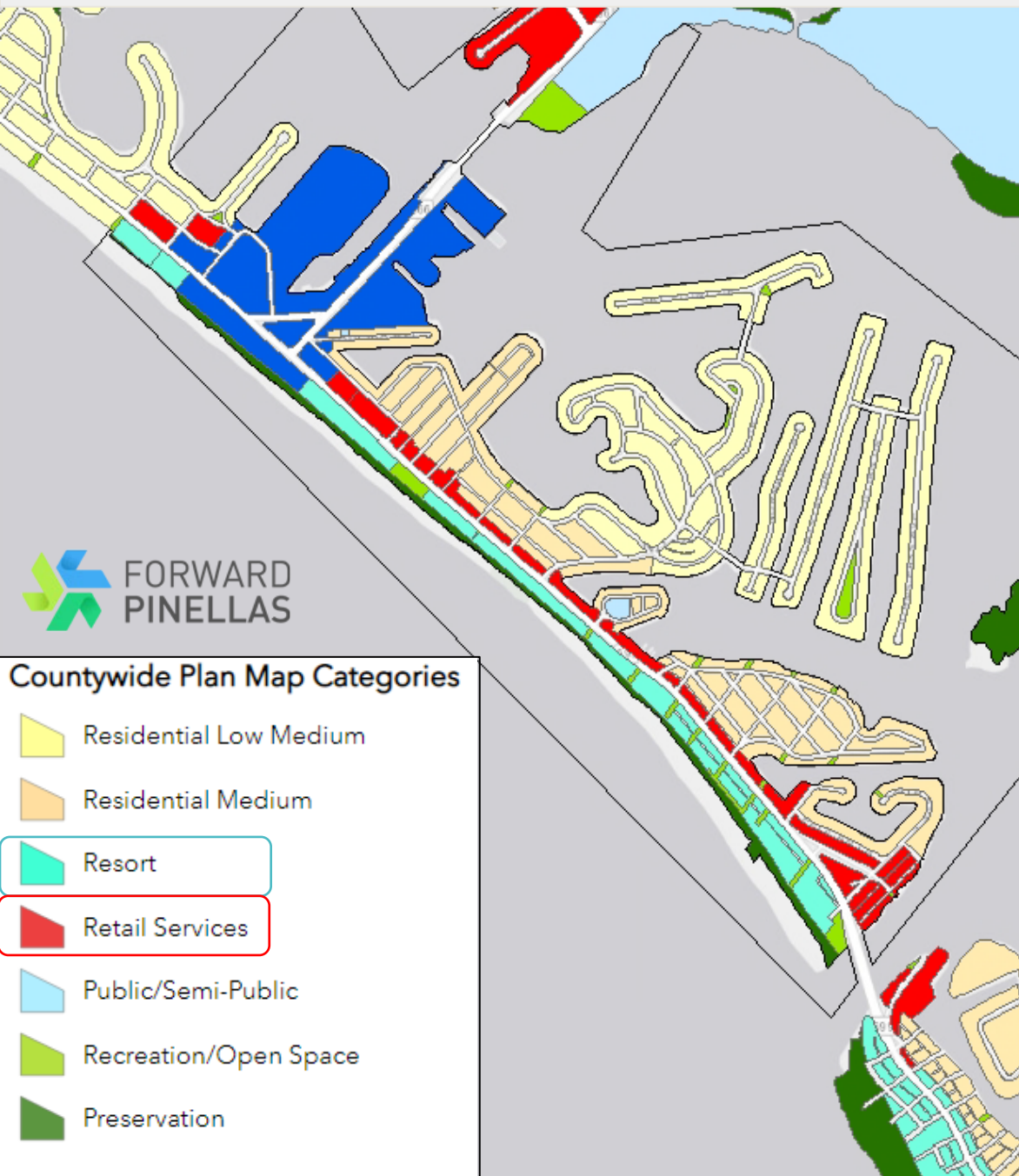
UPA: Units Per Acre
FAR: Floor Area Ratio
*Depends on lot size

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PART TWO

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

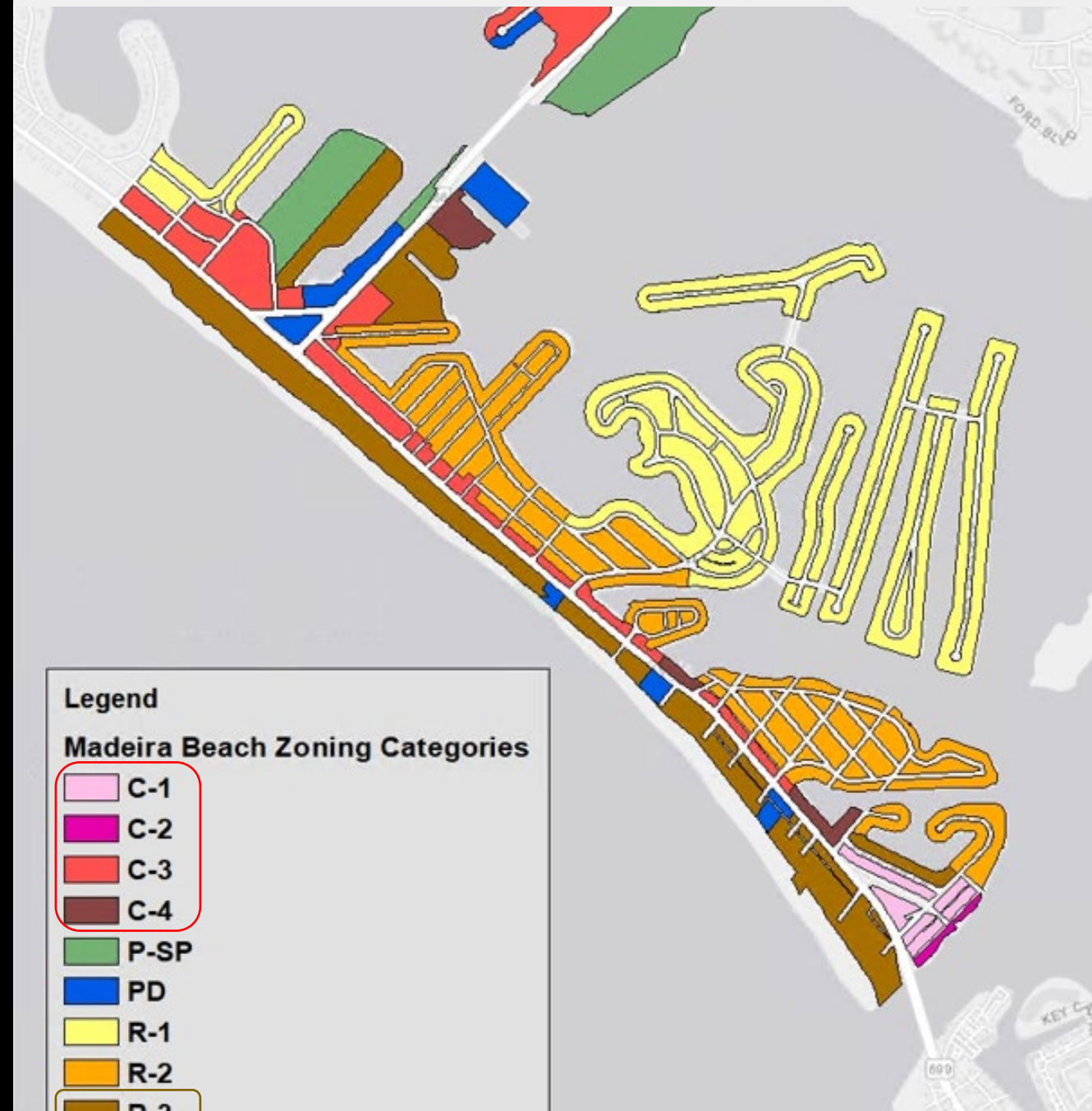
COUNTYWIDE PLAN MAP



Countywide Plan Map Categories

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

MADEIRA BEACH ZONING MAP



Legend

Madeira Beach Zoning Categories

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

CURRENT STANDARDS

Countywide Plan Map Category			Madeira Beach Zoning District Category		
Use	Intensity	Density	Category	Intensity	Density
Retail and Services	FAR 0.55	Residential UPA: 24 Temporary UPA: 40	C-1	FAR 1.2	Residential UPA: 15 Temporary UPA: 60
			C-2	FAR 0.55	Not permitted
			C-3	FAR 1.0	Residential UPA: 15/18** Temporary UPA: 45/60**
			C-4	FAR 0.55/1.2**	Residential UPA: 15 Temporary UPA: 60
Resort	FAR 1.2	Residential UPA: 30 Temporary UPA: 50	Resort Facilities Medium	FAR 1.0 – 2.0*	Residential UPA: 18 Temporary UPA: 45-75*

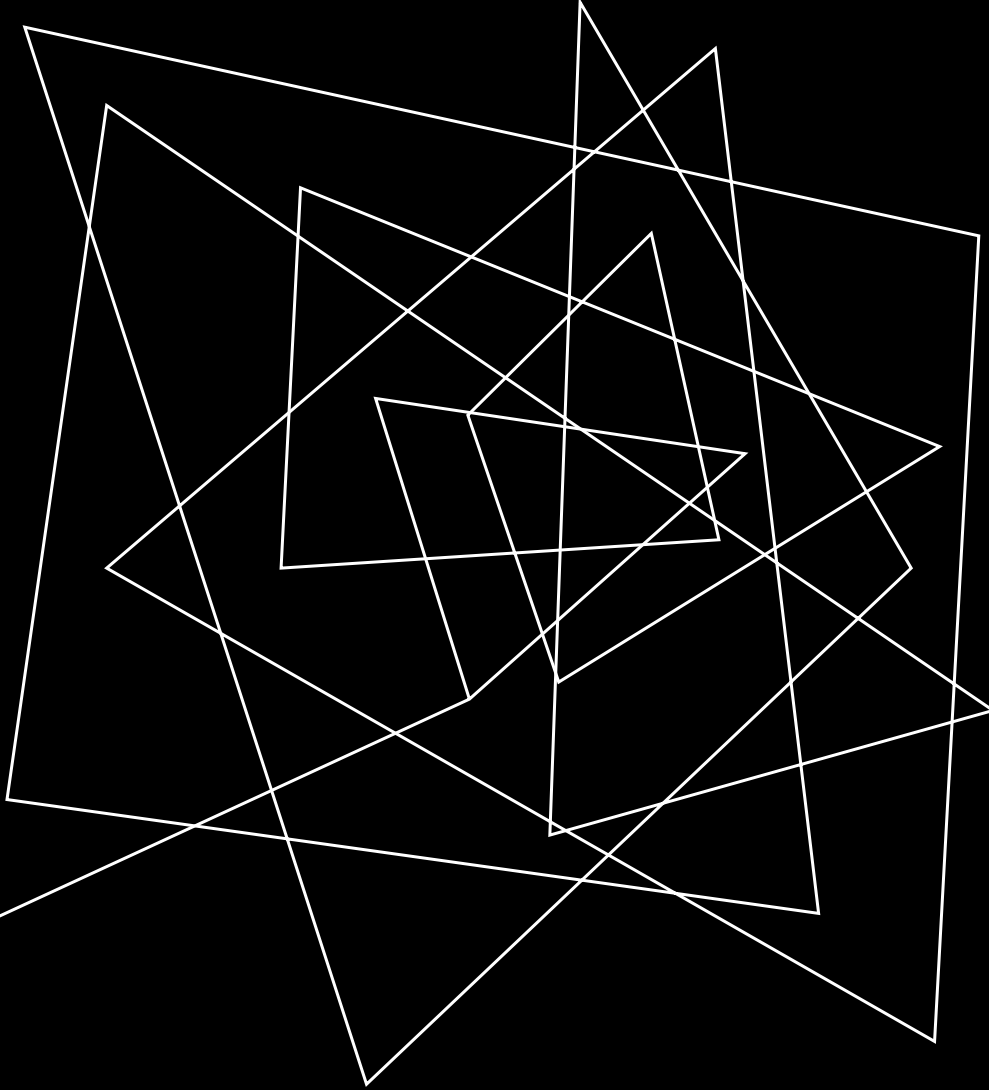
UPA: Units Per Acre

*Depends on lot size

FAR: Floor Area Ratio

** 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



POTENTIAL FUTURE STANDARDS

Countywide Plan Map Category			Changes to Madeira Beach Zoning District Category		
Retail and Services	FAR 0.55	Residential UPA: 24 Temporary UPA: 40	C-1	FAR 0.55 Alt Temporary FAR 1.2	Residential UPA: 15 Temporary UPA: 40 Alt Temporary UPA: 60
			C-2	FAR 0.55	Not permitted
			C-3	FAR 0.55 Alt Temporary FAR 1.2	Residential UPA: 15/18** Temporary UPA: 40 Alt Temporary UPA: 50/60**
			C-4	FAR 0.55 Alt Temporary FAR 1.2	Residential UPA: 15 Temporary UPA: 40 Alt Temporary UPA: 60
Resort	FAR 1.2	Residential UPA: 30 Temporary UPA: 50	Resort Facilities Medium	FAR 0.55 Alt Temporary FAR 2.0	Residential UPA: 18 Temporary UPA: 50 Alt Temporary UPA: 75

UPA: Units Per Acre
*Depends on lot size

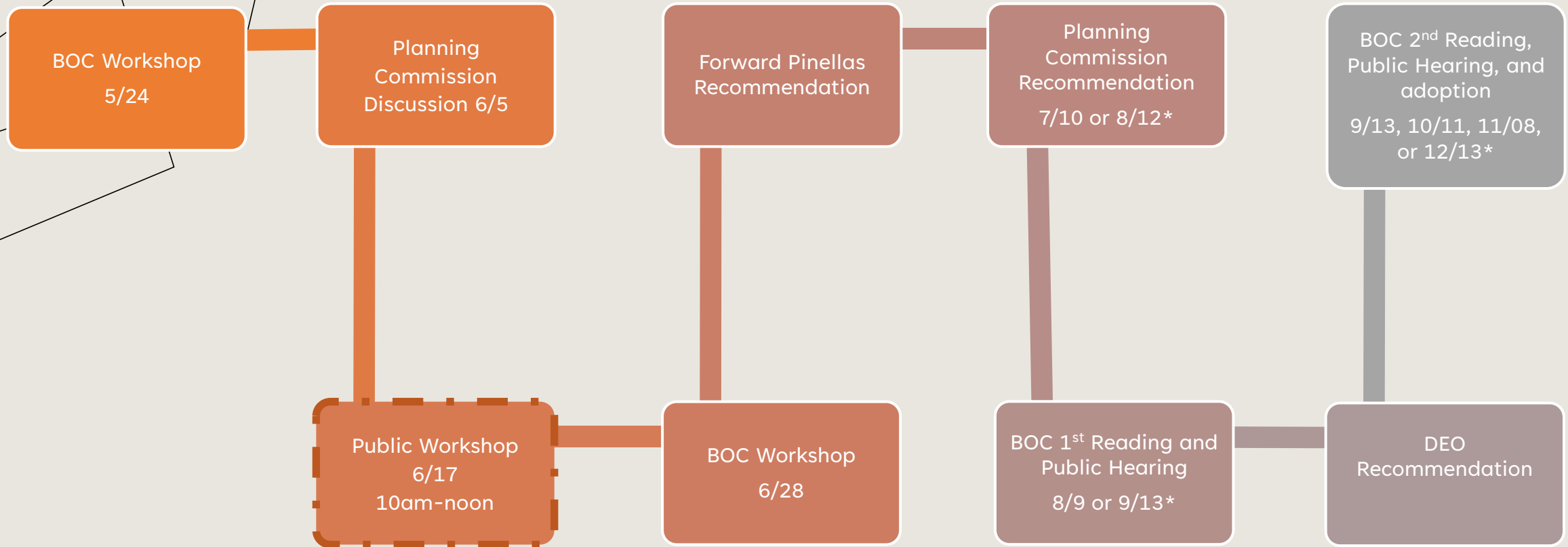
FAR: Floor Area Ratio
** Depends on Comprehensive Plan Future Land Use Category and use

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PART THREE

Next Steps

PROCESS AND TIMELINE



*Meeting dates dependent on outcome of public meeting, Forward Pinellas' comments, and statewide agencies review timeline and comments. Dates subject to change.