

1.0 FUTURE LAND USE ELEMENT

GOAL 4.1: ENSURE THAT THE RESIDENTIAL/FAMILY AND BEACH COMMUNITY CHARACTER OF THE CITY OF MADEIRA BEACH IS MAINTAINED AND PROTECTED WHILE:

MAXIMIZING THE POTENTIAL FOR ECONOMIC BENEFIT RESULTING FROM THE TOURIST TRADE AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS AND VISITORS;

MINIMIZING THE THREAT TO HEALTH, SAFETY, AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION;

MAXIMIZING LAND DEVELOPMENT THAT RESPECTS NECESSARY ECOLOGICAL FUNCTIONS AND SUITABILITY FOR URBAN DEVELOPMENT;

PRESERVING OR IMPROVING THE COMMUNITY’S NATURAL RESOURCES AND VALUABLE AMENITIES;

ENCOURAGING AN ORDERLY AND AESTHETIC MIX OF LAND USES BY ALLOWING NEW DEVELOPMENT AND REDEVELOPMENT THAT WILL ENHANCE AND PROTECT THE CITY’S EXISTING CHARACTER; AND

PROVIDING A COMPREHENSIVE PLAN THAT IS FLEXIBLE AND INCORPORATES CHANGING COMMUNITY VALUES AND ATTITUDES.

Objective 4.1.1:

Ensure that redevelopment and new development occurs in planned areas at the appropriate densities and intensities as indicated on, and consistent with 6.1a Madeira Beach Future Land Use Map. Map LU-4.

Policy 4.1.1.1:

The future land use plan categories identified and defined in this policy govern ~~residential~~ development within the City. These future land use plan categories are consistent with primary and secondary uses and maximum intensity standards listed in the Forward Pinellas County Countywide Plan-Rules, except as specifically modified herein.

<u>Madeira Beach Future Land Use Category</u>	<u>Permitted Uses</u>	<u>Density/Intensity Standards</u>	<u>Countywide Plan Map Categories</u>
<u>Residential Urban (RU)</u>	<ul style="list-style-type: none"> ▪ <u>Residential</u> ▪ <u>Public Education Facilities</u> ▪ <u>Recreation/ Open Space</u> 	<ul style="list-style-type: none"> ▪ <u>Residential 7.5 UPA</u> ▪ <u>Nonresidential FAR 0.5</u> ▪ <u>ISR 0.65</u> 	<u>Residential Low Medium (RLM)</u>
<u>Residential Medium (RM)</u>	<ul style="list-style-type: none"> ▪ <u>Residential</u> ▪ <u>Public Education Facilities</u> ▪ <u>Institutional****</u> ▪ <u>Vacation Rental</u> ▪ <u>Recreation/ Open Space</u> 	<ul style="list-style-type: none"> ▪ <u>Residential 15 UPA</u> ▪ <u>Nonresidential FAR 0.5</u> ▪ <u>ISR 0.70</u> 	<u>Residential Medium (RM)</u>
<u>Resort Facilities Medium (RFM)</u>	<ul style="list-style-type: none"> ▪ <u>Residential</u> ▪ <u>Temporary Lodging</u> ▪ <u>Vacation Rental</u> ▪ <u>Personal Service/ Office Support</u> ▪ <u>Retail Commercial</u> ▪ <u>Commercial Recreation</u> ▪ <u>Recreation/Open Space</u> 	<ul style="list-style-type: none"> ▪ <u>Residential and Vacation Rental 18 UPA</u> ▪ <u>Temporary Lodging 50 UPA</u> ▪ <u>Other Uses FAR 0.55</u> ▪ <u>ISR 0.85</u> <u>Alternative Temporary Lodging Use Standard*</u> <ul style="list-style-type: none"> ▪ <u>Temporary Lodging 60 UPA</u> ▪ <u>Total FAR 2.0</u> ▪ <u>ISR 0.85</u> 	<u>Resort (R)</u>
<u>Residential/Office/ Retail (R/O/R)</u>	<ul style="list-style-type: none"> ▪ <u>Office</u> ▪ <u>Personal Service/ Office Support</u> ▪ <u>Retail Commercial</u> ▪ <u>Commercial/ Business Service</u> ▪ <u>Commercial Recreation</u> ▪ <u>Residential</u> ▪ <u>Vacation Rental</u> ▪ <u>Temporary Lodging</u> ▪ <u>Recreation/ Open Space</u> 	<ul style="list-style-type: none"> ▪ <u>Residential and Vacation Rental 18 UPA</u> ▪ <u>Temporary Lodging 40 UPA</u> ▪ <u>Other Uses FAR 0.55</u> ▪ <u>ISR 0.85</u> <u>Alternative Temporary Lodging Use Standard*</u> <ul style="list-style-type: none"> ▪ <u>Temporary Lodging 50 UPA</u> ▪ <u>Total FAR Mixed Use 1.2</u> ▪ <u>ISR 0.85</u> 	<u>Retail & Services (R&S)</u>
<u>Commercial General (CG)</u>	<ul style="list-style-type: none"> ▪ <u>Office</u> ▪ <u>Personal Service/ Office Support</u> ▪ <u>Retail Commercial</u> 	<ul style="list-style-type: none"> ▪ <u>Residential and Vacation Rental 15 UPA</u> ▪ <u>Temporary Lodging 40 UPA</u> ▪ <u>Other Uses FAR 0.55</u> 	

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	<ul style="list-style-type: none"> ▪ <u>Commercial/ Business Service</u> ▪ <u>Commercial Recreation</u> ▪ <u>Residential</u> ▪ <u>Vacation Rental</u> ▪ <u>Temporary Lodging</u> ▪ <u>Recreation/ Open Space</u> ▪ <u>Storage/ Warehouse/ Distribution - Light</u> ▪ <u>Institutional***</u> ▪ <u>Transportation/ Utility ***</u> ▪ <u>Ancillary Nonresidential ***</u> 	<ul style="list-style-type: none"> ▪ <u>ISR 0.85</u> <p><i>Alternative Temporary Lodging Use Standard*</i></p> <ul style="list-style-type: none"> ▪ <u>Temporary Lodging 60 UPA</u> ▪ <u>Total Mixed Use FAR 1.2</u> ▪ <u>ISR 0.85</u> 	
<u>Institutional (I)</u>	<ul style="list-style-type: none"> ▪ <u>Institutional</u> ▪ <u>Residential</u> 	<ul style="list-style-type: none"> ▪ <u>Residential 10 UPA</u> ▪ <u>FAR 0.65</u> ▪ <u>ISR 0.70</u> 	<u>Public/Semi-Public (P/SP)</u>
<u>Transportation/ Utility (T/U)</u>	<ul style="list-style-type: none"> ▪ <u>Transportation/ Utility</u> 	<ul style="list-style-type: none"> ▪ <u>FAR 0.70</u> ▪ <u>ISR 0.70</u> 	
<u>Recreation/Open Space (R/OS)</u>	<ul style="list-style-type: none"> ▪ <u>Recreation/Open Space</u> 	<ul style="list-style-type: none"> ▪ <u>FAR 0.25</u> ▪ <u>ISR 0.60</u> 	<u>Recreation/ Open Space (R/OS)</u>
<u>Preservation (P)</u>	<ul style="list-style-type: none"> ▪ <u>Preservation</u> 	<ul style="list-style-type: none"> ▪ <u>Preservation FAR 0.1</u> ▪ <u>Water Supply FAR 0.25</u> ▪ <u>Preservation ISR 0.20</u> ▪ <u>Water Supply ISR 0.50</u> 	<u>Preservation (P)</u>
<u>Planned Redevelopment-Mixed Use (PR-MU)</u>	<ul style="list-style-type: none"> ▪ <u>Residential</u> ▪ <u>Temporary Lodging</u> ▪ <u>Vacation Rental</u> ▪ <u>Retail Commercial</u> ▪ <u>Commercial Recreation</u> ▪ <u>Business Office and Financial Services</u> ▪ <u>Restaurants</u> ▪ <u>Office Use</u> ▪ <u>Personal Service/Office Support Use</u> 	<p><u>See Madeira Beach Town Center Special Area Plan</u></p>	<u>Activity Center (AC)</u>
<u>Resort Facilities High (RFH)**</u>	<ul style="list-style-type: none"> ▪ <u>Temporary Lodging</u> ▪ <u>Restaurant</u> ▪ <u>Retail Commercial</u> ▪ <u>Commercial Recreation</u> 	<p><i>Less than 1-acre Temporary Lodging</i></p> <ul style="list-style-type: none"> ▪ <u>Temporary Lodging 75 UPA</u> ▪ <u>Total Mixed Use FAR 2.0</u> ▪ <u>ISR 0.95</u> 	

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	<ul style="list-style-type: none"> ▪ <u>Personal Service/Office Support Use</u> 	<u>Between 1-acre and 3-acres Temporary Lodging</u> <ul style="list-style-type: none"> ▪ <u>Temporary Lodging 100 UPA</u> ▪ <u>Total Mixed Use FAR 3.0</u> ▪ <u>ISR 0.95</u> 	
		<u>Greater than three acres Temporary Lodging</u> <ul style="list-style-type: none"> ▪ <u>Temporary Lodging 125 UPA</u> ▪ <u>Total Mixed Use FAR 4.0</u> ▪ <u>ISR 0.95</u> 	
<u>Activity Center</u>	<ul style="list-style-type: none"> ▪ <u>Residential</u> ▪ <u>Vacation Rental</u> ▪ <u>Temporary Lodging</u> ▪ <u>Retail Commercial</u> ▪ <u>Commercial Recreation</u> ▪ <u>Business Office and financial services</u> ▪ <u>Office Use</u> ▪ <u>Personal Service/Office Support Use</u> 	<u>Requires an approved Special Area Plan that details UPA, FAR, and ISR</u>	

*A Development Agreement is required by the City's land development regulations and Forward Pinellas' Countywide Rules to use the Alternative Temporary Lodging Use Standard. The Development Agreement must follow all required standards in the Countywide Rules to use the Alternative Temporary Lodging Use Standards. When using Alternative Temporary Lodging Use Standards, the Floor Area Ratio accounts for the entire project as detailed in the Countywide Rules.

**RFH must only be used as an Alternative Temporary Lodging Use Standard in the PR-MU as detailed in the Madeira Beach Town Center Special Area Plan. A rezone to PD and accompanying Development Agreement are required to use the RFH Category.

*** Permitted Uses Subject to Acreage Thresholds Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Ancillary Nonresidential

**** Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 in the Countywide Rules).

RESIDENTIAL:

Residential Urban (RU), density of 0 to 7.5 residential units per acre, excluding residential equivalent uses and institutional uses.

~~Residential Medium (RM), density of 0 to 15.0 residential units per acre, excluding residential equivalent uses and institutional uses.~~

Policy 4.1.1.2:

~~The future land use plan categories identified and defined in this policy govern mixed-use development within the City. These future land use plan categories are consistent with primary and secondary uses and maximum density and intensity standards listed in the Pinellas County Countywide Plan Rules, except as specifically modified herein.~~

MIXED USE:

~~Resort Facilities Medium (RFM), a residential density of 0 to 18 units per acre, and temporary lodging with maximum density and intensity standards in Table 4.0 below. With an approximate distribution of 70 to 100 percent residential uses, 0 to 20 percent nonresidential uses, and 0 to 10 percent “other” uses.~~

~~RFM does not allow residential equivalent uses.~~

~~Temporary Lodging Density and Intensity Standards for the RFM future land use plan category are as follows, subject to specific standards provided in a Development Agreement required by the City’s land development regulations.~~

Table 4.0

Land Area	Units per Acre	FAR	ISR
Less than 1 acre	45	1.0	0.85
Between one acre and three acres	60	1.5	0.85
Greater than three acres	75	2.0	0.85

~~Resort Facilities High (RFH), with a residential density 0 to 15 dwelling units per acre and temporary lodging with maximum density and intensity standards as shown in Table 4.1, below, with an approximate percentage distribution of 70 to 100 percent temporary lodging uses, 0 to 20 percent tourist-related commercial uses, and 0 to 10 percent residential uses. RFH does not include residential equivalent uses.~~

~~All applications for the RFH future land use plan category require corresponding rezoning of the subject property to the PD, Planned Development zoning district pursuant to the procedures and requirements of the PD district provided in the City’s land development regulations.~~

~~Temporary Lodging density and intensity standards for the RFH future land use plan category are as follows, subject to the specific standards provided in a Development Agreement required by the City’s land development regulations.~~

Table 4.1

Land Area	Units per Acre	FAR	ISR
Less than 1 acre	75	2.0	0.95
Between one acre and three acres	100	3.0	0.95
Greater than three acres	125	4.0	0.95

~~Residential/Office/Retail (R/O/R), with a residential density of 0 to 18 units per acre and a temporary lodging density of up to 45 units per acre with a maximum FAR of 1.0 and an ISR of 0.85 and a percentage distribution of 30 to 50 percent residential uses, 30 to 60 percent nonresidential uses, and 0 to 20 percent “other” uses. R/O/R will not include residential equivalent, research/development, and light manufacturing/assembly uses.~~

~~Planned Redevelopment—~~

~~Mixed Use (PR-MU),—~~

~~The purpose of this category is to depict those areas that are developed with a collection of temporary lodging, residential, office, and commercial uses, along corridors, adjacent to neighborhoods, or within distinct areas that are interrelated and complimentary. This category is intended to facilitate infill development and redevelopment of these areas to create a desirable mix of non-residential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area’s character, uses, and transportation facilities.~~

~~The uses, development standards, density/intensity standards, and locational characteristics associated with this category must be set forth in a Special Area Plan approved by the Board of Commissioners. The Special Area Plan (and any substantive changes to an approved Special Area Plan) are subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council pursuant to the applicable Countywide Plan Rules. Each Special Area Plan establishes the density, intensity, and mix of permitted uses, and must include, at a minimum, information addressing the requirements for Special Area Plans or their equivalent as required by the Countywide Plan Rules.~~

Policy 4.1.1.3:

~~The future land use plan categories identified and defined in this policy govern commercial and other uses within the City.~~

~~These future land use plan categories are consistent with primary and secondary uses and maximum intensity standards listed in the Pinellas Planning Council Countywide Plan Rules, except as specifically modified herein.~~

COMMERCIAL

~~Commercial General (CG), with a density of 0 to 15 residential units per acre for~~

~~multifamily dwellings and a temporary lodging density of up to 60 units per acre with a maximum floor area ratio (FAR) of 1.2 and impervious surface ratio (ISR) of 0.9 CG does not allow residential equivalent uses.~~

PUBLIC / SEMI-PUBLIC

~~Recreation/Open Space, (R/OS),~~

~~with a maximum FAR of 0.25. R/OS does not allow golf course/clubhouse uses and does not allow the transfer of development entitlements or rights.~~

~~Preservation (P),~~

~~with a maximum FAR of 0.1. The preservation future land use plan category does not allow the transfer of development entitlements or rights.~~

~~Institutional (I),~~

~~with a density of 0 to 10 residential units per acre), with a maximum FAR of 0.65 and ISR of 0.7. Institutional uses do not include residential equivalent uses.~~

~~Transportation/Utility (T/U),~~

~~with a maximum FAR of 0.7 and ISR of 0.7.~~