

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 2026-13 comprehensively revises and consolidates the City's landscaping regulations within Chapter 106 of the Land Development Regulations; and

WHEREAS, the landscaping provisions currently contained in Section 110-670 are superseded by Ordinance No. 2026-13 and are no longer necessary within Chapter 110.;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

Section 1. That Section 110-670 of Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 10 (Specific Development Standards), Subdivision II (C-1, C-2, C-3, C-4, C-5, R-2 and R-3 Districts) of the Land Development Regulations of the City of Madeira Beach is hereby repealed as follows:

Sec. 110-670. Repealed. Landscaping/green area.

- ~~(a) One of the purposes of the development controls is to encourage the provision of adequate landscaping/green area in R-3 zones west of Gulf Boulevard. A minimum of ten percent of that portion of the lot located east of the county coastal construction control line as established by the state shall be designated for and maintained as landscaped green area in side and front yards.~~
- ~~(b) In R-3 zones west of Gulf Boulevard, the green area in side yards shall provide a clear "view area" between three feet and ten feet in height; i.e. bushes or shrubs shall not exceed three feet in height and trees shall be trimmed below ten feet in height. Such landscaped areas may include passive recreation facilities provided, however, that the "view area" is not obstructed.~~
- ~~(c) In all zones except R-1, all off-street parking areas not contained within the building structure shall have a minimum of ten percent landscaped green area.~~

~~(d) All landscaped areas shall be provided with an adequate water supply.~~

Section 2. For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words **stricken** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2025.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

PASSED ON FIRST READING:

PUBLISHED:

PASSED ON SECOND READING:
