



Memorandum

Meeting Details: June 28, 2023, BOC Workshop

Prepared For: Hon. Mayor Rostek, and Board of Commissioners

From: Community Development Department

Subject: Density and Intensity Consistency with Forward Pinellas

Background: The Madeira Beach Comprehensive Plan and Land Development Regulations (LDRs) in the Madeira Beach Code of Ordinances are inconsistent with the Forward Pinellas Countywide Plan. The city must remedy this inconsistency.

Discussion: The City of Madeira Beach previously adopted the alternative temporary lodging use standards available from Forward Pinellas (2007 and 2008). The standards were not clearly defined within the City's Comprehensive Plan and LDRs. 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 LDRs. 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.

Recommendation(s): Staff recommends amending the Madeira Beach Comprehensive Plan and Code of Ordinances (LDRs) to conform to the Forward Pinellas Countywide Plan.

Attachments:

- Forward Pinellas Consistency Letter
- Forward Pinellas Countywide Plan Map
- Forward Pinellas Countywide Plan Rules
- Madeira Beach Future Land Use Map
- Madeira Beach Future Land Use Comprehensive Plan Proposed Changes
- Madeira Beach Land Development Regulations Zoning Map
- Madeira Beach Land Development Regulations Proposed Changes

- Land Use Consistency Placemat from Presentation