



**Memorandum**

**Meeting Details:** Planning Commission Meeting May 4, 2026

**Prepared For:** Planning Commission (LPA)

**From:** Community Development Department

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

**Discussion:**

City staff has drafted Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial. This ordinance would 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 received 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.

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

	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

**Fiscal Impact or Other:**

City Staff initiated the proposed rezoning, and the proposed rezoning property is owned by the city.

**Recommendation(s):**

City staff supports the adoption of 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