



# Memorandum

**Meeting Details:** June 26, 2024 – Board of Commissioners Workshop Meeting  
**Prepared For:** Hon. Mayor Brooks and the City of Madeira Beach Board of Commissioners  
**Staff Contact:** Madeira Beach Community Development Department  
**Subject:** MBTC Special Area Plan amendments to C-3, C-4, R-3 Zoning Districts

---

## **Background**

The city amended the Madeira Beach Comprehensive Plan in 2007 to include the Future Land Use category of Planned Redevelopment – Mixed Use (PR-MU) and adopted the Madeira Beach Town Center (MBTC) Special Area Plan (SAP) in 2009 (Ordinance 1151) which placed PR-MU on the Future Land Use Map. MBTC is a designated Activity Center and required to have an SAP. In 2014 the MBTC SAP was updated (Ordinance 2014-07).

The MBTC SAP outlines distinct Character Districts within the Activity Center (PR-MU land use in the Madeira Beach Comprehensive Plan) that have different development standards. The Character District standards include requirements for density, intensity, impervious surface ratio, and height. These standards in the MBTC SAP are not reflected in the Madeira Beach Land Development Regulations (LDRs). The Zoning Districts that need to be amended to reference these standards are C-3, C-4, and R-3 in the LDRs.

## **Discussion**

Attached to this memo is a draft version of the amendments to each Zoning District that references properties within the PR-MU Future Land Use Category and other minor updates (including townhomes as an allowed use and open rooftop uses as a special exception).

## **Fiscal Impact**

N/A

## **Recommendation(s)**

Recommendations and comments on the other amendments to the C-3, C-4, or R-3 Zoning Districts. The LDRs need to reflect what is in the MBTC SAP.

**Attachments/Corresponding Documents**

Draft of Proposed Changes for the C-3, C-4, and R-3 Zoning Districts

Madeira Beach Town Center Special Area Plan

Madeira Beach Future Land Use Map

Madeira Beach Zoning Map