



July 5, 2023

Andrew Morris
Planner/GIS Technician
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Review of proposed amendments to Comprehensive Plan and Land Development Regulations

Dear Andrew:

Thank you for forwarding the above-referenced amendments for a review for consistency with the Countywide Rules. We appreciate the effort that City staff has taken to bring your regulations into consistency with the Rules, and your continued coordination with us. We have reviewed the proposed amendments and found only a few minor consistency issues that remain to be addressed. We are also recommending a few other edits for internal consistency and clarity. Our findings are as follows:

FLU category matrix

- For internal consistency, under the Preservation category, Water Supply needs to be added as a permitted use since there is an associated intensity standard.
- The second footnote, relating to Alternative Temporary Lodging Standards in the Resort Facilities High category, needs to indicate that the required development agreement must follow all required standards in the Countywide Rules, similar to the first footnote for other categories.

LDR Chapter 82 – Definitions

- Newly added definitions for various land uses are consistent with the Countywide Rules.
- While the formulas applied to density, floor area ratio, and impervious surface ratio are substantively consistent with the Rules, the City uses the term “gross land area” where the Rules use “net land area.” Recommend amending the terminology to match the Rules.

LDR Chapter 110 – Zoning

- In the R-3 Medium Density Multifamily Residential zoning district, Institutional is not listed as a permitted use, but an acreage limitation for that use is included under “Special requirements.” It should either be added as a permitted use or the acreage limitation should be deleted.

- Conversely, under the C-1 Tourist Commercial district, Institutional is listed as a special exception use, but there is no acreage limitation. A five-acre maximum needs to be added for consistency with the Retail & Services category of the Countywide Plan Map.
- The zoning districts list certain separate land uses, such as personal service and office support, that are combined into a single definition, such as Personal Service/Office Support. For internal consistency, suggest that use of the terms be made uniform.
- Maximum density/intensity standards for each zoning district are listed under the “Minimum building site area requirements” section. For clarity, recommend moving them to the “Maximum lot coverage” section or another appropriate heading.

We recognize that the consistency process is an ongoing one and if either the City or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-8220 or email me at lfisher@forwardpinellas.org.

Sincerely,

A handwritten signature in cursive script that reads "Linda Fisher".

Linda Fisher, AICP
Principal Planner