



Memorandum

Meeting Details: August 3rd, 2026 – Planning Commission
Prepared For: Planning Commission
Staff Contact: Community Development Department – Joseph Petraglia, Planner II
Subject: ORD 2026-11, Section 110-423 - Intersection Visibility

Background/ Discussion:

As part of ORD 2026-10 and ORD 2026-13, staff recommends consolidating all intersection visibility requirements into this one section of the code.

Fiscal Impact:

None anticipated.

Recommendation(s):

Staff recommends the Planning Commission provide a recommendation of approval to allow the ordinance to proceed to first reading at the next regularly scheduled Board of Commissioners meeting.

Attachments/Corresponding Documents:

- ORD 2026-11, Section 110-423 - Intersection Visibility
- ORD 2026-11, Business Impact Statement

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has determined that the existing intersection visibility regulations contained within the Land Development Regulations include duplicative and conflicting provisions; and

WHEREAS, maintaining a single, clear set of intersection visibility standards promotes consistent administration and enforcement while protecting public safety; and

WHEREAS, the proposed amendments consolidate the City's intersection visibility requirements into Section 110-423 and remove conflicting or redundant provisions from other sections of the Code; and

WHEREAS, the proposed amendments clarify how visibility triangles are measured, establish uniform obstruction standards, and provide reasonable exceptions for existing buildings, tree trunks, utility poles, and properly maintained landscaping that do not create a traffic hazard;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

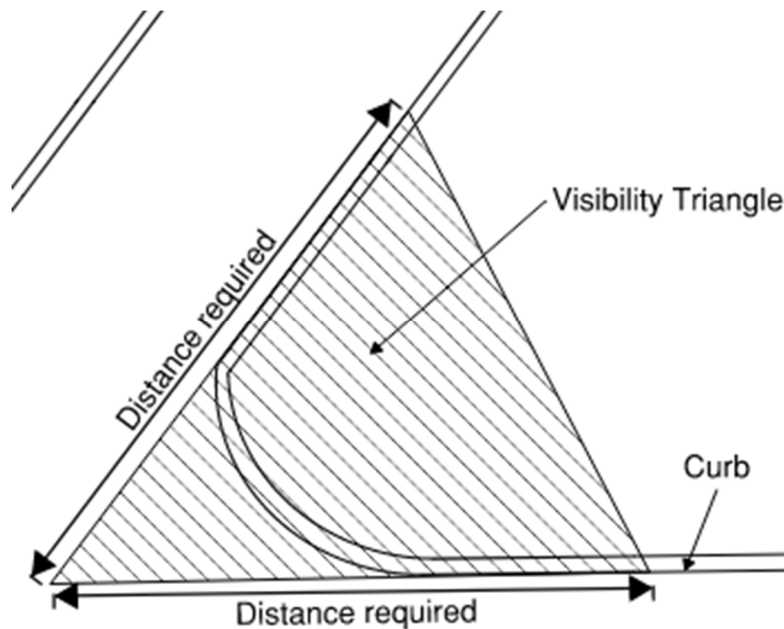
Section 1. That Section 110-423 of Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 2 (Lot, Yard, Height, and Other Site Area Regulations) of the Land Development Regulations of the City of Madeira Beach is hereby amended to read as follows:

Sec. 110-423. Intersection visibility.

- (a) At all street intersections, ~~except as noted in subsection (b) of this section,~~ no obstruction to vision ~~(other than an existing building, post, column, or tree)~~

exceeding between 36 inches and eight feet in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot back of curb from the corner intersection, or along the pavement edge where no curb exists and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection, or 15 feet distant when abutting an alley. Where intersections contain a curved corner radius, measurements shall be taken from the theoretical intersection of the tangent curb lines.

- (b) Posts, columns, poles, existing buildings, tree trunks, and properly trimmed plant material shall be permitted within the visibility triangle provided they do not create a traffic hazard as determined by the Community Development Director or their designee. It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.



Section 2. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY
OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2026.**

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING:

PUBLISHED:

PASSED ON SECOND READING:

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose of the ordinance is to clarify intersection visibility regulations.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

It is estimated that there will be no additional costs for businesses. The regulatory costs to the city will not change.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Only businesses with corner lots adjacent to alleys will be impacted. All other changes represent how the code is already being interpreted.

4. Additional information the governing body deems useful (if any):

N/A