



**Memorandum**

**Meeting Details:** March 12, 2025 – Board of Commissioners Regular Meeting

**Prepared For:** Honorable Mayor and Board of Commissioners

**From:** Community Development Department

**Subject:** Ordinance 2025-04: Planned Development, 2nd Reading and Public Hearing

**Background:** Chapter 110 Zoning, Article V. Districts, Division 10 PD, Planned Development in the Madeira Beach Code of Ordinances has some inconsistencies that need to be resolved.

**Discussion:** Ordinance 2025-04: Planned Development amends the Planned Development (PD) division in the Madeira Beach Code of Ordinances to fix inconsistencies, reference the Forward Pinellas Countywide Rules, and update the standards in that division to current practices.

Ordinance 2025-04 is similar to Ordinance 2024-18. The Planning Commission recommended approval of Ordinance 2024-18 Planned Development in September (2024) prior to Hurricanes Helene and Milton. Since the original recommendation was months ago the city decided to go about the ordinance anew. Ordinance 2025-04 has some changes from the version provided to the Planning Commission in September. These changes include the following:

- Grammatical changes throughout the ordinance
- Include the project is at its initial review and will gain further detail throughout the process (site plan, building plan)
- Addition of step-backs with setbacks in flexibility
- PDs in the Traditional Village, Commercial Core, Boardwalk and Low Intensity Mixed Use Character Districts in John's Pass Village Activity Center cannot exceed the height limitations provided in the development standards
- Additional information for the PD narrative
- Adding the City Clerk and Community Development Department to required mailers for the neighborhood meeting
- Sidewalk width to ten feet wide and the BOC can reduce the width if there are limitations

- Clarification on changes to the development plan that does not need BOC approval
- Clarification and examples of a minor modification to the development plan that does need BOC approval

Planning Commission reviewed the updated ordinance on February 3, 2025, and recommended approval.

**Recommendation(s):**

Planning Commission and staff recommend the approval of Ordinance 2025-04: Planned Development.

**Fiscal Impact or Other:**

N/A

**Attachments:**

- Ordinance 2025-04 Planned Development
- MB CD 25-01 Consistency Letter
- Ordinance 2025-04 Business Impact Statement