



# Memorandum

**Meeting Details:** August 14, 2024 – Board of Commissioners Regular Meeting  
**Prepared For:** Honorable Mayor Brooks and Board of Commissioners  
**Staff Contact:** Madeira Beach Community Development Department  
**Subject:** Ordinance 2024-15: R-3 to be consistent with MBTC SAP – 1<sup>st</sup> reading and public hearing

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## **Background**

The city amended the Madeira Beach Comprehensive Plan in 2007 to include the Future Land Use category of Planned Redevelopment – Mixed Use (PR-MU) and adopted the Madeira Beach Town Center (MBTC) Special Area Plan (SAP) in 2009 (Ordinance 1151) which placed PR-MU on the Future Land Use Map. MBTC is a designated Activity Center and required to have an SAP. In 2014, the MBTC SAP was updated (Ordinance 2014-07).

The MBTC SAP outlines distinct Character Districts within the Activity Center (PR-MU land use in the Madeira Beach Comprehensive Plan) that have different development standards. The Character District standards include requirements for density, intensity, impervious surface ratio, and height. These standards in the MBTC SAP are not reflected in the Madeira Beach Land Development Regulations (LDRs). The Zoning Districts that need to be amended to reference these standards are C-3, C-4, and R-3 in the LDRs.

## **Discussion**

Ordinance 2024-15: R-3 to be consistent with MBTC SAP amends the R-3, Medium Density Multifamily Residential Zoning District to reference properties within the PR-MU Future Land Use Category and other minor updates (including townhomes as an allowed use and open rooftop uses as a special exception).

**Fiscal Impact**

N/A

**Recommendation(s)**

Planning Commission and staff recommends approval of Ordinance 2024-15: R-3 to be consistent with MBTC SAP.

**Attachments/Corresponding Documents**

- Ordinance 2024-15: R-3 to be consistent with MBTC SAP
- Business Impact Estimate
- Forward Pinellas Administrative Review Letter
- Development Standards and Character District Map from MBTC SAP
- Madeira Beach Zoning Map