



Memorandum

Meeting Details: Board of Commissioners Regular Meeting 05/13/2026 - 6:00pm

Prepared For: Board of Commissioners

From: Community Development Department

Subject: Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial (1st Reading & Public Hearing)

Discussion:

City staff drafted Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial at the request of the Board of Commissioners. This ordinance will rezone the property at 555 150th Avenue from PD, Planned Development to C-4, Marine Commercial. Forward Pinellas has reviewed the ordinance and said the ordinance is compliant with the Countywide Plan. In the Madeira Beach Code of Ordinances, *Sec. 110-397. - Time limitations* require a property to be rezoned to the previous zoning district for the property if a Planned Development (PD) fails to be built.

A rezoning ordinance is required to go to a Planning Commission Meeting public hearing and two Board of Commissioners public hearings. A public notice will be mailed 10 days before the Planning Commission Meeting to affected parties within 300 feet of the proposed rezoning. A newspaper legal ad will be published 14 days before the second reading of the ordinance.

Located below is a table that compares the Planned Development (PD) Zoning District versus the C-4, Marine Commercial Zoning District. The table shows the maximum development potential of a Planned Development (PD) with the Alternative Temporary Lodging Use Standards. The previously approved Planned Development (PD) used the “by right” density and intensity but did receive a height increase of 2 additional stories. Rezoning the property to C-4, Marine Commercial would reduce the maximum height for the property to 3 stories above base flood elevation. Also, located below are the permitted uses, accessory uses, and Special Exception Uses for the C-4, Marine Commercial Zoning District.

<i>Planned Development (PD) Versus C-4, Marine Commercial</i>			
	Alternative Temporary Lodging Density (Causeway District) and	Previously Approved Planned Development (PD) for 555 150th Avenue	C-4, Marine Commercial (Causeway Character District)

	Planned Development (PD) Rezoning		
Temporary Lodging Density (Units Per Acre)	125	60	60
Residential Density (Units Per Acre)	15	15	15
Commercial FAR	*	0.55	0.55
Mixed Use FAR	4.0	*	*
Height	Flexibility in building height may be allowed provided the development is compatible with the surrounding neighborhood.	75 feet or 5 stories above BFE	3 stories above BFE

DIVISION 8. - C-4, MARINE COMMERCIAL

Sec. 110-347. Permitted uses.

The permitted uses in the C-4, marine commercial district are as follows:

- (1) Marina and commercial docks.
- (2) Boat repair and sales.
- (3) Retail commercial.
- (4) Temporary lodging units.
- (5) Commercial/business service use, offices and personal service.
- (6) Commercial fishing activities and working waterfront.
- (7) Charter and party boat operations.
- (8) Adult entertainment establishments (article VI, division 13 of this chapter).
- (9) Residential dwelling units and vacation rental dwelling units located above first floor commercial or office units within this district.
- (10) Townhouses (see chapter 110, Zoning, article VI, Supplementary District Regulations, division 10, Specific Development Standards, subdivision III, Townhouses, for additional standards).

Sec. 110-348. Accessory uses.

The accessory uses in the C-4, marine commercial district are as follows:

- (1) Off-street parking.
- (2) Marine and boat storage.
- (3) Essential services.

- (4) Other accessory uses, customarily incidental to the permitted use.
- (5) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.
- (6) Wireless communication towers shall be allowed, through special permit granted by the board of commissioners, as an alternative to prohibiting towers and only in the event substantial proof is submitted by an applicant which demonstrates that no existing tower, structure, or building can accommodate the applicant's proposed antenna. Wireless communication towers must further comply with the provisions of article VI, division 12, subdivisions I, II and IV of this chapter.

Sec. 110-349. Special exception uses.

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the C-4, marine commercial district:

- (1) Service stations.
- (2) Commercial recreation.
- (3) Public administration and service facilities.
- (4) Drive-in or drive-through retail commercial, personal service, and business service.
- (5) Institutional as religious use such as churches, synagogues and other houses of worship.
- (6) Outdoor storage areas provided that the outdoor storage use is an accessory, is limited to areas in the CG land use category, and does not exceed 20 percent of the area of the building which is the principal use on the site.
- (7) Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental. or residential unit.

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH110_ZO_ARTVDI_DIV8MACO_S110-347PEUS

Fiscal Impact or Other:

City Staff initiated the proposed rezoning at the request of the Board of Commissioners, and the proposed rezoning property is owned by the city.

Recommendation(s):

City staff recommends the Board of Commissioners to adopt Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial.

Attachments:

- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial
- Forward Pinellas Consistency Letter
- Ordinance 2026-03, Business Impact Estimate
- Planning Commission (LPA) Mailing and Posting Packet.