



July 23, 2024

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Administrative review notice for Tier I Amendment (Ordinances 2024-13, 2024-14, and 2024-15 Madeira Beach Town Center Special Area Plan Zoning Amendments)

Dear Andrew:

Thank you for submitting the above-referenced Tier I Amendment and providing the local Ordinances 2024-13, 2024-14, and 2024-15 for review. These ordinances pertain to the Madeira Beach Special Area Plan and meet the requirements for a Tier I amendment per Section 6.2.2 of the Countywide Rules.

The amendments reference previously adopted standards for the C-3, C-4, and R-3 Zoning Districts within the Madeira Beach Special Area Plan, which were in effect but not clearly stated in the Land Development Regulations. These standards align with the general framework provided by the Countywide Rules, with specific adaptations to the local context of the Madeira Beach area. The adaptations in density, intensity, building heights, FAR, and ISR reflect the unique character and needs of the Madeira Beach Special Area Plan and ensure consistency with the Countywide Plan Map category of Activity Center.

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 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner