

Memorandum

Meeting Details: January 28, 2026 - Board of Commissioners Workshop Meeting

Prepared For: Honorable Mayor Brooks and the Board of Commissioners

From: City Manager & Community Development Dept., Clint Belk, Andrew Morris & Marci Forbes

Subject: 217 150th Ave Zoning and Future Land Use Information

Discussion:

The subject property consists of four parcels with a total of approximately 12,720 Sq Ft or 1.65 acres.

The designations of the property:

- Future Land Use – Planned Redevelopment Mixed Use (PRMU)
- Commercial Core District of the Town Center Special Area Plan
- Current Zoning – C-3, Retail/ Commercial

The current zoning for the property has numerous permitted, accessory and special exception uses: These uses can be found at this link or attached: [DIVISION 7. - C-3, RETAIL COMMERCIAL | Code of Ordinances | Madeira Beach, FL | Municode Library](#) Any development within the Town Center requires mixed use development.

There has been discussion of a potential public works yard at this location. If that were a desired use, the property would need to go through a significant planning process to rezone the property to P-SP, Public Semi Public. The first step would be to amend the Town Center Special Area Plan which involves a citywide visioning process and review of the overall Town Center plan, along with balancing the uses within the Special Area Plan. The next step would be to amend the Comprehensive Plan to allow the use. The third step would be a map amendment and incorporation of requirements for the P-SP zoning in the PRMU. Each of these requires multiple public hearings at the city level, in addition the Special Area Plan and the Comprehensive Plan require review by both Forward Pinellas and the State Department of Commerce. State and regional agencies also review the Comprehensive Plan. Staff's estimate is that this process would take at least a year due to the visioning, public hearings and multiple reviews required.

According to the owner there are multiple types of easements that affect the property.

Compatibility of uses on this parcel which is adjacent to residentially zoned properties would need to be considered for any proposed use and change to the code.

Recommendation(s):

Discuss and provide direction to city staff.

Fiscal Impact or Other:

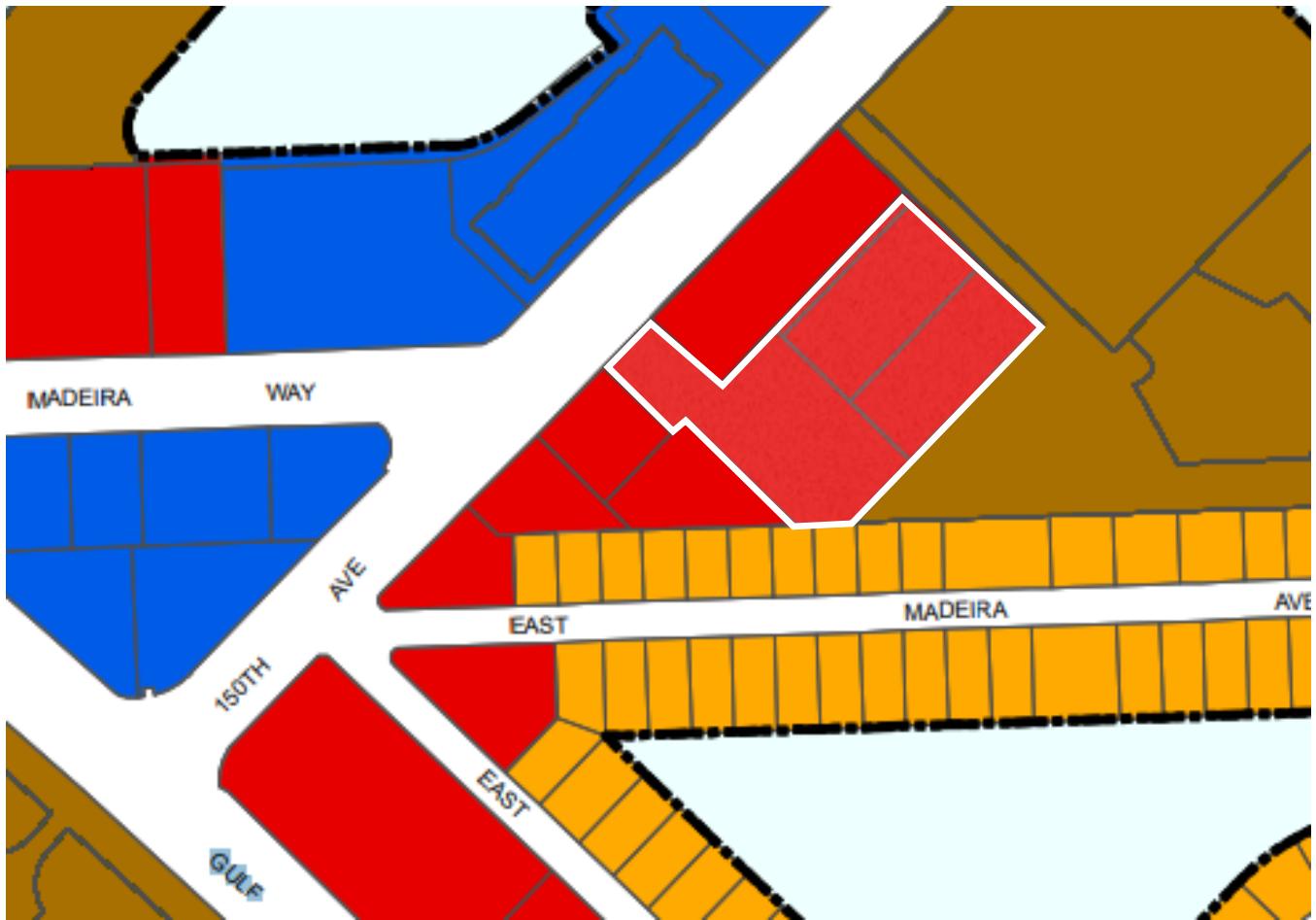
TBD

Attachments:

C-3 Zoning District Regulations



Subject Parcel outlined in Red



Zoning Map with Subject Parcels outlined in White

Madeira Beach Zoning Districts

- John's Pass Village Activity Center (C-1)
- Retail Commercial (C-3)
- Marine Commercial (C-4)
- Public-Semi Public (P-SP)
- Planned Development (PD)
- Single-Family Residential (R-1)
- Low Density Multifamily Residential (R-2)
- Medium Density Multifamily Residential (R-3)