



Memorandum

Meeting Details: Board of Commissioners Workshop Meeting, October 22, 2025

Prepared For: Board of Commissioners

From: Community Development Department

Subject: Ordinance 2025-19 C-3, Zoning District Setbacks

Discussion:

The City received a Text and Land Development Regulation Amendment Application requesting a reduction to the front yard and side yard setbacks in the C-3, Retail Commercial Zoning District. The proposed amendment would reduce the front yard setback from 25 feet to 10 feet, and the side yard setback from 10 feet to 5 feet.

This proposed amendment is consistent with the Madeira Beach Comprehensive Plan and Madeira Beach Town Center Special Area Plan. A more detailed staff report will be provided when application Ordinance 2025-19 is formally introduced as a proposed ordinance and scheduled for a public hearing before the Board of Commissioners.

Recommendation(s):

City Staff requests feedback from the Board of Commissioners regarding the proposed amendment.

Fiscal Impact or Other:

N/A

Attachments:

Ordinance 2025-19 C-3, Zoning District Setbacks

Forward Pinellas CD 25-04

Ordinance 2025-19 Business Impact Estimate

TCH 2025-01 C-3, Zoning District Setbacks Application