



# Memorandum

**Meeting Details:** December 13, 2023, BOC Regular Meeting

**Prepared For:** Honorable Mayor Rostek and Board of Commissioners

**From:** Community Development Department

**Subject:** Ordinance 2023-27: C-1 Tourist Commercial Zoning District to be consistent with the Countywide Plan, 2nd Reading and Public Hearing

---

**Background:** The Madeira Beach Comprehensive Plan and the Madeira Beach Code of Ordinances are inconsistent with the Forward Pinellas Countywide Plan. The city must remedy this inconsistency.

**Discussion:** 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 Code of Ordinances. 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.

Ordinance 2023-27 amends the C-1 Tourist Commercial Zoning District to include uses consistent to the Countywide Plan, provide the “by right” density for temporary lodging use, and details the process for the Alternative Temporary Lodging Use Standards as required in the Countywide Plan. The Planning Commission recommended approval of Ordinance 2023-27 on September 11, 2023.

**Recommendation(s):** Planning Commission and staff recommends approval of Ordinance 2023-27.

**Attachments:**

- Ordinance 2023-27: C-1 Tourist Commercial Zoning District to be consistent with the Countywide Plan
- Zoning Map
- Forward Pinellas Response
- Business Impact Estimate