



# Memorandum

**Meeting Details:** June 28, 2023, BOC Regular Workshop Meeting  
**Prepared For:** Hon. Mayor Rostek and Board of Commissioners  
**Staff Contact:** Community Development Department  
**Subject:** The City of Madeira Beach Master Plan and Land Development Regulations

---

## **Background:**

A Master Plan is a cohesive document to help guide and regulate the present and the future development of a community. The city used consultant groups Jones Edmunds & Associates, Inc., HDR Planning, and Duany Plater-Zyberk & Company to create the Madeira Beach Master Plan. The City of Madeira Beach Master Plan developed a vision for Madeira Beach based on research, planning concepts, and input from stakeholders and the public in 2001 through 2002. The framework of the City of Madeira Beach Master Plan included concepts related to land use, zoning, design guidelines, transportation, and infrastructure.

The framework had 29 initiatives. These initiatives focused on incentivizing and guiding redevelopment efforts to fit within a long-range vision of the city. Some examples of proposed initiatives included creating three distinct centers along Gulf Boulevard with pedestrian walk sheds, adopting Community Redevelopment District Future Land Use designations for Madeira Beach Town Center and John's Pass Neighborhood Center, and increasing height limits in the R-3 and C-3 Zoning Districts.

The intent of The City of Madeira Beach Master Plan was to influence future updates to the Madeira Beach Comprehensive Plan and Land Development Regulations (LDRs) in the Madeira Beach Code of Ordinances. Implementation of the proposed concepts in the Madeira Beach Master Plan required separate ordinances to update the Madeira Beach Comprehensive Plan and LDRs.

## **Discussion:**

Resolution 02.21 adopted the concept of the Madeira Beach Master Plan. The adoption of Resolution 02.21 did not amend the Madeira Beach Comprehensive Plan or the LDRs in the Madeira Beach Code of Ordinances. The Board of Commissioners adopted Resolution 02.21 with the conditions that the city would maintain the C-4 Zoning District, the speed limit on Gulf Boulevard and 150th Avenue would not be reduced to below 35 mph, and the city owned property (Gulf Beaches Library, Rex Place Recreation Complex, and Municipal Buildings) would continue to be publicly owned and that land could only be used for public uses.

Ordinance 984 proposed to amend multiple elements in the Madeira Beach Comprehensive Plan to implement the 2002 Madeira Beach Master Plan. The Florida Department of Community Affairs objected against Ordinance 984 due to concerns of increasing residential density in the Coastal High Hazard Area (CHHA) and the lack of data and analysis for the impact additional development would have on public facilities. Ordinance 984 was voted down at the second reading of the ordinance.

The Madeira Beach Master Plan did influence the City to implement certain concepts into the Madeira Beach Comprehensive Plan and Land Development Regulations in the Madeira Beach Code of Ordinances. Examples

of this include Planned Development (PD), Alternative Temporary Lodging Use Standards, the Madeira Beach Town Center Special Area Plan, and the Redevelopment Planning Process.

**Attachments/Corresponding Documents:**

- Resolution 02.21