



Memorandum

Meeting Details: Planning Commission Meeting, November 3, 2025

Prepared For: Planning Commission

From: Community Development Department

Subject: Ordinance 2025-19 C-3, Zoning District Setbacks

Discussion:

The City received a Text and Land Development Regulation Amendment Application requesting a reduction to the front yard and side yard setbacks in the C-3, Retail Commercial Zoning District. The proposed amendment would reduce the front yard setback from 25 feet to 10 feet, and the side yard setback from 10 feet to 5 feet on lots less than 120 feet wide. For lots greater than 120 feet, the minimum side yard setback would stay the same, but the requirement of 33 percent of the lot width shall be reserved for side yard setback would be removed. An additional five-feet of setback will still be required along the length of the entire shared lot line between a nonresidential use and a residential use.

This proposed amendment is consistent with the Madeira Beach Comprehensive Plan, Madeira Beach Town Center Special Area Plan, and the proposed Madeira Beach Master Plan. Located below are goals, policies, and objectives that support this proposed amendment.

Madeira Beach Town Center Special Area Plan

- Throughout the Town Center, building setbacks should be no more than 20 feet

Madeira Beach Comprehensive Plan

Objective 4.1.9:

Redevelopment that is designed and constructed as orderly, planned, mixed-use development featuring pedestrian friendly design and protection of the natural environment.

Policy 4.1.9.1:

Redevelopment is encouraged in the following areas:

- The area of 137th Avenue Circle, east of Gulf Boulevard.
- The Madeira Way Redevelopment Area—the area formed by Gulf Boulevard, 153rd Avenue, Madeira Way, and 150th Avenue to the Tom Stuart Causeway Bridge.

Policy 4.1.9.3:

Enforce provisions that encourage redevelopment and revitalization through the use of the Residential/Office/Retail future land use plan category.

Proposed Madeira Beach Master Plan

Development and Redevelopment

3. Encourage Mixed-Use Development with Active Ground Floors Retail

3.2 Establish development standards that help create mixed-use development and encourage local businesses to invest in Madeira Beach

Economic and Business Development

2. Ensure Madeira Beach Continues to be an attractive place to start and run a small, local business

2.5 Review and amend LDRs that encourages mixed-use development and commercial spaces for local businesses and start-ups

Recommendation(s):

City Staff recommends approval of Ordinance 2025-19 C-3, Zoning District Setbacks.

Fiscal Impact or Other:

The business impact estimate is attached to this memo.

Attachments:

Ordinance 2025-19 C-3, Zoning District Setbacks

Forward Pinellas CD 25-04

Ordinance 2025-19 Business Impact Estimate

TCH 2025-01 C-3, Zoning District Setbacks Application

Madeira Beach Zoning Map