



# PLANNING COMMISSION AGENDA

Monday, January 09, 2023 at 6:00 PM  
Commission Chambers - 300 Municipal Drive

---

Meetings will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

---

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

*Public participation is encouraged. If you are addressing the Planning Commission, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.*

*Public comment on agenda items will be allowed when they come up.*

*For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.*

4. **APPROVAL OF MINUTES**

A. Minutes from November 28, 2022 Meeting

B. Minutes from December 5, 2022 Meeting

5. **NEW BUSINESS**

A. Ordinance 2023-10: Amendment re: Alcoholic Beverage Permit Application Fee

B. Ordinance 2023-11: Amending the Madeira Beach Comprehensive Plan

6. **OLD BUSINESS**
7. **ADMINISTRATIVE/STAFF PRESENTATION**
8. **PLANNING COMMISSION DISCUSSION**
9. **NEXT MEETING**

Next meeting is scheduled for Monday, February 6, 2023, at 6:00 p.m.

## **10. INFORMATIONAL MATERIALS**

## **11. ADJOURNMENT**

**One or more Elected or Appointed Officials may be in attendance.**

*Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Linda Portal, Community Development Director at 727-391-9951, ext. 255 or fax a written request to 727-399-1131.*

**THE CITY OF MADEIRA BEACH, FLORIDA  
LOCAL PLANNING AGENCY / PLANNING COMMISSION**

Madeira Beach City Hall, Patricia Shontz Commission Chambers

300 Municipal Drive, Madeira Beach, FL 33708

www.madeirabeachfl.gov | 727.391.9951

**November 28, 2022 - MINUTES**

1. **CALL TO ORDER** Chairman Michael Wyckoff called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

**Members in Attendance:**

Chairman Wyckoff

Commissioner Connolly

Commissioner Brooks

Commissioner Noble

Commissioner Meagher

Commissioner LaRue

**Member Absent:**

Commissioner Dillon

**Staff Representatives:**

Andrew Morris, Planner/GIS Technician

Susan Portal, Program Coordinator/Board Secretary

David Healey, Planning Consultant

Jerry Murphy, Planning Consultant

Before the meeting started, Chairman Wyckoff let the Planning Commission members know that Commissioner LaRue had asked to participate in the meeting via teleconference (for an approved reason). It was necessary for the Commission to vote to approve Commissioner LaRue's attendance via teleconference.

**Commissioner Brooks made a motion to allow Commissioner LaRue to attend and participate in this meeting via teleconference. Commissioner Meagher seconded the motion, and the vote passed unanimously.**

3. **PUBLIC COMMENTS**

Chairman Wyckoff opened the floor to public comment on any topics not related to the agenda. Several residents spoke about wanting to keep Madeira Beach as it is – a cool beach town. They pointed to Anna Maria Island and Clearwater Beach as cautionary tales. They want to resist additional density and keep any new development in line with the unique fishing village environment of Madeira Beach and the old Florida feeling. One resident stated she is for redevelopment and against over-development, and she added that the streets cannot take tall buildings and more traffic. Growth decisions should be made with residents and tourists in mind. Someone else expressed interest in more public

transportation on Madeira Beach. She said that Sun Runner is now going between St. Pete Beach and downtown St. Pete. She said she would like to see the Sun Runner connect with Madeira Beach. She would also like to see John's Pass Village be more walkable and have more green space.

#### 4. APPROVAL OF MINUTES

**Commissioner Meagher made a motion to accept the minutes from the November 7th meeting as presented. Commissioner Noble seconded the motion, and the vote passed unanimously.**

#### 5. NEW BUSINESS

##### A. Ordinance 2023-01: John's Pass Village Activity Center Plan

Nancy Meyer, Attorney for the City of Madeira Beach, read Ordinance 2023-01 in its entirety. Ms. Meyer went over the order in which the registered affected parties would be speaking. Ms. Meyer stated the order of proceedings:

1. City provides presentation
2. Planning Commission and affected parties have opportunity to ask questions of City staff
3. Affected parties present and provide evidence
4. City or Planning Commission can ask questions of affected parties

Ms. Meyer also read the quasi-judicial procedures and swore in anyone planning to speak.

David Healey introduced himself as a Planning Consultant with Healey Consultant Services, specializing in community planning, land use, and development. Mr. Healey summarized his resume and experience and said he has worked with the staff for several months on this project. Mr. Healey reviewed the staff's PowerPoint related to the John's Pass Village Activity Center and noted that it was a synopsis of the plan report. Mr. Healey stated John's Pass Village has been operating as an activity center for some time. The idea is to make sure that the City's Comprehensive Plan would be compatible with the Countywide Plan and that future development would be compatible. The first Madeira Beach Comprehensive Plan (1989) talked about policies for an activity center for John's Pass Village, but never put in place the guidelines and standards to achieve that policy.

Mr. Healey mentioned that public meetings were utilized to obtain input on the Activity Center plan. The core of the plan is in Chapter 3 of the report. Mr. Healey also highlighted the following:

- Six proposed character districts of the John's Pass Village Activity Center
- Existing and proposed density and intensity
- Incongruities between the Countywide and City plans.

- Map of the proposed character districts and a table that noted the residential units per acre, temporary lodging units per acre, and Floor Area Ratio (FAR)

Mr. Healey noted that if a project was proposed to be at the higher end of the temporary units per acre and FAR, they would have to apply for approval of a Development Agreement, which would require two public hearings.

- Existing vs. proposed Average Densities and Intensities within the existing Madeira Beach Comprehensive Plan, the Countywide Plan, and the proposed John's Pass Village Activity Center
- Traffic Generation tables

Following the review of the proposed Activity Center plan, Mr. Healey discussed the implementation strategies and next steps, e.g., amending the Countywide Plan by submitting to Forward Pinellas and the Pinellas Planning Commission for review (after first reading of the ordinances and approval by the Madeira Beach Board of Commissioners).

The Planning Commission members did not have any questions for Mr. Healey. Attorney Meyer said that the affected parties could ask questions of the staff. A summary of their feedback follows:

- One said that the material seemed overwhelming and feels like the residents could come together to discuss future development.
- Another resident said that Commissioner Kerr had asked about having a town meeting to try to correct some misconceptions. Mr. Healey responded that the city staff had held a couple workshops about a year and a half ago and had also sent a survey for input. Andrew Morris said that this topic has also gone to BOC workshops to try to gain resident input. Mr. Morris also said that they had reduced the density and intensity from initial presentations based on community input.
- The resident asked about the benefit to the city's residents. Mr. Healey answered that benefits were to limit the mixed-use within the residential areas and limit density.
- Another resident asked about the traffic impact and questioned the numbers in the presentation, pointing to the traffic that occurs during Spring Break. Mr. Healey stated that they are required to use the Department of Transportation traffic generation rates.
- Another resident asked about the FAR for some buildings in John's Pass (by providing general descriptions). Mr. Healey stated that the resident was asking him to make assumptions without knowing the details about specific buildings. The resident asked additional questions about Planned Development, traffic, and the survey to gain community input.

Following the questions, the affected parties were given an opportunity to share information.

- One party said that he thinks the residents would probably like more input. He said the plan may favor the builders, but the residents may not understand the impact. He said that people like to come here because it is not as crowded as Clearwater Beach. He would like clarification on the transitional area of Gulf Lane.
- Another resident said that Gulf Lane is primarily single- and multi-family residential (except for Barefoot Beach Club). She said that Gulf Lane is what is left of beachside residential without being a large condo building. She also said that FAR is a confusing topic for the average homeowner. The resident said that things have changed in the last few years, e.g., college kids coming into town and wreaking havoc. She said that she is concerned that the changes will make it worse.
- Another resident said that maybe the presentation is not as clear as it could be. He reiterated the character of Gulf Lane and not wanting it to change. The resident further stated that some confusion among residents is why the transitional area stopped at 133<sup>rd</sup> Avenue rather than 135<sup>th</sup>. He said he has concerns about Gulf Lane changing if increased development is allowed to occur. Gulf Lane is 15-feet wide and any increase in commercial building would have an impact on traffic on that small road. He further stated that they have had trouble with “riff raff” in their neighborhood (going under their houses, damaging their fences, etc.).
- Another resident talked about the Planning Commission having a big responsibility and being mindful of increasing the density, which could drastically change the appearance of John’s Pass for years and years to come. He also spoke about rumored townhouses on Pelican Lane with nine bedrooms. Chairman Wyckoff asked the resident if he was aware of the current zoning in the transitional area, as well as the density/intensity. Chairman Wyckoff provided the data based on the presentation.
- Another resident who owns a condominium in Beach Place said he has seen lots of change (Bubba Gump’s, new bridge, etc.). He said the influx of people from the Village is overwhelming and people have jumped the fence and gone into the pool at Beach Place. He said he has concerns about a 72-unit facility being built at the end of John’s Pass. The owner asked about making the entrance to the Village one-way by the bridge, with a light by the Bamboo for the one-way exiting traffic. Andrew Morris asked how many stories are at Beach Place. The resident said they have parking underneath plus five stories.

Attorney Meyer stated that it was time for public comments.

- One resident stated that he appreciated all the work that had gone into the presentation. He stated that John’s Pass Village has been labeled as a fixer upper. It would be nice to have some investors come in and focus on revitalization. He thought a miss was to exclude 129<sup>th</sup> Avenue and 131<sup>st</sup> Avenue (east of Gulf

Boulevard). The resident said he agrees with increasing the walkability of the Village and thinks that the residents impacted on 129<sup>th</sup> and 131<sup>st</sup> should have input.

- Another resident suggested starting the mixed-use zone farther south. He stated that he has also had issues with people running through his property. Increased resort facilities could result in an increase of that behavior. The city doesn't need more tourism. He appreciates controlled planning. This resident believes in using a reverse approach to planning – look at the end product first before starting to accept a comprehensive plan overall.
- A resident on the east side of Gulf Boulevard stated that she is concerned that their neighborhood could be impacted by someone coming along and buying two cottages and building a hotel. She suggested letting the dust settle before adding any more hotels. Some changes have been good but think about what the area would look like in 20 years.
- Another resident has rental units on Pelican Lane. She does have concern about hotels being able to go up six floors. She knows that the townhouses going up down the street appear to be quite large. She stated that what drew her to the area was the quaintness.
- The next resident stated that the Planning Commission has been given inaccurate information in the past. She said that they should look at the credibility of the information provided by the professionals at the city. The resident said that setbacks and ordinances have been ignored with development agreements.
- The next resident stated that people's threats and insults are unwarranted and biased. He stated that he views these changes through the eyes of his children. Nothing being decided at this meeting provides for any development to happen. The walkability is currently poor, and he would like to see changes to make that better. The resident also said he had been at multiple meetings regarding this topic, contrary to what other people have said about not getting public input.
- Another resident stated that Gulf Lane is a jewel and she asked for clarification of the density.
- Another resident on Gulf Lane added that it would be helpful to have some public facilities, since he lives next to a public beach access. People coming off the beach use his hose or go under his house to change.
- Another resident, who is on the Board of Commissioners, said that his neighbors have asked who instigated this change and why is it happening. He said that he understands that the City is applying to be a Community Center, but he asked about what safeguards would be in place to prevent the City from increasing the density to the County standard for Community Centers. The resident said he was not aware of past town hall meetings and would like to have some well-announced, well-advertised town halls. He does not see this as a terrible designation but thinks people need more information.

Attorney Meyer stated that it was now appropriate for the City to provide any rebuttals to everything they had heard since the original presentation. Mr. Healey stated that any

amendment to the proposed density/intensity standards adopted would require an amendment to both the City's Activity Center plan and the Countywide Plan. He also stated that the current areas in the transitional district on the east side of Gulf Boulevard are residential/office/retail and commercial, with considerably more commercial allowed versus what is proposed with the Activity Center plan. On the west side of Gulf Boulevard, the area in the transitional district that is part of the current resort category allows up to 20% of the floor area to be devoted to commercial. The staff would need to speak with the City Attorney if attempting to take that right away from existing owners. Andrew Morris added that impact fees had been adopted as an ordinance and those would apply to new development. The fees would pay for improvements directly related to the development.

Attorney Meyer asked if the Commission was ready for a motion and second, after which they could discuss further. **Commissioner Brooks made a motion to approve Ordinance 2023-01, John's Pass Village Activity Center Plan, based on finding of fact and compliance with the Comprehensive Plan. Commissioner Meagher seconded the motion.** Commissioner Brooks stated that this has been in the works for quite some time. The Board of Commissioners has also discussed it. Commissioner Brooks said that it is necessary for the City to get in compliance with the County. Commissioner Brooks also stated that she thought this was intended to get the city more in line with what currently exists, so buildings could be rebuilt if a catastrophic event were to occur. Commissioner Noble agreed that if a hurricane came through, this plan would be in place. He stated that the Planning Commission is making a recommendation, and this is not the final say.

Chairman Wyckoff asked about the idea of including 129<sup>th</sup> and 131<sup>st</sup> Avenues or if that would muddy the waters. Commissioner Noble stated that he also lives on 131<sup>st</sup> Avenue and he agreed that they should be included. Commissioner Connolly agreed. Chairman Wyckoff asked what the impact would be if they wanted to include 129<sup>th</sup> and 131<sup>st</sup> Avenues in the Activity Center plan. Attorney Meyer stated that the Planning Commission could approve the ordinance as presented, approve with conditions, or deny. Ms. Meyer said she did not know enough to state whether the inclusion of 129<sup>th</sup> and 131<sup>st</sup> Avenues would be considered a condition. David Healey responded that previous discussions about these two streets centered on the zoning and that a new designation could increase temporary lodging, which could include hotels, which might not be appropriate. Mr. Healey stated that better signage could be used to point out the transition to those neighborhoods. If these streets were going to be included, Mr. Healey stated that they might need to be a separate district from what was previously created, and the Activity Center Plan would have to be re-noticed and readvertised.

Commissioner Meagher asked if something unique could be carved out for Gulf Lane, since that was a concern for many residents. Chairman Wyckoff said he did not see major changes to what currently exists on Gulf Lane. If changes were to be made to extend the transitional area (Gulf Lane) or include 129<sup>th</sup> Avenue or 131<sup>st</sup> Avenue, a new motion would have to be made (or the plan amended altogether). Commissioner LaRue said if anything should change on Gulf Lane, it would be where single-family homes start. Chairman



Wyckoff said that is what the Proposed Activity Center Plan map is showing now. Madeira Norte already has higher density, so if the transitional district were to be moved farther south, it would be viewed as taking away from that property. Commissioner LaRue said that if any area is to be less than transitional, it does not need to be included in this plan.

Commissioner Noble said that it still does not seem to be defined as well as it should be, so maybe it is not ready for a motion. Chairman Wyckoff said that a motion was already on the table. Attorney Meyer clarified that there had not been any conditions or changes to the motion before the vote.

**The ordinance passed with a 5-1 vote.**

**B. Ordinance 2023-02: Amending the Future Land Use Map to add John's Pass Village Activity Center**

Attorney Meyer read the ordinance in its entirety. David Healey said he had nothing further, except to say that this is the way the adoption of the plan would be portrayed and implemented on the map. It is a companion to the Activity Center Plan.

One of the residents raised the question about what this means. Mr. Healey said that this is about the map that accompanies the Activity Center document.

The opportunity for public comment was provided. One resident who lives on the east side of Gulf Boulevard said that John's Pass Village does need a makeover. She believes that it is a crown jewel in the city and could be made into a place for tourists and residents to enjoy. Everyone needs to see not only the trees, but also the forest, and this will align the city with the county.

**Commissioner Brooks made a motion to adopt Ordinance 2023-02 to amend the Future Land Use Map to add John's Pass Village Activity Center. Commissioner Meagher seconded the motion, and the vote passed 5-1.**

**C. Planning Commission Meeting Schedule – 2023**

**Commissioner Noble made a motion to approve the Planning Commission Meeting Schedule for 2023. Commissioner Connolly seconded the motion, and the vote passed unanimously.**

**6. OLD BUSINESS**

**7. ADMINISTRATIVE/STAFF PRESENTATION**

**A. Madeira Beach Comprehensive Plan Presentation**

Jerry Murphy said that the Planning Commissioners had the Mobility and Property Rights elements in front of them. The Property Rights element was recently adopted and is being incorporated in the Comprehensive Plan. Mr. Murphy pointed out a highlight in the second to last page regarding the proposed John's Pass Village Activity Center, which could be

removed based on what happens going forward. Mr. Murphy said that land use will be discussed in January.

**8. PLANNING COMMISSION DISCUSSION**

**9. NEXT MEETING**

Next meeting is scheduled for Monday, December 5, 2022, at 6:00 p.m.

**10. INFORMATIONAL MATERIALS**

**11. ADJOURNMENT**

Chairman Wyckoff adjourned the meeting at 9:18 p.m.

Respectfully submitted:

\_\_\_\_\_  
Michael Wyckoff, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Susan Portal, Board Secretary

\_\_\_\_\_  
Date

**THE CITY OF MADEIRA BEACH, FLORIDA  
LOCAL PLANNING AGENCY / PLANNING COMMISSION**

Madeira Beach City Hall, Patricia Shontz Commission Chambers  
300 Municipal Drive, Madeira Beach, FL 33708  
www.madeirabeachfl.gov | 727.391.9951

**December 5, 2022 - MINUTES**

1. **CALL TO ORDER** Chairman Michael Wyckoff called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

**Members in Attendance:**

Chairman Wyckoff

Commissioner Dillon

Commissioner Brooks

Commissioner LaRue

Commissioner Connolly

**Members Absent:**

Commissioner Noble

Commissioner Meagher

**Staff Representatives:**

Linda Portal, Community Development Director (via Zoom)

Andrew Morris, Planner/GIS Technician

Jerry Murphy, Planning Consultant

3. **PUBLIC COMMENTS**

Chairman Wyckoff opened the floor to public comment on any topics not related to the agenda and none was offered.

4. **APPROVAL OF MINUTES**

5. **NEW BUSINESS**

6. **OLD BUSINESS**

7. **ADMINISTRATIVE/STAFF PRESENTATION**

**A. Madeira Beach Comprehensive Plan Presentation**

Jerry Murphy stated the Planning Commissioners had the Infrastructure and Capital Improvements elements for review. The Infrastructure section is pretty small and the Planning Commission recently saw the Capital Improvements element. The State of Florida removed the requirement for concurrency management, so a change was made to reflect that decision. Mr. Murphy said that he and Andrew Morris had just calculated that the Capital Improvements' fiscal impact over the next five years is \$19M and change. The

Planning Commissioners had no questions for Mr. Murphy. Mr. Murphy said that next month's Land Use element would be more extensive. Linda Portal asked if they would be voting, and Mr. Murphy responded that the Planning Commission would vote on everything next month. Commissioner Dillon asked when the next part would be available, and Mr. Murphy said about a week prior to the meeting.

**8. PLANNING COMMISSION DISCUSSION**

**9. NEXT MEETING**

Next meeting is scheduled for Monday, January 9, 2023, at 6:00 p.m.

**10. INFORMATIONAL MATERIALS**

**11. ADJOURNMENT**

Before adjourning, Linda Portal thanked everyone for their time and for attending back-to-back meetings. Linda Portal also commended Andrew for passing the AICP exam. Ms. Portal noted that it was an outstanding feat and elevates the standing of the department and the city.

Chairman Wyckoff adjourned the meeting at 6:08 p.m.

Respectfully submitted:

\_\_\_\_\_  
Michael Wyckoff, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Susan Portal, Board Secretary

\_\_\_\_\_  
Date



# Memorandum

**Meeting Details:** January 9, 2023 – Planning Commission Meeting

**Prepared For:** Planning Commission

**From:** Andrew Morris, Planner/GIS Technician, Community Development Department

**Subject:** Ordinance 2023-10 Alcoholic Beverage Permit Application Fee

---

## **Background**

Ordinance 2023-10 would remove the alcoholic beverage permit application fee value from being mentioned in Article VI (Supplementary District Regulations) of Chapter 110 (Zoning) of the Madeira Beach Code of Ordinances. The Fees & Collection Procedure Manual would be referenced instead of the application fee value. This change allows for the application fee value to be adjusted without needing to directly amend Article VI (Supplementary District Regulations) of Chapter 110 (Zoning) of the Madeira Beach Code of Ordinances.

## **Fiscal Impact**

N/A

## **Recommendation(s)**

Staff recommends approval of 2023-10.

## **Attachments**

Draft version of Ordinance 2023-10 Alcoholic Beverage Permit Application Fee

**ORDINANCE 2023-10**

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 110-531, 110-533 AND 110-539 OF ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH TO REFER TO THE CITY'S FEES & COLLECTION PROCEDURE MANUAL FOR THE COST OF AN ALCOHOLIC BEVERAGE PERMIT APPLICATION FEE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, City Staff is recommending that the Board of Commissioners of the City of Madeira Beach, Florida, amend Sections 110-531, 110-533 and 110-539 of Article VI (Supplementary District Regulations) of Chapter 110 (Zoning) to refer to the City's Fees & Collection Procedure Manual for the cost of an alcoholic beverage permit application fee; and

**WHEREAS**, the recommendations of staff have been found meritorious by the Planning Commission and the Board of Commissioners; and

**WHEREAS**, the Board of Commissioners has received input from the public at two public hearings.

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

**Section 1.** That subparagraph (6) of Section 110-531 (Application for Zoning of Lot for Sale of Alcoholic Beverages) of Article VI (Supplementary District Regulations) of Chapter 110 (Zoning) of the Code of Ordinances of the City of Madeira Beach, Florida, is hereby amended to read as follows:

- (6) Payment of the non-refundable application fee listed in the Fees & Collection Procedure Manual.

**Section 2.** That subparagraph (b) of Section 110-533 (Reconsideration of Alcoholic Beverage Zoning) of Article VI (Supplementary District Regulations) of Chapter 110 (Zoning) of the Code of Ordinances of the City of Madeira Beach, Florida, is hereby amended to read as follows:

- (b) In the event any applicant shall desire reconsideration under subsection (a) of this section, the applicant shall submit his application for such alcoholic beverage zoning to the city manager or his designate in the usual manner and pay the application fee listed in the Fees & Collection Procedure Manual. If, in the judgment of the board of commissioners, substantial changes have occurred, the board of commissioners shall then set the application for public hearing. In the event of a negative finding by the board of commissioners, the application will not be heard.

**Section 3.** That subparagraph (b) of Section 110-539 (Application Processing and Fees) of Article VI (Supplementary District Regulations) of Chapter 110 (Zoning) of the Code of Ordinances of the City of Madeira Beach, Florida, is hereby amended to read as follows:

- (b) The city manager is authorized to charge the application fee **listed in the Fees & Collection Procedure Manual** for processing the application.

**Section 4.** Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

**Section 5.** 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 6.** This Ordinance shall be in full force and effect from and after its adoption and approval in the manner approved by law.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.**

\_\_\_\_\_  
John B. Hendricks, 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:

\_\_\_\_\_





# Memorandum

**Meeting Details:** January 9, 2022, Planning Commission Meeting

**Prepared For:** Planning Commission

**From:** Andrew Morris, Planner/GIS Technician, Community Development Department

**Subject:** ORDINANCE 2023-11; AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO ADOPT THE CHANGES IDENTIFIED IN THE REGULARLY SCHEDULED EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

---

**Background:** Ordinance 2023-11 amends the Madeira Beach Comprehensive Plan and Data Analysis.

**Discussion:** Local governments are required to evaluate and appraise their Comprehensive Plan at least every 7 years (EAR) to be consistent with current Florida Statutory requirements that have changed since the last EAR-based amendment including current data and standards. These amendments must go before the Local Planning Agency (Planning Commission) and Board of Commissioners before transmitting to the State for review, prior to local adoption.

**Fiscal Impact:** N/A

**Recommendation(s):** Staff recommends the Planning Commission to move Ordinance 2023-11 to the Board of Commissioners for transmittal.

**Attachments:**

Draft Ordinance 2023-11

Draft Exhibit A, EAR-based Amendments included in a complete Comprehensive Plan

Draft Revised Data and Analysis

Ordinance 2022-7, Capital Improvement Plan

**ORDINANCE 2023-11****AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO ADOPT THE CHANGES IDENTIFIED IN THE REGULARLY SCHEDULED EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Comprehensive Plan of the City of Madeira Beach was adopted on May 27, 2008, and was subsequently amended by Ordinance 1179 on July 10, 2012, Ordinance 2014-09 on November 12, 2014, and Ordinances 2016-08, 2016-09, and 2016-10 on October 11, 2016, and Ordinance 2020-21 on April 14, 2021; and

**WHEREAS**, Florida's 2011 Community Planning Act lifted state-mandated requirements for transportation concurrency management and level of service standards, while encouraging the coordination of planning and growth management activities among local governments, metropolitan planning organizations, regional and state agencies; and

**WHEREAS**, Florida Statutes Section 163.3191 mandates the evaluation and appraisal of each local government's comprehensive plan at least once every seven years to determine if plan amendments are necessary to reflect changes in state requirements in Florida Statutes Chapter 163, Part II, since the last update of the comprehensive plan; and

**WHEREAS**, The Board of Commissioners adopted Ordinance 2016-09 on October 11, 2016 to amend the Conservation and Coastal Management Element of the Comprehensive Plan to, inter alia, comply with the requirements of Florida Statutes Subsection 163.3178(2)(f); and

**WHEREAS**, the Board of Commissioners adopted Ordinance 2020-21 on April 14, 2021 providing for, inter alia, renumbering and reorganization of, and more accessible language in the Comprehensive Plan; and

**WHEREAS**, The Board of Commissioners adopted Ordinance 2022-18 on September 14, 2022 to amend the Comprehensive Plan to include a Property Rights Element to comply with the requirements of Florida Statutes Subsection 163.3177(6)(i)1.

**WHEREAS**, the City seeks to rephrase some of the goals, objectives, policies, and strategies in the Comprehensive Plan elements undergoing these revisions to make the language of the Plan more accessible to the general public; and

**WHEREAS**, on October 17, 2022, November 7, 2022, November 28, 2022, December 5, 2022, and January 9, 2023, the City of Madeira Beach Planning Commission in their role as the Local Planning Agency conducted public meetings and accepted public input regarding the proposed changes to the Comprehensive Plan to comply with the statutorily-mandated Evaluation and Appraisal of the Comprehensive Plan; and

**WHEREAS**, on January 9, 2023, the City of Madeira Beach Planning Commission conducted a public hearing and accepted public input regarding the proposed changes to the Comprehensive Plan to comply with the statutorily-mandated Evaluation and Appraisal of the Comprehensive Plan and provided its recommendation to the Board of Commissioners; and

**WHEREAS**, the City of Madeira Beach Board of Commissioners has considered the Planning Commission's recommendations and received input from the public at two public hearings

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

**Section 1.** That the City of Madeira Beach Comprehensive Plan is amended and will read as follows:

See attached

**“Exhibit A”**

**Section 2.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** In the event a court of competent jurisdiction finds any part or provision of this Ordinance unconstitutional or unenforceable as a matter of law, the same will be stricken and the remainder of the Ordinance will continue in full force.

**Section 4.** Pursuant to Subsection 163.3184(3), Florida Statutes, the effective date of this plan amendment, if the amendment is not timely challenged, is 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this

amendment is effective on the date the state land planning agency, or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before this amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution will be sent to the state land planning agency.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.**

\_\_\_\_\_  
John B. Hendricks, 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: \_\_\_\_\_

# EXHIBIT A

# CITY OF MADEIRA BEACH COMPREHENSIVE PLAN

[EAR Draft]

[Month, Day] 2023

~~Adopted May 27, 2008~~



~~Prepared by  
The Gail Easley Company  
in conjunction with the  
Pinellas Planning Council~~

## TABLE OF CONTENTS

Section	Page
<u>1.0 EXECUTIVE SUMMARY</u>	<u>2</u>
<u>2.0 PUBLIC PARTICIPATION PROGRAM</u>	<u>2</u>
<u>3.0 COMPREHENSIVE PLAN ELEMENTS</u>	<u>3</u>
<u>3.1 DEFINITIONS</u>	<u>3</u>
<u>3.2 INTRODUCTION</u>	<u>5</u>
<u>4.0 FUTURE LAND USE ELEMENT</u>	<u>5</u>
<u>5.0 MOBILITY ELEMENT</u>	<u>23</u>
<u>6.0 HOUSING ELEMENT</u>	<u>33</u>
<u>7.0 INFRASTRUCTURE ELEMENT</u>	<u>36</u>
<u>8.0 CONSERVATION AND COASTAL MANAGEMENT ELEMENT</u>	<u>39</u>
<u>9.0 RESERVED</u>	<u>52</u>
<u>10.0 CULTURE AND RECREATION ELEMENT</u>	<u>53</u>
<u>11.0 INTERGOVERNMENTAL COORDINATION ELEMENT</u>	<u>57</u>
<u>12.0 RESERVED</u>	<u>62</u>
<u>13.0 CAPITAL IMPROVEMENTS ELEMENT</u>	<u>63</u>
<u>14.0 PUBLIC SCHOOL FACILITIES ELEMENT</u>	<u>71</u>
<u>15.0 PROPERTY RIGHTS ELEMENT</u>	<u>74</u>
<del>1.0 EXECUTIVE SUMMARY</del>	<del>2</del>
<del>2.0 PUBLIC PARTICIPATION PROGRAM</del>	<del>2</del>
<del>3.0 COMPREHENSIVE PLAN ELEMENTS</del>	<del>2</del>
<del>3.1 DEFINITIONS</del>	<del>2</del>
<del>3.2 INTRODUCTION</del>	<del>4</del>
<del>4.0 FUTURE LAND USE ELEMENT</del>	<del>5</del>
<del>5.0 MOBILITY ELEMENT</del>	<del>21</del>
<del>6.0 HOUSING ELEMENT</del>	<del>31</del>
<del>7.0 INFRASTRUCTURE</del>	<del>33</del>
<del>8.0 CONSERVATION AND COASTAL MANAGEMENT ELEMENT</del>	<del>36</del>
<del>9.0 RESERVED</del>	<del>49</del>
<del>10.0 CULTURE AND RECREATION ELEMENT</del>	<del>50</del>
<del>11.0 INTERGOVERNMENTAL COORDINATION ELEMENT</del>	<del>54</del>
<del>12.0 RESERVED</del>	<del>59</del>
<del>13.0 CAPITAL IMPROVEMENTS ELEMENT</del>	<del>60</del>
<del>14.0 PUBLIC SCHOOL FACILITIES ELEMENT</del>	<del>69</del>

**Amendments:**

Ordinance	1179	July 10, 2012
Ordinance	2014-09	November 12, 2014
Ordinance	2016-08	October 11, 2016
Ordinance	2016-09	October 11, 2016
Ordinance	2016-10	October 11, 2016
Ordinance	2020-21	April 14, 2021
Ordinance	2022-18	September 14, 2022
Ordinance	2023-11	TBD

**1.0 EXECUTIVE SUMMARY**

The City of Madeira Beach conducted an evaluation and appraisal of ~~its this comprehensive Comprehensive plan Plan in~~ (EAR) from 2019 through 2023~~2006 and 2007~~. A number of ~~Recommendations~~ resulted from that evaluation process. ~~These recommendations and~~ formed the basis for ~~an~~ amending ~~the this~~ Comprehensive ~~plan Plan~~. ~~The This~~ amendment to the ~~comprehensive Comprehensive plan Plan presented herein is an~~ updates of the entire plan, addressing ~~not only~~ the recommendations from the evaluation process, ~~but also reorganization of the comprehensive plan to eliminate duplications~~. Revisions ~~are provided~~ to ensure consistency with the Pinellas ~~Planning Council~~ County Countywide Plan Rules ~~and the Florida Statutes~~. ~~The adopted portion of this document is Section 3.0, Goals, Objectives, and Policies, together with Map LU 4, Future Land Use and Transportation.~~

**2.0 PUBLIC PARTICIPATION PROGRAM**

~~The City of Madeira Beach is following the public participation requirements described in the 1999 Comprehensive Plan. The city City further ensures that all participation and procedural requirements of the Florida Statutes are followed. This process began with the adoption of an Evaluation and Appraisal Report of the current Comprehensive Plan by the City Planning Commission in their role as the Local Planning Agency (LPA). During this process, citizens had opportunities to review and comment on the findings during the evaluation of, and the proposed changes to this Ceomprehensive Pplan.~~

This document contains a proposed amendment to the Comprehensive Plan to implement recommendations of the EAR. The process for considering, transmitting, and adopting the amendment includes ~~citizen LPA~~ workshops and public hearings.

~~10/08/2007 — Joint Workshop on proposed EAR-based amendment 1~~

~~10/17/2022 LPA Workshop/hearing~~

~~11/07/2022 LPA Workshop/hearing~~

~~11/28/2022 LPA Workshop/hearing~~

~~12/05/2022 LPA Workshop/hearing~~

~~02/10/2007~~01/09/2023 LPA Workshop/ — Transmittal hearing ~~by LPA~~

~~01/25/2023 Board of Commissioners Workshop~~

~~01/08/2008~~02/08/2023 — Transmittal hearing by the Board of Commissioners



### 3.0 COMPREHENSIVE PLAN ELEMENTS

#### 3.1 DEFINITIONS

As used in this Comprehensive Plan:

**“Ancillary Non-residential Use”** means off-street parking, drainage retention areas, and open space buffer areas for adjacent, contiguous, non-residential uses.

**“Board of Commissioners”** means the City of Madeira Beach Board of Commissioners of the City of Madeira Beach.

**“Building area”** means the total building area within the City according to the Pinellas County Property Appraiser as provided in the field TOTLVGAREA in the Pinellas County Property Appraiser’s Geographic Information System.

**“Capital improvement”** means physical assets, identified as existing, ongoing, or projected needs in this Comprehensive Plan, constructed or purchased to provide, improve, or replace improved municipal facilities and services.

**“Capital Improvements Program (or CIP)”** means the schedule of capital improvements and projects necessary to ensure that adopted level-of-service standards are achieved and maintained for the proceeding 5-year period identified as either funded or unfunded, and given a level of priority for funding.

**“City”** means the City of Madeira Beach.

**“Coastal Storm Area”** means the area that includes the Coastal High Hazard Area, the Tom Stuart Causeway and land areas connected to the mainland of Pinellas County by the causeway, any area surrounded by the CHHA or by the CHHA and a body of water, and all areas located within the Velocity Zone, or Zone V, as designated by the Federal Emergency Management Agency.

**“Density”** means the measure of permitted residential development expressed as a maximum number of dwelling units per gross acre of land area, excluding public road rights-of-way and submerged lands.

**“Development (and redevelopment)”** means any building or mineral extraction activity, the making of any material change in the use or appearance of any structure or land, or the dividing, recombination, or subdividing of land lots or parcels.

**City of Madeira Beach****Comprehensive Plan**

**“Development permit”** means any building permit, certification, rezoning, special exception, subdivision approval, variance, zoning permit, or any other official action of the City having the effect of permitting the development of land.

**“Floor Area Ratio (FAR)”** means a measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the gross land area.

**“Goal”** means the long-term end toward which programs or activities are ultimately directed.

**“Impervious Surface Ratio (ISR)”** means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

**“Improved municipal culture and recreation facilities and services”** means the land, equipment, facilities, other improvements, and personnel necessary to deliver the City’s culture and recreation services. ~~{See Data and Analysis: “City of Madeira Beach Comprehensive Plan Level of Service Standards”}.~~

**“Improved municipal facilities and services”** means the capital improvements and the operations and personnel associated with the delivery and public use of those capital improvement, e.g., culture and recreation, mobility, and public safety.

**“Improved municipal mobility facilities and services”** means the land, equipment, facilities, other improvements, and personnel necessary to deliver the City’s mobility services. ~~{See Data and Analysis: “City of Madeira Beach Comprehensive Plan Level of Service Standards”}.~~

**“Improved municipal public safety facilities and services”** means the land, equipment, facilities, other improvements, and personnel necessary to deliver the City’s public safety services. ~~{See Data and Analysis: “City of Madeira Beach Comprehensive Plan Level of Service Standards”}.~~

**“Level of service”** means an indicator of the extent of service provided by, or proposed to be provided by, a facility based on the operating characteristics of the facility.

**“Level-of-service standard”** indicates the capacity per unit of demand for a given group of improved municipal facilities and services.

**“Objective”** means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

“**Plan**” means this City of Madeira Beach Comprehensive Plan as formally adopted by the Board of Commissioners.

“**Policy**” means the way that programs and activities are conducted to achieve a goal.

“**Roadway**” means a state- or county-maintained right-of-way.

“**Strategy**” means an approach to implementing a policy to achieve a goal.

“**Street**” means a City-maintained right-of-way.

### 3.2 INTRODUCTION

All elements of this Comprehensive Plan, with their respective goals, objectives, policies, and strategies are provided in the following Sections. Text proposed for deletion is ~~shown-indicated~~ in strikethrough. Text proposed for addition is shown-indicated with underlining. The map is the combined Future Land Use and Future Transportation Map (Map LU-4). All officially adopted maps are provided at the end of this Comprehensive Plan.

## 4.0 FUTURE LAND USE ELEMENT

**GOAL 4.1: ENSURE THAT THE RESIDENTIAL/FAMILY AND BEACH COMMUNITY CHARACTER OF THE CITY OF MADEIRA BEACH IS MAINTAINED AND PROTECTED WHILE:**

**MAXIMIZING THE POTENTIAL FOR ECONOMIC BENEFIT RESULTING FROM THE TOURIST TRADE AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS AND VISITORS;**

**MINIMIZING THE THREAT TO HEALTH, SAFETY, AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION;**

**MAXIMIZING LAND DEVELOPMENT ~~WHICH-THAT~~ RESPECTS NECESSARY ECOLOGICAL FUNCTIONS AND SUITABILITY FOR URBAN DEVELOPMENT;**

**PRESERVING OR IMPROVING THE COMMUNITY’S NATURAL RESOURCES AND VALUABLE AMENITIES;**

**ENCOURAGING AN ORDERLY AND AESTHETIC MIX OF LAND USES BY ALLOWING NEW DEVELOPMENT AND REDEVELOPMENT THAT WILL ENHANCE AND PROTECT THE CITY’S EXISTING CHARACTER; AND**

## PROVIDING A COMPREHENSIVE PLAN THAT IS FLEXIBLE AND INCORPORATES CHANGING COMMUNITY VALUES AND ATTITUDES.

### Objective 4.1.1:

Ensure that redevelopment and new development occurs in planned areas at the appropriate densities and intensities as indicated on, and consistent with Map LU-4, ~~Future Land Use and Transportation~~.

### Policy 4.1.1.1:

The ~~City of Madeira Beach hereby adopts those future~~ land use plan categories identified and defined in this policy ~~as those which shall~~ govern residential development within the ~~City community pursuant to Rule 9J-5.006(3)(c)@7, Florida Administrative Code~~. These future land use plan categories ~~shall be~~ consistent with primary and secondary uses and maximum intensity standards listed in the Pinellas ~~County Planning Council~~ Countywide Plan Rules, except as specifically modified herein.

### RESIDENTIAL:

Residential Urban (RU), density of 0 to 7.5 residential units per acre, excluding residential equivalent uses and institutional uses.

Residential Medium (RM), density of 0 to 15.0 residential units per acre, excluding residential equivalent uses and institutional uses.

### Policy 4.1.1.2:

The ~~City of Madeira Beach hereby adopts those future~~ land use plan categories identified and defined in this policy ~~as those which shall~~ govern mixed-use development within the ~~City community pursuant to Rule 9J-5.006(3)(c)@7, Florida Administrative Code~~. These future land use plan categories ~~shall be~~ consistent with primary and secondary uses and maximum density and intensity standards listed in the Pinellas ~~Planning Council~~ County Countywide Plan Rules, except as specifically modified herein.

### MIXED USE:

Resort Facilities Medium (RFM), with a residential density of 0 to 18 units per acre and temporary lodging with maximum density and intensity standards ~~as shown in the table~~ Table 3.0, below. With an approximate percentage distribution of 70 to 100 percent residential uses, 0 to 20 percent nonresidential uses, and 0 to 10 percent “other” uses. RFM ~~shall does~~ not ~~include allow~~ residential equivalent uses.

**City of Madeira Beach****Comprehensive Plan**

Temporary Lodging Density and Intensity Standards for the RFM ~~future~~ land use plan category are as follows, subject to ~~the specific standards to be set forth provided~~ in a Development Agreement ~~as provided for in~~ required by the City's land development regulations.

**Table 3.0**

Land Area	Units per Acre	FAR	ISR
Less than 1 acre	45	1.0	0.85
Between one acre and three acres	60	1.5	0.85
Greater than three acres	75	2.0	0.85

Resort Facilities ~~high~~ High (RFH), with a residential density of 0 to 15 dwelling units per acre and temporary lodging with maximum density and intensity standards as shown in ~~the table~~ Table 3.1, below, with an approximate percentage distribution of 70 to 100 percent temporary lodging uses, 0 to 20 percent tourist-related commercial uses, and 0 to 10 percent residential uses. RFH ~~shall does~~ not include residential equivalent uses.

All applications for the ~~Resort Facilities high~~ RFH future land use plan category ~~shall~~ require corresponding rezoning of the subject property to the PD, Planned Development zoning district pursuant to the procedures and requirements of the PD district ~~set forth provided~~ in the City's land development regulations.

Temporary Lodging ~~Density density~~ and intensity ~~Standards standards~~ for the RFH future land use plan category are as follows, subject to the specific standards ~~to be set forth provided~~ in a Development Agreement ~~as provided for in~~ required by the City's land development regulations.

**Table 3.1**

Land Area	Units per Acre	FAR	ISR
Less than 1 acre	75	2.0	0.95
Between one acre and three acres	100	3.0	0.95
Greater than three acres	125	4.0	0.95

Residential/Office/Retail (R/O/R), with a residential density of 0 to 18 units per acre and a temporary lodging density of up to 45 units per acre with a maximum FAR of 1.0 and an ISR of 0.85 and a percentage distribution of 30 to 50 percent residential uses, 30 to 60 percent nonresidential uses, and 0 to 20 percent "other" uses. R/O/R ~~will~~ shall not include residential equivalent, research/development, and light manufacturing/assembly uses.

**City of Madeira Beach****Comprehensive Plan**

Planned Redevelopment – Mixed Use (PR-MU); -The purpose of this category is to depict those areas that are developed with a collection of temporary lodging, residential, office, and commercial uses, along corridors, adjacent to neighborhoods, or within distinct areas that are interrelated and complimentary. This category ~~should~~ is intended to facilitate infill development and redevelopment of these areas to create a desirable mix of non-residential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.

The uses, development standards, density/intensity standards, and locational characteristics associated with this category must be set forth in ~~a~~ Special Area Plan approved by the Board of Commissioners. The Special Area Plan (and any substantive changes to an approved ~~special-area plan~~ Special Area Plan) ~~shall be~~ are subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council pursuant to the applicable Countywide Plan Rules. Each Special Area Plan ~~shall~~ establishes the density, intensity, and mix of permitted uses, and ~~shall must~~ include, at a minimum, information addressing the requirements for Special Area Plans ~~special-area plans~~ or their equivalent as ~~set forth in~~ required by the Countywide Plan Rules.

**Policy 4.1.1.3:**

The ~~City of Madeira Beach hereby adopts those future~~ land use plan categories identified and defined in this policy ~~as those which shall~~ govern commercial and other uses within the ~~community pursuant to Rule 9J-5.006(3)(c)©7, Florida Administrative Code~~ City. These future land use plan categories ~~shall be~~ are consistent with primary and secondary uses and maximum intensity standards listed in the Pinellas Planning Council Countywide Plan Rules, except as specifically modified herein.

**COMMERCIAL**

Commercial General (CG), with a density of 0 to 15 residential units per acre for multifamily dwellings and a temporary lodging density of up to 60 units per acre with a maximum floor area ratio (FAR) of 1.2 and impervious surface ratio (ISR) of 0.9. CG ~~shall does~~ not include allow residential equivalent uses.

**PUBLIC / SEMI-PUBLIC**

Recreation/Open Space, (R/OS), with a maximum FAR of 0.25. R/OS ~~shall excludedoes~~ not allow golf course/clubhouse uses and ~~shall does~~ not allow the transfer of development entitlements or rights.

Preservation (P), with a maximum FAR of 0.1. The preservation future land use plan category ~~shall does~~ not allow the transfer of development entitlements or rights.

Institutional (I), with a density of 0 to 10 residential units per acre ~~(residential equivalent use shall not exceed 2.0 to 3.0 beds per dwelling unit)~~, with a maximum FAR of 0.65 and ISR of 0.7. Institutional uses ~~shall do~~ not include residential equivalent uses.

Transportation/Utility (T/U), with a maximum FAR of 0.7 and ISR of 0.7.

**Policy 4.1.1.4:**

Zoning districts that define specific uses and development densities and intensities implementing these future land use ~~plan categories designations shall be~~ included within the City of Madeira Beach land development regulations.

**Objective 4.1.2:**

~~Future New~~ development and redevelopment ~~shall be~~ managed ~~through the by~~ implementing and enforcement enforcing of the land development regulations ~~as codified by the City of Madeira Beach~~ consistent with this ~~comprehensive Comprehensive plan Plan~~.

**Policy 4.1.2.1:**

The land development regulations ~~shall~~ contain administrative provisions:

- For the division of lots, the use of land, the protection of environmentally sensitive lands, and flood hazard safety;
- ~~Which That~~ implement guidelines for the administration of those future land use plan categories adopted ~~for by~~ the City of Madeira Beach;
- Ensuring that applications for development approval are subject to site plan review, except for single-family, duplex, and triplex dwelling units;
- Ensuring that all development is consistent with ~~those coastal construction~~ regulations adopted ~~and/or amended~~ by the State of Florida, Pinellas County, and other agencies with jurisdictional responsibilities for coastal construction, as amended;
- Ensuring that ~~drainage and stormwater management is based on the~~ minimum criteria established by the Southwest Florida Water Management District and other governmental agencies with jurisdictional responsibilities for drainage and stormwater management, as amended; and
- Ensuring that all development is consistent with local and state regulations adopted to participate in the National Flood Insurance Program ~~regulations~~.

**Policy 4.1.2.2:**



**City of Madeira Beach****Comprehensive Plan**

The land development regulations ~~shall~~ contain design provisions:

- Ensuring compliance with the stormwater requirements of the Southwest Florida
- Water Management District, for the permitted use of either vegetated swales in conjunction with retention ponds or sand filtration and catchment systems where space prohibits the use of retention ponds;
- For drainage and stormwater management, open space, safe and convenient on-site traffic flow, parking, and signage;
- Ensuring the compatibility of adjacent land uses and ~~provide~~ providing for adequate and appropriate buffering;
- Encouraging the use of native vegetation in the landscaping of multifamily and commercial developments;
- Designed to direct water flows along natural drainage courses and through natural terrain;
- ~~To provide that~~ Requiring new development stormwater runoff is routed to protect neighboring property and minimize ecological damage. Compliance with this requirement ~~shall~~ must be demonstrated by the developer during site plan review; and
- Promoting land development ~~which that~~ highlights scenic amenities and ensures public access to the waterfront.

**Policy 4.1.2.3:**

The land development regulations ~~shall~~ contain stormwater management provisions:

- Ensuring that surface cover vegetation loss during construction is minimized and/or replaced to reduce erosion and flooding;
- To provide that the developer/owner of any new development or redevelopment site is responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes, and pollutant loads are minimized and do not exceed pre-development conditions;
- To provide that impervious surfaces are minimized;
- To provide that future drainage outfalls associated with either new development or redevelopment, ~~shall be~~ are designed ~~so as~~ to prevent, to the



**City of Madeira Beach****Comprehensive Plan**

extent practicable, the direct discharge of runoff into the Intracoastal Waterway or the Gulf of Mexico; and

- To provide that roadways, pipe systems, and stormwater ~~sewers-management systems~~ are designed to avoid the alteration of vital habitat areas and minimize interference with ~~the~~ surface water or groundwater flow.

**Policy 4.1.2.4:**

The land development regulations ~~shall~~ contain provisions for development of innovative techniques aimed at preserving the access to and views of the beach by residents of and visitors to this community.

**Policy 4.1.2.5:**

The City ~~shall~~will comply with all county, state, and federal regulations governing hurricane evacuation, provision of public beach access, provision of infrastructure in the Coastal Storm Area, regulation of stormwater drainage, protection of wetland vegetation, and protection of species with special status.

**Objective 4.1.3:**

Because Madeira Beach lies within the Coastal Storm Area, the City ~~shall~~will limit public expenditures that support development, except ~~for~~ restoration or enhancement of natural resources, ~~the~~ maintenance or repair of existing infrastructure, or facilities determined by the Board of Commissioners to be an overriding benefit to the City.

**Policy 4.1.3.1:**

The ~~City of Madeira Beach shall recognize the~~ Coastal High Hazard Area is recognized as that portion of the community below the elevation of the category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. However, the Coastal High Hazard Area defined by the Pinellas ~~Planning Council~~County Countywide Plan Rules and defined by this Comprehensive Plan and in Policy 4.1.3.2 as the Coastal Storm Area ~~shall be~~is the regulatory standard for the City ~~of Madeira Beach~~ and ~~shall be~~is indicated~~depicted~~ on the ~~Future Land Use~~ Map LU-4.

**Policy 4.1.3.2:**

The ~~City defines the~~ Coastal Storm Area as the area that includes the following: the Coastal High Hazard Area, the Tom Stuart Causeway and land areas connected to the mainland of Pinellas County by the causeway, any area surrounded by the CHHA or by the CHHA and a body of water, and all areas located within the Velocity Zone, or Zone V, as designated by the Federal Emergency Management Agency.

**Policy 4.1.3.3:**

**City of Madeira Beach****Comprehensive Plan**

The Coastal Storm Area as ~~depicted-indicated~~ on Map LU-4 of this ~~comprehensive Comprehensive planPlan~~, is consistent with the Pinellas Planning Council Countywide Plan Rules, and is the area within ~~Madeira Beach~~the City where coastal development regulations apply.

**Policy 4.1.3.4:**

The City ~~shall-will~~ not support or finance new local transportation corridors that would encourage further growth or higher permanent population densities within the Coastal Storm Area beyond that anticipated in this ~~comprehensive Comprehensive planPlan~~, although existing corridors may be maintained or improved as necessary to protect the health, safety, and welfare of ~~residents~~the community.

**Policy 4.1.3.5:**

The City ~~shall-will~~ not support sewer and water line extensions or expansions that would encourage further growth or higher permanent population densities within the Coastal Storm Area, except as anticipated within this ~~comprehensive Comprehensive planPlan~~.

**Policy 4.1.3.6:**

Recognizing that the community is located primarily within the Coastal Storm Area and the 100-year floodplain, the City ~~shall-adopt-and-will~~ strictly enforce all appropriate federal, state, and local coastal construction codes, coastal setback requirements, the Coastal Construction Control Line, facility siting restrictions, and floodplain management regulations.

**Policy 4.1.3.7:**

Special care facilities, such as hospitals and nursing homes, ~~shall-not-be-located~~are prohibited in the Coastal Storm Area. Assisted living facilities are discouraged in the Coastal Storm Area unless adequate provisions for safe and efficient evacuation and shelter are ensured.

**Objective 4.1.4:**

Due to its location in the Coastal Storm Area, the City ~~shall-will~~ not increase permanent densities above those established in this ~~comprehensive Comprehensive planPlan~~, as ~~delineated-indicated~~ by Map LU-4, ~~Future Land Use and Transportation~~.

**Policy 4.1.4.1:**

~~The City shall m~~Maintain or reduce allowable permanent density in the Coastal Storm Area, consistent with Map LU-4, ~~Future Land Use and Transportation~~.

**Policy 4.1.4.2:**

~~The City of Madeira Beach shall e~~Continue to implement growth management standards limiting development to currently planned densities and intensities within the Coastal Storm Area, consistent with Map LU-4, ~~Future Land Use and Transportation~~.

**Policy 4.1.4.3:**

~~The City shall~~ Continue to seek opportunities for public land acquisition and management for recreation, conservation, and preservation areas within the Coastal Storm Area.

**Policy 4.1.4.4**

~~The City shall~~ Review federal and state development projects ~~which are to be located~~ proposed within the City, and support those ~~which that~~ are consistent with this ~~comprehensive~~ Comprehensive Plan.

**Objective 4.1.5:**

~~The City shall~~ Ensure that ~~future new~~ development and redevelopment occurs in accordance with ~~the adopted Map LU-4, Future Land Use and Transportation.~~

**Policy 4.1.5.1:**

~~The City shall~~ Maintain a population level based upon the availability, accessibility, and adequacy of existing and planned public facilities and services, including coordination of development with the availability of water supply.

**Policy 4.1.5.2:**

~~The City shall~~ Provide public and semi-public facilities and services ~~and to~~ commercial land uses in accordance with the demand for such facilities and uses generated by existing and ~~or future new~~ residential development ~~and redevelopment~~.

**Policy 4.1.5.3:**

Ensure the scale of proposed development ~~shall be~~ is appropriate to the level of accessibility with more intensive development located in those areas with higher accessibility.

**Policy 4.1.5.4:**

Ensure development and redevelopment ~~shall~~ maximize scenic amenities and cultural facilities and provide for public access.

**Policy 4.1.5.5:**

Promote pedestrian-oriented areas within concentrated development and activity areas.

**Policy 4.1.5.6:**

Reduce conflicts between traffic movement and Intracoastal Waterway bridge openings.

**Policy 4.1.5.7:**

**City of Madeira Beach****Comprehensive Plan**

Minimize existing and potential traffic hazards by coordinating land use and traffic circulation decisions.

**Objective 4.1.6:**

~~The City shall a~~ssist property owners in the identification, preservation, and protection of historical and architecturally significant archaeological sites, housing, and structures, ~~and archaeological sites, should as they be are identified in the future.~~

**Policy 4.1.6.1:**

~~By providing referral to the appropriate governmental agency (ies), the City shall a~~ssist property owners in ~~the identification identifying~~of historically significant archaeological sites, housing, and structures ~~and archaeological sites~~by providing referral to the appropriate governmental agency (ies).

**Policy 4.1.6.2:**

~~The City shall r~~Refer property owners of historically significant archaeological sites, housing, and structures~~or architecturally significant structures and archaeological sites~~ to Pinellas County for assistance in applying for and utilizing state and federal assistance programs.

**Policy 4.1.6.3:**

Through the site plan review process, ~~the City shall~~ ensure that all new development ~~and~~ redevelopment occurring in the area of known ~~historically or architecturally significant~~ historically significant archaeological sites, housing, and structures~~structures or archaeological sites~~ is consistent with protection measures recommended by the Florida Department of State.

**Objective 4.1.7:**

~~The~~ Maintain the integrity and quality of life, as exhibited by the continuation of the city's beach community, family-oriented, residential character, ~~will be maintained~~ in residential neighborhoods.

**Policy 4.1.7.1:**

~~The City shall e~~ncourage a balanced land use mix providing for a variety of housing styles, densities, and access to services and open space.

**Policy 4.1.7.2:**

Encourage Residential residential developments designed to meet the housing needs of varying income level households ~~shall be encouraged.~~

**Policy 4.1.7.3:**

**City of Madeira Beach****Comprehensive Plan**

~~The City shall e~~Ensure that existing residential land uses are protected from the encroachment of incompatible activities; likewise, protect other land uses ~~shall be protected~~ from the encroachment of incompatible residential activities.

**Policy 4.1.7.4:**

~~Land Future land~~ development patterns ~~shall must~~ recognize and support the preservation of residential neighborhoods.

**Policy 4.1.7.5:**

~~The City shall e~~Enforce provisions whereby requiring residential land uses are be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, noise, and deterioration of structures.

**Policy 4.1.7.6:**

Residential land uses ~~shall must~~ be compatible with the type and scale of surrounding land uses.

**Policy 4.1.7.7:**

Require Buffering buffering and open space ~~requirements with~~in residential land uses ~~shall be required~~, as appropriate.

**Policy 4.1.7.8:**

~~The City shall e~~Enforce procedures which that enhance the quality of existing housing stock and neighborhoods and promote the revitalization of older areas where conditions warrant.

**Objective 4.1.8:**

Commercial and mixed-use development compatible with environmental and economic resources ~~shall must be occur in a~~ planned ~~fashion and shall be~~ consistent with this Comprehensive Plan, -Map LU-4, ~~Future Land Use and Transportation and~~ the city land development regulations, and ~~will~~ be in keeping with the needs and character of the community and its surrounding area.

**Policy 4.1.8.1:**

~~The City shall e~~Enforce ~~provisions whereby requirements that encourage~~ mixed-use development within the Residential/Office/Retail future land use plan category ~~is encouraged~~ and discourage single-use developments ~~shall be discouraged~~.

**Policy 4.1.8.2:**

~~The City shall e~~Ensure that within any mixed-use development proper separation and buffering ~~shall be is~~ required and maintained between residential and nonresidential land uses and ~~shall be is~~ installed when a change of use or increase in intensity occurs.

**Policy 4.1.8.3:**

~~The City shall p~~Promote commercial development in areas where a projected demand for those uses exists, where the use is compatible with the surrounding area, and where existing or programmed facilities will not be overburdened, by matching planned commercial land uses to the projected demand for such commercial uses.

**Policy 4.1.8.4:**

Commercial land uses ~~shall must~~ be located, ~~in a manner which to~~ ensures the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities ~~shall are~~ not ~~be degraded diminished beyond below~~ the adopted level-of-service.

**Policy 4.1.8.5:**

Commercial facilities ~~shall must~~ be located ~~so as~~ to serve residential land uses without disrupting neighborhood quality of life.

**Policy 4.1.8.6:**

Commercial development west of Gulf Boulevard ~~shall be is~~ limited to only those uses associated with seasonal tourist accommodations, excluding general retail uses.

**Policy 4.1.8.7:**

~~The City shall e~~Encourage tourist-related development and redevelopment to reflect the city's beach community character ~~of the City~~.

**Policy 4.1.8.8:**

~~The City shall e~~Enforce ~~provisions whereby requirements that~~ tourist accommodations, at a density appropriate for each zoning district, are located in the Residential/Office/Retail ~~and~~, Resort Facilities Medium, and Resort Facilities High ~~and future~~ land use plan categories.

**Policy 4.1.8.9:**

~~Development Prevent development~~ of seasonal tourist facilities within the Resort Facilities Medium and Resort Facilities High future land use plan categories ~~shall not be used as a means to from~~ circumventing the residential density limitations established by this ~~comprehensive Comprehensive plan Plan~~.

**Policy 4.1.8.10:**

Ancillary commercial uses may be incorporated into the Resort Facilities Medium and Resort Facilities High future land use plan categories.

**Policy 4.1.8.11:**

**City of Madeira Beach****Comprehensive Plan**

~~The City shall ensure~~ that commercial developments separate pedestrian and vehicular traffic and provide adequate off-street parking and loading areas ~~and separate pedestrian and vehicular traffic.~~

**Policy 4.1.8.12:**

In cooperation with the Florida Department of Transportation and Pinellas County, ~~the City shall~~ regulate to the fullest extent ~~of its jurisdiction,~~ direct access to, and control the number and location of curb cuts along existing and planned local streets and county and state roads.

**Policy 4.1.8.13:**

~~The City shall encourage~~ the concentration ~~and/or~~ clustering of commercial development.

**Objective 4.1.9:**

Redevelopment ~~that is shall be~~ designed and constructed as orderly, planned, mixed-use development featuring pedestrian friendly design and protection of the natural environment.

**Policy 4.1.9.1:**

Redevelopment ~~shall be~~ encouraged in the following areas:

- The area of 137th Avenue Circle, east of Gulf Boulevard.
- The Madeira Way Redevelopment Area, ~~--~~ the area formed by Gulf Boulevard, 153rd Avenue, Madeira Way, and 150th Avenue to the Tom Stuart Causeway Bridge.

**Policy 4.1.9.2:**

Redevelopment ~~shall be~~ encouraged in those areas zoned R-1 and R-2 where the existing density exceeds that permitted on Map LU-4, ~~Future Land Use and Transportation.~~

**Policy 4.1.9.3:**

~~The City shall enforce~~ provisions ~~which that~~ encourage redevelopment and/or revitalization through the use of the Residential/Office/Retail future land use plan category.

**Policy 4.1.9.4:**

In order to ensure the continued maintenance of its beach residential character, ~~the City shall~~ address opportunities and incentives for the rehabilitation and/or revitalization of existing residential structures, including encouraging ~~FEMA-NFIP~~-compliant residential construction.

**City of Madeira Beach****Comprehensive Plan****Policy 4.1.9.5:**

~~The City shall e~~ncourage new development and redevelopment that is feasible within the financial limitations and administrative constraints associated with the increased need for public facilities and services.

**Policy 4.1.9.6:**

~~The City shall r~~ecognize John's Pass Village for its unique ~~focal points~~opportunities for of commerce, tourism, employment, ~~commeree, and housing, and tourism~~ and ~~shall~~ encourage redevelopment ~~and~~ revitalization, and assist in maintaining the beach community theme.

**Policy 4.1.9.7:**

(Reserved)

**Policy 4.1.9.8:**

Redevelopment within the area adjacent to John's Pass Village and east of Pelican Lane ~~shall must~~ be ~~of a type that is~~ in character with the overall design theme of the area.

**Policy 4.1.9.9:**

~~The City shall a~~llow zero lot line, cluster, or other nontraditional lot layout or site design for redevelopment and revitalization of John's Pass Village.

**Objective 4.1.10:**

~~In cooperation with the Florida Department of Transportation, Maintain the~~ city entranceways and roadways ~~will be maintained in cooperation with the Florida Department of Transportation and Pinellas County.~~

**Policy 4.1.10.1:**

~~The e~~City entranceway areas ~~shall will include mixed uses that support water-related activities and~~ reflect the city's beach community character ~~of the community, water-related activities, and include mixed uses.~~

**Policy 4.1.10.2:**

As part of a beautification effort, ~~the City shall~~ cooperate with service providers and Pinellas County to establish a plan ~~that calls~~ for the eventual burial of all ~~existing~~ utility lines.

**Policy 4.1.10.3:**

~~The City shall e~~Coordinate with the Florida Department of Transportation to install landscaped medians within the Gulf Boulevard right-of-way.

**Objective 4.1.11:**



**City of Madeira Beach****Comprehensive Plan**

Existing land uses, ~~lots, and-or~~ structures ~~which-that~~ are inconsistent with ~~the-this comprehensive Comprehensive plan-Plan shall be deemed~~are nonconforming.

**Policy 4.1.11.1:**

Those commercial and residential ~~activities-land uses, lots, and structures~~ existing ~~as-of-on~~ the effective date of this ~~comprehensive-Comprehensive plan-Plan, which-that~~ were conforming prior to ~~such~~ adoption and ~~have now been rendered~~are nonconforming, ~~shall be~~are allowed to continue provided that the ~~land~~ use, lot, ~~and-or~~ structure complies with the ~~requirements set forth in the Madeira Beach Land Development development Coderegulations.~~

**Policy 4.1.11.2**

~~The City shall e~~Enforce regulations for ~~the reestablishment-reestablishing~~of uses after an involuntary loss.

**Policy 4.1.11.3:**

~~The City shall e~~Enforce regulations for ~~the~~ buffering ~~of~~ incompatible ~~and/or~~ nonconforming land uses or structures.

**Objective 4.1.12:**

All development orders and permits for ~~future-new~~ development and redevelopment activities ~~shall-may~~ be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this ~~comprehensive-Comprehensive plan-Plan~~ are available concurrent with the impacts of the development.

**Policy 4.1.12.1:**

~~The City shall e~~Ensure that all ~~new~~ development and redevelopment ~~does~~ not result in a reduction of the level-of-service standards established and adopted by this ~~comprehensive Comprehensive plan-Plan.~~

**Policy 4.1.12.2:**

The development of residential and commercial land ~~shall-must~~ be timed and staged in conjunction with the provision of supporting community facilities ~~as-set-forth-by those-consistent-with-the~~ adopted levels of service contained in the Capital Improvements Element of ~~the-this comprehensive-Comprehensive plan-Plan.~~

**Policy 4.1.12.3:**

Public facilities and utilities ~~shall-must~~ be located ~~so-as~~ to maximize the efficiency of services provided, minimize their cost, and minimize their impacts on the natural environment.

**Policy 4.1.12.4:**

**City of Madeira Beach****Comprehensive Plan**

Public and other essential services and facilities including public utilities that serve the health, safety, or welfare of the general public ~~shall be~~ allowed in all future land use plan categories, excluding areas ~~having the designated~~ Preservation ~~land use designation~~.

**Objective 4.1.13:**

~~The City shall~~ Continue to ensure the availability of suitable land for utility facilities necessary to support proposed new development and redevelopment.

**Policy 4.1.13.1:**

~~The City shall~~ Ensure that adequate land is available for the maintenance of those public utility facilities provided by the city needed to accommodate proposed new development and redevelopment.

**Policy 4.1.13.2:**

~~The City will~~ Cooperate with those public utilities providing service to the community to ensure that adequate land is available for those facilities ~~which that~~ support proposed new development and redevelopment.

**Policy 4.1.13.3:**

Consistent with state law, new electric substations ~~shall be~~ permissible in all future land use plan categories in the city, ~~except for~~ excluding areas designated Preservation. -

**Objective 4.1.14:**

~~The City of Madeira Beach shall~~ Support efforts that facilitate coordination of planning between the City and the School Board for the location and development of public educational facilities.

**Policy 4.1.14.1:**

~~The City has approved an Interlocal Agreement with the School Board of Pinellas County and will implement~~ Implement the provisions of the approved Interlocal Agreement with the School Board of Pinellas County ~~this agreement~~ regarding coordination of land use and public school facilities planning.

**Policy 4.1.14.2:**

Public educational facilities of the School Board are an allowable use ~~within~~ the following future land use plan categories:

Residential Urban  
Residential Medium  
Institutional

**Objective 4.1.15:**

In accordance with Chapter 171, Florida Statutes, ~~the City may~~ annex appropriate adjacent unincorporated areas provided that landowner(s) of such areas request annexation and the revenues and costs of annexation will not burden existing city residents.

**Policy 4.1.15.1:**

Evaluate proposed annexations for compatibility ~~In order~~ to ensure that growth resulting from future annexations does not have an adverse effect on the character of the community, ~~the City shall evaluate proposed annexations for compatibility.~~

**Policy 4.1.15.2:**

Evaluate proposed annexations for compliance with adopted level-of-service standards ~~In order~~ to ensure that growth resulting from future annexations does not have an adverse impact on the availability of services and facilities to existing and future residents, ~~the city shall evaluate proposed annexations for compliance with adopted level-of-service standards.~~

**Objective 4.1.16:**

~~Θ~~ Achieve open space ~~protection shall be achieved~~ protection, in part, through the enforcement of view corridors along Gulf Boulevard. The land development regulations will provide ~~S~~ standards ~~will be provided in the land development regulations~~ to implement this objective.

**Policy 4.1.16.1:**

~~The City shall e~~ Enforce ~~provisions-regulations~~ that preserve view corridors by keeping designated areas clear of buildings, accessory structures, and structured parking.

**Policy 4.1.16.2:**

~~The City shall e~~ Enforce ~~provisions-regulations~~ that further maintain open space and view corridors with increased landscaping to reduce impervious surfaces and pedestrian access as one means of reducing the need for parking. Ensure ~~P~~ pedestrian access between Gulf Boulevard and the Gulf of Mexico, ~~shall be ensured~~ in part, through the provision of pedestrian access easements. The land development regulations will ~~Provisions regarding landscaping shall~~ ensure protection of a clear visibility area between three ~~and to~~ ten feet (3' to 10') ~~in height~~ high.

**Objective 4.1.17:**

~~The City shall r~~ Recognize private property rights pursuant to Sections 70.001 and 70.51, Florida Statutes.

**Policy 4.1.17.1:**

~~The City shall, upon need, p~~ Prepare and adopt, as necessary, procedures ~~to deal with~~ for the appeal process ~~as~~ outlined in the Bert J. Harris, Jr. Private Property Rights Protection Act and the Florida Land Use and Environmental Dispute Resolution Act.

**GOAL 4.2: TO COMPLY WITH CHAPTER 88-464, LAWS OF FLORIDA, AS AMENDED, BY PARTICIPATING IN THE COUNTYWIDE PLANNING PROCESS THROUGH REPRESENTATION ON AND COORDINATION WITH THE PINELLAS**

City of Madeira BeachComprehensive Plan

**PLANNING COUNCIL, TO ENSURE CONSISTENCY BETWEEN THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE UPDATED COUNTYWIDE PLAN FOR PINELLAS COUNTY AND COUNTYWIDE PLAN RULES.**

**Objective 4.2.1:**

Consistency of ~~T~~the Future Land Use Element of ~~the City of Madeira Beach~~this Comprehensive Plan ~~shall be consistent~~ with the Countywide Future Land Use Plan and the Rules Concerning the Administration of the Countywide Future Land Use Plan, as ~~Amended~~amended.

**Policy 4.2.1.1:**

Per Chapter 88-464, Laws of Florida, as amended, the city land development regulations ~~shall~~ contain density and intensity standards and other standards consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan, ~~As as~~ Amended~~amended~~, including criteria and standards for nomenclature, continuum of plan classifications and categories, use and locational characteristics, map delineation, other standards, and special rules.

**Policy 4.2.1.2:**

Consistent with the foregoing policies, the City ~~shall consider and develop the~~has and will maintain appropriate regulatory mechanisms to implement ~~provisions for~~ development agreements.

**Policy 4.2.1.3:**

~~Such p~~Provisions for development agreements ~~shall be promulgated for the purpose of encouraging encourage new~~ development ~~and~~ redevelopment consistent with ~~the this~~ Comprehensive Plan, ~~and in~~ particularly ly to facilitate viable tourist-related facilities.

**Policy 4.2.1.4:**

~~The city shall d~~Develop and maintain the appropriate procedures and standards ~~it determines appropriate~~ to govern development agreements in the ~~City's~~ land development regulations.

**[The remainder of this page intentionally left blank]**

## 5.0 MOBILITY ELEMENT

**GOAL 5.1: PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, EFFICIENTLY UTILIZE PINELLAS COUNTY ROADWAY AND IMPROVED MUNICIPAL MOBILITY FACILITIES AND SERVICES CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUTION FROM MOTORIZED VEHICLES, AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS AND VISITORS.**

### Objective 5.1.1:

Maintain the performance of the major road network and level-of-service standards for improved municipal mobility facilities and services within the City, while furthering development of an intermodal transportation system that increases mobility for bicyclists, pedestrians, transit users, motorists, and local mobility.

#### Policy 5.1.1.1:

Develop effective City-wide parking strategies, including intermodal terminals with structured parking--convertible to other uses as mobility preferences change--to accommodate growth trends and travel patterns, and interactions between land use and mobility.

#### Policy 5.1.1.2:

Coordinate with and participate in Pinellas County, the Metropolitan Planning Organization (MPO), and state planning to ensure most effective and timely efforts to evolve Gulf Boulevard (S.R. 669) to achieve this [Comprehensive Plan's](#) Goals, Objectives, Policies, and Strategies.

#### Policy 5.1.1.3:

The ~~Land Development Code~~[land development regulations](#) will emphasize pedestrian mobility in all aspects of the mobility system.

### Objective 5.1.2:

Coordinate mobility planning with the Future Land Use and Transportation Map, growth trends, travel patterns, and interactions between land use and mobility.

#### Policy 5.1.2.1:

Manage the impacts of new land development and redevelopment projects and increase mobility by implementing this [Comprehensive Plan's](#) goals, objectives, policies, and strategies, through the ~~Land Development Code's~~ site plan review process [of the land](#)

**City of Madeira Beach****Comprehensive Plan**

development regulations in accordance with this Comprehensive Plan and the Pinellas County Mobility Plan.

**Policy 5.1.2.2:**

Advocate that any design for redevelopment or replacement of the John's Pass Bridge must fit within the existing "footprint" of the current bridge and be financially feasible with regard to public investment over the lifespan of the proposed replacement facility.

**Objective 5.1.3:**

Emphasize safety and aesthetics in improved municipal mobility facilities and services when addressing projected intermodal deficiencies and needs.

**Policy 5.1.3.1:**

Enforce the ~~Land Development Code~~land development regulations requiringements that new development and redevelopment that impacts "deficient" roadways—including facilities operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio of 0.9 or greater—to ensure that development that generates more than 51 peak hour trips does not occur without providing for a mitigating improvement scheduled for construction within three (3) years.

**Policy 5.1.3.2:**

Coordinate with the Community Transportation Coordinator (Pinellas County MPO) to provide transportation disadvantaged services.

**Policy 5.1.3.3:**

In cooperation and coordination with FDOT, the MPO, and Pinellas County, redesign the intersection of Tom Stuart Causeway (S.R. 666) and Duhme Road to serve as the gateway to Madeira Beach and the Gulf barrier islands, and announce their role as a Floridian cultural and recreational destination, accommodating and prioritizing access to the beach communities through focused, intermodal, non-motorized, pedestrian-safe mobility.

**Objective 5.1.4:**

Coordinate improved municipal mobility facilities and services planning with the Pinellas County Mobility Plan, the FDOT Long-Range and 5-Year Transportation Plans, the MPO 5-Year Transportation Improvement Program (TIP) and Long-Range Transportation Plan (LRTP), the plans of neighboring jurisdictions, and this Comprehensive Plan's level-of-service standards and mobility facilities and services needs based upon the future land use map and the projected integrated mobility system.

**Policy 5.1.4.1:**

Acquire, identify, protect, or reserve rights-of-way for improved municipal mobility facilities and services.

**Policy 5.1.4.2:**

Enforce the City of Madeira Beach Charter requirement of a referendum vote to vacate existing rights-of-way.

**Policy 5.1.4.3:**

Utilize areawide proportionate-share development fee revenue to improve and support the adopted level-of-service standards for improved municipal mobility facilities and services.

**Policy 5.1.4.4:**

Enforce the ~~Land Development Code~~ land development regulations minimum construction and other regulatory requirements for new and existing improved municipal mobility facilities and services.

**Policy 5.1.4.5:**

Review subsequent versions of the FDOT and the MPO 5-Year TIP and Long-Range Transportation Plan in order to modify or update this Comprehensive Plan.

**Policy 5.1.4.6:**

Review the mobility and transportation elements of neighboring ~~municipalities~~ jurisdictions and Pinellas County comprehensive plans, as they are amended, for compatibility with this Comprehensive Plan.

**Objective 5.1.5:**

Correct any existing improved municipal mobility facility and service deficiencies, meet the identified needs of the projected mobility system, and advance the relevant purpose of F.S. Ch. 163 and this Comprehensive Plan.

**Policy 5.1.5.1:**

Cooperate with the MPO, Pinellas County, and other local governments to complete any subsequent update of the Pinellas County Multimodal Impact Fee Ordinance through the MPO planning process, including review by the MPO Technical Coordinating Committee and Policy Board.

**Policy 5.1.5.2:**

Utilize Pinellas County mobility impact fee revenue to fund multimodal improvements to municipal, county, or state mobility facilities and services that are consistent with this Comprehensive Plan and the MPO LRTP.

**Policy 5.1.5.3:**

Regulate motorized and non-motorized vehicle parking and bicycle and pedestrian ways.

**Policy 5.1.5.4:**

Enforce the ~~Land Development Code~~ land development regulations parking requirements for bicycle and vehicular parking, including on-site traffic flow.

**Policy 5.1.5.5:**

Fund the maintenance of improved municipal mobility facilities and services. The City may fund landscaping improvements to local improved municipal mobility facilities and services.

**Policy 5.1.5.6:**

Enforce the ~~Land Development Code~~ land development regulations Street graphic requirements for improved municipal mobility facilities and services.

**Policy 5.1.5.7:**

Monitor accident reports provided by the Pinellas County Sheriff's Office (PCSO) for all collector and arterial roads and improved municipal mobility facilities and services to identify needed safety improvements.

**Policy 5.1.5.8:**

In cooperation with Pinellas County and the Florida Department of Transportation (FDOT), enforce the ~~Land Development Code~~ land development regulations requirements to control connections and driveway access to the roadway system and improved municipal mobility facilities and services.

**Objective 5.1.6:**

Promote and support the development, improvement, and utilization of a convenient, energy efficient, and safe intermodal mobility system including improved municipal mobility facilities and services.

**Policy 5.1.6.1:**

Identify and encourage the use of bicycle and pedestrian facilities.

**Policy 5.1.6.2:**

In coordination with jurisdictional agencies, require accommodation of bicycle and pedestrian mobility connections to other areas and transit, including crosswalks and sidewalks on roadways and streets, as part of the ~~Land Development Code's~~ site plan review process of the land development regulations.

**Policy 5.1.6.3:**

The ~~Land Development Code~~ land development regulations will address requirements for wider sidewalks, awnings, overhangs, and visually-engaging shade structures in



**City of Madeira Beach****Comprehensive Plan**

association with frequent alternative transportation accommodations (e.g., bus stops, bicycle-share parking, scooters, etc.), street furnishings, and street trees along Gulf Boulevard (S.R. 669) and 150th Avenue (S.R. 666) where consistent with FDOT Complete Street standards.

**Policy 5.1.6.4:**

Pursue Tree City USA designation in conjunction with developing appropriate, distinctive landscape plans for City streets.

**Strategy 5.1.6:** Coordinate with FDOT, the MPO, and Pinellas County to prioritize and program these pedestrian-oriented improvements to Gulf Boulevard whenever opportunities arise:

1. First Priority: The Gulf Boulevard Segments with the 1/4-mile radii of the three (3) intersecting street segments at 130th, 140th, and 150th Avenues.
2. Second Priority: The Gulf Boulevard intersections with 129th Avenue (John's Pass Village), 137th Avenue (Church by the Sea), and Madeira Way.
3. Third Priority: The Gulf Boulevard intersections with 133rd Avenue, 141st Avenue, and 153rd Avenue.

**Policy 5.1.6.5:**

This Comprehensive Plan's Future Land Use Element and the Land Development Code and land development regulations will provide opportunities for alternative redevelopment strategies to accomplish a full-scale redevelopment of the City's Marina Property through a floating overlay district and other incentives that may be employed by a private developer in partnership with the City.

**Policy 5.1.6.6:**

Collaborate and partner in efforts to redevelop the City's Marina Property by managing and operating improved municipal mobility facilities and services on the City's Marina Property as a definable location and destination within the City.

**Policy 5.1.6.7:**

(Reserved)

**Policy 5.1.6.8:**

Sidewalks on both sides of Tom Stuart Causeway (S.R. 666) must be designed for pedestrian comfort and safety with planting strips on either side of the street separating the parked vehicles from the sidewalk.

**Objective 5.1.7:**

**City of Madeira Beach****Comprehensive Plan**

Explore the provision of centralized, intermodal terminals with structured parking proximate to pedestrian-oriented mixed-use areas.

**Policy 5.1.7.1:**

Intermodal terminals with structured parking--convertible over time to other uses as mobility demands and preferences change--and surface lots must be hidden behind fronting buildings, with ingress and egress features and streets coordinated along the length of Tom Stuart Causeway (S.R. 666), to reduce vehicular traffic conflicts with the pedestrian areas.

**Policy 5.1.7.2:**

The ~~Land Development Code~~ land development regulations will provide options for developers to pay a fee, to be used by the City to develop proximate intermodal terminals structured parking, in lieu of providing the parking spaces otherwise required.

**Objective 5.1.8:**

Coordinate and cooperate with Pinellas County to evacuate expeditiously, orderly, and safely when an evacuation is ordered.

**Policy 5.1.8.1:**

Coordinate with county, regional, state agencies through the MPO to ensure that major evacuation routes are improved when necessary and maintained to evacuate efficiently and safely.

**Policy 5.1.8.2:**

Coordinate pre- and post-disaster event activities with county, regional, state, and federal emergency response agencies to plan for safe and efficient evacuations and re-entries.

**Policy 5.1.8.3:**

Coordinate with Pinellas County, the City of Seminole, and the Town of Redington Beach to implement the adopted ~~Hurricane Evacuation Plan~~ Comprehensive Emergency Management Plan.

**Objective 5.1.9:**

Continue to work with the Pinellas Suncoast Transit Authority (PSTA) to increase the efficiency of the fixed-route system by encouraging mass transit use through the ~~Land Development Code's~~ site plan review process of the land development regulations in accordance with this Comprehensive Plan and the Pinellas County Mobility Plan.

**Policy 5.1.9.1:**

**City of Madeira Beach****Comprehensive Plan**

Coordinate with the MPO, Pinellas County, PSTA, and other local governments to apply the Pinellas County Mobility Plan throughout the City.

**Policy 5.1.9.2:**

Encourage and provide incentives for increased use of improved municipal mobility facilities and services, including PSTA bus and trolley service along major arterials.

**Policy 5.1.9.3:**

This **Comprehensive** Plan's Future Land Use Element and the ~~Land Development Code~~land development regulations will provide opportunities for alternative redevelopment strategies that enhance the pedestrian-oriented environment of John's Pass Village through the Planned Development zoning process.

**Policy 5.1.9.4:**

This **Comprehensive** Plan's Future Land Use Element and the ~~Land Development Code~~land development regulations will provide opportunities for alternative redevelopment strategies to accomplish a full-scale redevelopment of Pelican Lane through a floating overlay district that may be employed by a private developer in partnership with the City.

**Strategy 5.1.9:**

Collaborate and partner in efforts to redevelop Pelican Lane and Village Boulevard by managing and operating public spaces at either end of Village Boulevard designed to capture a marketable image of John's Pass Village as a definable location and destination within the ~~City-city~~, Pinellas County, ~~the City of Seminole, and the Town of Redington Beach to implement the adopted [Hurricane Evacuation Plan] and the region.~~

**GOAL 5.2: MANAGE STORMWATER TO MINIMIZE FLOOD RISK, IMPROVE MOBILITY, AND ENHANCE THE WATER QUALITY OF RECEIVING WATER BODIES. [Section 3.6, GOAL 4]**

**Objective 5.2.1:**

Continue to meet all applicable federal, state, and local regulations relating to flood control and water quality in public and private development design and construction. [Section 3.6, Objective 4.1]

**Policy 5.2.1.1:**

All new development and redevelopment must adhere to stormwater management requirements of this element and the ~~Land Development Code~~land development regulations. [Section 3.6, Policy 4.1.1] ~~[proposed changes above highlighted in cyan blue recommended by staff and the LPA/PC 07/13/20].~~

**Policy 5.2.1.2:**

All redevelopment must adhere to the stormwater management requirements of this element, excluding:

1. Minor additions, alterations, or improvements that do not increase existing:
  - a. gross floor area by more than five percent (5%), or
  - b. gross vehicular use area by more than 10 percent (10%); and
2. Alterations and repairs, the aggregate cost of which does not exceed 25 percent (25%) of the current fair market value of the structure.

~~[Section 3.6, Policy 4.1.2]~~

**Objective 5.2.2:**

Maintain adopted level-of-service standards for stormwater management. ~~[Section 3.6, Objective 4.2]~~

**Policy 5.2.2.1:**

The level-of-service standard for stormwater drainage is provided in Policy 13.1.5.4 of this Comprehensive Plan and the Land Development Code and development regulations will require all stormwater management systems be designed to meet or exceed that standard. ~~[Section 3.6, Policy 4.2.1]~~

**Policy 5.2.2.2:**

New point sources of stormwater pollution will not be permitted except in accordance with the City's adopted Stormwater Master Plan.

**Policy 5.2.2.3:**

The Land Development Code and development regulations will require that the peak flow and total volume of stormwater discharge (discharge rate) of a developed or redeveloped site must not exceed the pre-development conditions of the site. ~~[Section 3.6, Policy 4.2.3]~~

**Policy 5.2.2.4:**

To the extent practicable, The Land Development Code and development regulations will prohibit the direct discharge of stormwater runoff into open waters. ~~[Section 3.6, Policy 4.2.4]~~

**Objective 5.2.3:**

Protect and improve surface water quality to meet or exceed the standards established by the SWFWMD, the Florida Department of Environmental Protection, and Chapter 62-25, Florida Administrative Code. ~~[Section 3.6, Objective 4.3]~~

**Policy 5.2.3.1:**

**City of Madeira Beach****Comprehensive Plan**

The ~~Land Development Code~~ land development regulations will require new development and redevelopment to retain the first one inch (1”) of stormwater runoff from impervious surfaces on site. ~~[Section 3.6, Policy 4.3.1]~~

**Policy 5.2.3.2:**

The ~~Land Development Code~~ land development regulations will provide standards limiting impervious surface area to promote groundwater filtration, minimize runoff, and stabilize water quality. ~~[Section 3.6, Policy 4.3.2]~~

**Policy 5.2.3.3:**

The land development regulations ~~Land Development Code~~ will require construction and maintenance methods that do not adversely affect water flow or quality. ~~[Section 3.6, Policy 4.3.3]~~

**Policy 5.2.3.4:**

The land development regulations ~~Land Development Code~~ will require all new development and redevelopment to meet all applicable federal, state, county, and local regulations and standards relating to stormwater management to ensure water quality. ~~[Section 3.6, Policy 4.3.4]~~

**Objective 5.2.4:**

Implement the City’s Stormwater Master Plan to address drainage and flooding conditions. ~~[Section 3.6, Objective 4.4]~~

**Policy 5.2.4.1:**

The following management techniques may be used for the interim stormwater management strategies:

1. Impervious surfaces must not cover more than 70 percent (70%) of any lot or parcel;
2. Stormwater retentions swales adjacent to mobility facilities and services will be regularly maintained.
3. Front, rear, and side lot stormwater retention swales in site design and construction of new development and redevelopment;
4. Stormwater erosion and runoff control devices during construction;
5. Drainage retention areas in mobility facilities and services and the use of eminent domain condemnation to acquire property for stormwater retention purposes; and
6. Where technically feasible, native marine vegetation must be used for shoreline stabilization.

~~[Section 3.6, Policy 4.4.1]~~

**Policy 5.2.4.2:**

**City of Madeira Beach****Comprehensive Plan**

At minimum, the City's Stormwater Master Plan will include:

1. An inventory and evaluation of those areas with flooding problems;
2. A hydrological survey showing natural and man-made drainage and stormwater management systems;
3. A water quality analysis of drainage and stormwater runoff and its impact on receiving water bodies and groundwater; and
4. A list of recommended corrective measures and the projected implementation costs.

~~{Section 3.6, Policy 4.4.2}~~

**Objective 5.2.5:**

Implement the Stormwater Master Plan. ~~{Section 3.6, Objective 4.5}~~

**Policy 5.2.5.1:**

The ~~land development regulations~~~~Land Development Code~~ will require new development and redevelopment to adhere to the Stormwater Master Plan. ~~{Section 3.6, Policy 4.5.1}~~

**Policy 5.2.5.2:**

Establish a program for resilient improved municipal mobility facilities and services to conform to the Stormwater Master Plan consistent with budget allocations. ~~{Section 3.6, Policy 4.5.2}~~

**Policy 5.2.5.3:** The following mobility facilities and services are top priority for improvements:-

Pruitt Drive	<del>Boca Ciega Avenue</del>
Bay Point Drive	<del>Boca Ciega Drive</del>
North Bayshore Drive	Vivian Drive
Palm Street	<del>Crystal Drive</del>
131 <sup>st</sup> Avenue	<del>Lillian Drive</del>
Lynn Way	B. Street

~~{Section 3.6, Policy 4.5.3}~~

**Policy 5.2.5.4:**

The Stormwater Master Plan will maintain the standards established by Florida Department of Environmental Protection for Outstanding Florida Waters and Aquatic Preserve designations of Boca Ciega Bay. ~~{Section 3.6, Policy 4.5.4}~~

**[The remainder of this page intentionally left blank]**

## 6.0 HOUSING ELEMENT

**GOAL 6.1: ~~THE CITY SHALL~~ ASSIST IN PROVIDING DECENT, SAFE, AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS FREE FROM ARBITRARY DISCRIMINATION BECAUSE OF RACE, SEX, HANDICAP, ETHNIC BACKGROUND, AGE, MARITAL STATUS, OR HOUSEHOLD COMPOSITION.**

### Objective 6.1.1:

~~The City shall~~ **e**nsure that the private sector has the opportunity to provide a suitable mixture of housing types, including housing to meet the needs for extremely low, very-low-, low-, and moderate-income housing, and any households with special needs.

#### Policy 6.1.1.1:

~~The City shall~~ **p**rovide information and technical assistance to the private sector for the development or redevelopment of additional housing units.

#### Policy 6.1.1.2:

~~The City will~~ **e**ntinue to uphold the cooperation agreement with Pinellas County for the administration of the Community Development Block Grant Program.

#### Policy 6.1.1.3:

~~The City shall~~ **e**ntinue to allow a variety of residential densities and housing types ~~in order~~ to enhance the opportunity for the private sector to provide for housing needs.

#### Policy 6.1.1.4:

~~The city shall~~ **C**ontinue to coordinate and cooperate with Pinellas County in the ~~delivery of a~~ multijurisdictional program to address affordable housing. ~~Toward this end, the city shall~~ **p**rovide information to residents regarding the availability of housing programs to meet the need for affordable housing.

#### Policy 6.1.1.5:

~~The city shall~~ **C**ontinue to coordinate and cooperate with Pinellas County to address economic strategies that support affordable housing. ~~Toward this end, the city will~~ **e**Consider techniques promoted by the County to add affordable housing to meet the needs of city residents.

### Objective 6.1.2:

~~The City shall~~ **m**aintain an opportunity for all citizens of the City and surrounding areas to purchase or rent decent, safe, and sanitary housing ~~which~~ they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.

**Policy 6.1.2.1:**

~~The City shall~~ continue to enforce the Pinellas County Fair Housing Ordinance.

**Policy 6.1.2.2:**

~~The City shall~~ notify enforcement agencies whenever allegations of housing discrimination are ~~encountered~~ reported.

**Objective 6.1.3:**

Sites for group homes (community residential homes) and foster care facilities; for persons who do not require special provisions for emergency evacuation; ~~shall be~~ allowed at suitable locations to ensure that the needs of the ~~City~~ residents requiring such housing are met pursuant to Chapter 419, Florida Statutes.

**Policy 6.1.3.1:**

~~The City shall~~ establish non-discriminatory standards and criteria addressing the appropriate location of group homes and foster care facilities for persons who do not require special provisions for emergency evacuation.

**Objective 6.1.4:**

Conserve and extend ~~The~~ useful life of the existing housing stock ~~shall be conserved and extended where the structures are~~ in compliance with ~~FEMA~~ local regulations adopted for NFIP eligibility, to improve or maintain neighborhood quality ~~shall be maintained or improved~~, and eliminate substandard housing ~~shall be eliminated~~.

**Policy 6.1.4.1:**

~~The City shall~~ ensure that, as existing housing is replaced by redevelopment, this new construction is compliant with all applicable local regulations adopted for NFIP eligibility ~~FEMA regulations for residential construction.~~

**Policy 6.1.4.2:**

~~The City shall~~ encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

**Policy 6.1.4.3:**

~~The City shall~~ continue code enforcement activities to ensure proper exterior maintenance of existing structures.

**Objective 6.1.5:**

~~The City shall provide~~ uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55, Florida Statutes.



**Policy 6.1.5.1:**

~~The City shall a~~Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

[The remainder of this page intentionally left blank]

## 7.0 INFRASTRUCTURE ELEMENT

**GOAL 7.1: ENSURE THAT NEEDED SANITARY SEWER, SOLID WASTE, AND POTABLE WATER SERVICES ARE PROVIDED BY A SAFE AND EFFICIENT SYSTEM THAT MAINTAINS ADEQUATE FACILITIES AND PROVIDES FOR ORDERLY GROWTH AND EXPANSION.**

### Objective 7.1.1:

Issue development permits only when adequate facility and service capacity is available to serve the new development or redevelopment, based on the level-of-service standards established within this [Comprehensive](#) Plan.

#### Policy 7.1.1.1:

The adopted potable water, sanitary sewer, and solid waste level-of-service standards for the ~~City of Madeira Beach~~city are provided in Policy 13.1.5.4 of this [Comprehensive](#) Plan.

#### Policy 7.1.1.2:

The development, expansion, improvement, modification, or replacement of infrastructure facilities will be consistent with, improve, and maintain the adopted level-of-service standards.

**GOAL 7.2: SUPPORT PINELLAS COUNTY EFFORTS TO MAINTAIN THE HIGHEST WATER QUALITY STANDARDS AND PROVIDE FOR THE SAFE COLLECTION, TREATMENT, AND DISPOSAL OF WASTEWATER WHILE PROTECTING THE SURROUNDING NATURAL ENVIRONMENT.**

### Objective 7.2.1:

Collaborate with Pinellas County to reduce the City's potable water demand.

#### Policy 7.2.1.1:

Plumbing permits will specify the installation of water conservation devices.

#### Policy 7.2.1.2:

Continue to enforce Pinellas County Utilities' water conservation program particularly restricting the unnecessary consumption of potable water for irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

#### Policy 7.2.1.3:

Promote the use and reuse of water of the lowest acceptable quality for the intended

purpose.

**Policy 7.2.1.4:**

Continue to promote the use of native and drought-tolerant landscaping to conserve water.

**Policy 7.2.1.5:**

Continue public education efforts to encourage water conservation.

**Policy 7.2.1.6:**

Enforce the requirements of Section 373.62, Florida Statutes, requiring the installation of rain sensor devices for new irrigation systems that override the automatic timing cycle when adequate rainfall has occurred.

**Policy 7.2.1.7:**

Incorporate appropriate updates to this [Comprehensive](#) Plan within 18 months of an update to the Southwest Florida Water Management District (SWFWMD) regional water supply plan.

**Objective 7.2.2:**

Work with Pinellas County to reduce wastewater generation levels.

**Policy 7.2.2.1:**

Collaborate with Pinellas County to implement a progressive maintenance program for sanitary sewer lines consistent with local, state, and federal standards for wastewater collection systems.

**Policy 7.2.2.2:**

Identify damaged sanitary sewer lines needing replacement and implement a sanitary sewer line replacement program to increase the efficiency of the existing sanitary sewer system.

**GOAL 7.3: CONTINUE TO REDUCE THE SOLID WASTE GENERATION RATE THROUGH INCREASED RECYCLING PARTICIPATION WHILE ENSURING THAT SOLID WASTE IS BEING COLLECTED IN AN EFFICIENT AND ENVIRONMENTALLY-SOUND MANNER.**

**Objective 7.3.1:**

Reduce the per capita generation of non-recyclable solid waste.

**Policy 7.3.1.1:**

Promote the current recycling program and encourage commercial and multifamily residence participation.

**Objective 7.3.2:**

Support Pinellas County's approach to ensure that hazardous wastes are managed to protect human health, safety, and the environment.

**Policy 7.3.2.1:**

Continue to collaborate with Pinellas County and the neighboring local governments to provide regular mailings and public meetings to inform residents of effective methods to safely store and dispose of household and commercial hazardous material and procedures to follow in emergencies.

**Policy 7.3.2.2:**

Encourage residents to deposit household chemical waste at the Pinellas County household chemical waste collection center.

**Policy 7.3.2.3:**

Direct hazardous-material generators and users to Pinellas County staff for technical assistance with proper disposal methods.

**[The remainder of this page intentionally left blank]**

## 8.0 CONSERVATION AND COASTAL MANAGEMENT ELEMENT

**GOAL 8.1: TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE, THE CITY OF MADEIRA BEACH ~~SHALL~~WILL CONSERVE, PROTECT, AND APPROPRIATELY MANAGE ITS AIR, AQUATIC, WETLAND, AND TERRESTRIAL RESOURCES.**

### **Objective 8.1.1:**

~~The City shall p~~Protect the quality and quantity of surface and groundwater.

#### **Policy 8.1.1.1:**

~~The City shall i~~Implement an educational program for residential and commercial consumers to discourage waste and conserve water.

#### **Policy 8.1.1.2:**

~~The City shall e~~Continue to enforce the comprehensive water shortage plan and enforce the provisions set forth by the Southwest Florida Water Management District.

#### **Policy 8.1.1.3:**

~~The City shall e~~Continue to upgrade the drainage system and through the land development regulations, implement stormwater treatment for water quality.

#### **Policy 8.1.1.4:**

~~The City shall p~~Protect water storage and quality enhancement functions of wetlands and floodplain areas through land acquisition, if feasible, enforcement of laws, and the application of land and water management practices ~~which~~that provide for compatible uses.

### **Objective 8.1.2:**

~~The City shall s~~Strictly enforce regulations for development within the 100-year floodplain, as established by the federal government.

#### **Policy 8.1.2.1:**

The land development regulations ~~shall~~will continue to require that runoff rates, volumes, and pollutant loads for new development and redevelopment do not exceed predevelopment conditions.

#### **Policy 8.1.2.2:**

Recognizing that the community is located within the 100-year floodplain, the City ~~shall~~will continue to strictly enforce all appropriate federal, state, and regional coastal construction codes and coastal setback regulations.

#### **Policy 8.1.2.3:**

**City of Madeira Beach****Comprehensive Plan**

~~The City shall p~~Protect the natural functions of the 100-year floodplain so that flood-carrying and flood-storage capacities are maintained.

**Policy 8.1.2.4:**

~~The City shall s~~Strictly enforce the floodplain management provisions contained in the land development regulations, ~~in order~~ to preserve hydrologically significant wetlands and other natural floodplain features.

**Policy 8.1.2.5:**

The land development regulations ~~shall~~ contain provisions ~~which that~~, at a minimum, protect natural drainage features found within the ~~City-city~~ as follows:

The flood-carrying and flood storage capacity of the 100-year floodplain ~~shall~~ will be maintained;

Development along Boca Ciega Bay and the Gulf of Mexico ~~shall-must~~ maintain adequate setbacks to protect any existing areas of natural coastal/marine habitat;

The prevention of erosion, retardation of runoff and protection of natural functions and values of the floodplain ~~shall-will~~ be considered while promoting public usage; and

Development or redevelopment proposals ~~shall-must~~ be consistent with the performance standards regulating development within designated floodplains.

**Objective 8.1.3:**

~~The City shall e~~Conserve or improve wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental and recreational value.

**Policy 8.1.3.1:**

~~Shorelines and islands shall be i~~Identified on shorelines and islands on Map LU-4, ~~Future Land Use and Transportation, as Preservation land.~~

**Policy 8.1.3.2:**

~~Designate A~~all existing marine wetlands ~~shall-be-designated~~ Preservation land ~~as set forth~~ on Map LU-4, ~~Future Land Use and Transportation.~~

**Policy 8.1.3.3:**

Projects (e.g., marinas, causeways, or dredging) ~~which-that~~ could inhibit tidal circulation ~~shall-must~~ include measures to maintain or improve tidal circulation and flushing.

**Policy 8.1.3.4:**

Any project ~~which-that~~ produces changes in tidal circulation patterns ~~shall-may~~ be approved only after sufficient hydrographic information is ~~available-provided~~ to allow an accurate evaluation of the possible impacts of the project.

**Policy 8.1.3.5:**

~~The e~~Existing wetlands ~~in the City shall~~must be conserved and protected from physical and hydrological alterations.

**Policy 8.1.3.6:**

Marine wetlands, barrier island property containing numerous vegetative communities, and/or shoreline locations with limited habitat diversity ~~shall be~~are considered priorities for environmental land acquisition.

**Policy 8.1.3.7:**

~~The City shall continue to preserve Little Bird Key and the adjacent island in their natural state. (Reserved) [Cf. Policy 8.1.5.12]~~

**Policy 8.1.3.8:**

~~The City shall p~~Protect, maintain, and where feasible, restore aquatic seagrass beds through public acquisition, preservation, and restoration of adjacent lands and shorelines.

**Policy 8.1.3.9:**

~~The City will n~~otify adjacent jurisdictions that share wetlands of its protection plans and solicit comments pertaining to any proposed action.

**Objective 8.1.4:**

~~The City shall e~~Conserve, appropriately use, and protect native vegetation.

**Policy 8.1.4.1:**

~~The City shall r~~Require ~~that~~ all new development and redevelopment include landscaping in accordance with standards contained in the land development regulations.

**Policy 8.1.4.2:**

Native vegetation ~~shall~~will continue to receive priority in landscaping requirements.

**Policy 8.1.4.3:**

~~The City shall e~~ncourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline, trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

**Policy 8.1.4.4:**

~~The City shall e~~Continue to encourage the removal and prohibit the planting of exotic species such as punk tree (*Melaleuca* sp.), Australian pine (*Casuarina* sp.), and Brazilian pepper (*Schinus* sp.).

**Policy 8.1.4.5:**

**City of Madeira Beach****Comprehensive Plan**

~~The City shall~~ Consider soil conditions and vegetation classifications during site plan review and when designating future land use plan categories.

**Policy 8.1.4.6:**

~~The City shall~~ Recognize the limitations of development on a barrier island resulting from the effects of the Coastal High Hazard Area, 100-year floodplain, vulnerability to tropical storms, topography, and soil conditions.

**Policy 8.1.4.7:**

~~Development review criteria, as contained in~~ The land development regulations, ~~shall will~~ include development review criteria for soil suitability.

**Policy 8.1.4.8:**

Pilings, not fill, ~~shall must~~ be used to elevate structures in flood prone areas.

**Policy 8.1.4.9:**

~~Although limited natural resources remain, the City of Madeira Beach may~~ protect these the limited remaining natural resources as follows:

Recreational development ~~shall must~~ be compatible with the surrounding environment and ~~shall be~~ subject to performance standards adopted in the land development regulations;

The clearing of trees and wetland vegetation ~~shall be~~ is governed by the land development regulations; and

All applications for development ~~approval~~, unless exempted in the land development regulations, ~~shall be~~ are subject to site plan review.

**Objective 8.1.5:**

Redevelopment activities ~~shall must~~ ensure the protection of natural resources.

**Policy 8.1.5.1:**

~~The City shall~~ Ensure, through ~~provisions contained in~~ the land development regulations, that land is developed ~~in a manner which~~ to respects necessary ecological functions and protects unique or irreplaceable natural resources.

**Policy 8.1.5.2:**

~~In order to protect environmentally sensitive areas located east of Gulf Boulevard, the City shall allow~~ Land development regulations will provide for mixed use ~~or and~~ other techniques that protect environmentally sensitive areas east of Gulf Boulevard ~~provide for protection~~.

**Policy 8.1.5.3:**



**City of Madeira Beach****Comprehensive Plan**

~~The City shall e~~nsure that species of flora and fauna listed as endangered, threatened, or species of special concern, by federal law or Florida Statutes, are protected through compliance with appropriate federal and state regulations.

**Policy 8.1.5.4:**

~~The City shall e~~nsure that recreational development is compatible with the surrounding environment and ~~shall be subject to~~compliant with performance standards.

**Policy 8.1.5.5:**

~~The City shall prohibit the e~~Clearing ~~of~~ trees and wetland vegetation is prohibited except where necessary to avoid a hazard to the public or private property.

**Policy 8.1.5.6:**

~~The City shall p~~Protect coastal vegetative communities, coastal wildlife habitats, and dune systems from the adverse effects of development.

**Policy 8.1.5.7:**

~~The City shall e~~nsure that tidal flushing and circulation patterns are not negatively impacted by development activities.

**Policy 8.1.5.8:**

~~Any project which may produce changes in tidal circulation patterns shall be approved only after sufficient hydrographic information is available to allow an accurate evaluation of the possible impacts of the project. (Reserved) [Cf. Policy 8.1.3.4]~~

**Policy 8.1.5.9:**

~~The City shall e~~nsure that natural watercourses are protected in their natural state and are exempt from alteration.

**Policy 8.1.5.10:**

The ~~City shall~~land development regulations prohibit land uses ~~which that~~ could potentially increase point-source air and water pollution.

**Policy 8.1.5.11:**

Dredge and fill activities ~~shall may~~ be ~~conducted permitted~~ only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.

**Policy 8.1.5.12:**

~~The City shall e~~Continue to protect Little Bird Key and the adjacent unnamed island in their natural state by the assignment of the Preservation future land use plan category on Map LU-4, ~~Future Land Use and Transportation~~, and implementingation of appropriate ~~provisions contained in the~~ land development regulations.

**Policy 8.1.5.13:**

**City of Madeira Beach****Comprehensive Plan**

To the maximum extent possible, transportation facilities ~~shall must~~ not disrupt ecosystems or isolated significant environmental features.

**Policy 8.1.5.14:**

~~The City shall e~~Enforce provisions for the control of erosion and runoff from construction sites.

**Policy 8.1.5.15:**

~~The City shall p~~Promote environmental awareness through educational programs and interpretive displays at applicable points of interest, especially parks and public open spaces that contain or are adjacent to natural resources.

**Objective 8.1.6:**

~~The City shall p~~Protect species with special status from adverse impacts due to loss of natural habitats.

**Policy 8.1.6.1:**

~~The City shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, threatened, and species of special concern) as required under the Florida Endangered and Threatened Species Act or the federal Endangered Species Act. (Reserved) [Cf. Policy 8.1.5.3]~~

**Policy 8.1.6.2:**

Beach renourishment projects ~~shall must~~ protect sea turtle nesting areas by limiting construction in such areas to winter and spring months, or by collecting eggs from the nests, incubating them, and releasing the hatchlings.

**Policy 8.1.6.3:**

~~The City shall e~~Continue a public information program calling for the protection of those sea turtle nesting areas located within the community.

**Policy 8.1.6.4:**

~~The City shall e~~Continue to prohibit the use of bright lights on sea turtle nesting areas.

**Policy 8.1.6.5:**

All spoil islands ~~shall beare~~ designated bird sanctuaries.

**Policy 8.1.6.6:**

~~The City shall p~~Protect and conserve listed animal species that utilize aquatic habitats, including mangroves, marshes, and seagrass beds, through ~~the~~ preservation, public acquisition, and restoration of coastal lands and shorelines.

**Objective 8.1.7:**

~~The City of Madeira Beach shall e~~Continue ~~its~~ involvement in monitoring the proper handling, treatment, transportation, and disposal of hazardous waste within its jurisdiction.

**Policy 8.1.7.1:**

~~The City shall e~~Comply with federal, state, and county guidelines regarding accidents involving hazardous waste.

**Policy 8.1.7.2:**

~~The City shall s~~Support the Pinellas County Pollution Prevention (P2) Program to regulate small generators of hazardous wastes, ~~in order~~ to protect natural resources and public health.

**Policy 8.1.7.3:**

~~The City shall e~~Encourage residents and local businesses to deposit household chemical waste at the Pinellas County household chemical collection center.

**Objective 8.1.8:**

~~The City shall e~~Comply with all state and federal standards for air quality.

**Policy 8.1.8.1:**

~~The City shall w~~ork to reduce the effects of automobile emissions pollution by ~~the following measures:~~

- ~~Land development regulations that R~~require vegetative buffer strips between roadways and residential development, ~~as required in the land development regulations;~~ and
- ~~Promot~~inge alternative transportation modes such as public transportation, carpooling, walking, and bicycling.

**Objective 8.1.9:**

~~The City shall e~~Cooperate with the State of Florida and other local jurisdictions ~~in an effort~~ to maintain the Boca Ciega Bay Outstanding Florida Waters designation.

**Policy 8.1.9.1:**

No new point sources ~~shall beare~~ permitted to discharge from the City of Madeira Beach into Boca Ciega Bay or into ditches or canals that flow into ~~Boca Ciega Bay~~it, except for the correction of existing inefficient stormwater drainage, or as specifically permitted by the City.

**Policy 8.1.9.2:**

In order to reduce non-point source pollutant loadings, ~~the City shall~~ continue to strictly enforce its stormwater management regulations, following the guidelines established in Chapter 62-25, Florida Administrative Code.

**City of Madeira Beach****Comprehensive Plan****Policy 8.1.9.3:**

~~In order to~~ To reduce non-point source pollutant loadings and improve the functioning of the city drainage system, dumping of debris of any kind (e.g., yard clippings and trimmings), into drainage ditches, canals, and stormwater control structures ~~shall be~~is prohibited.

**Policy 8.1.9.4:**

~~The City shall~~Coordinate with neighboring ~~municipalities~~jurisdictions, Pinellas County, and the Tampa Bay Regional Planning Council to protect regional estuaries, providing adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

**Policy 8.1.9.5:**

Natural watercourses ~~shall~~must be maintained in their natural state and protected from alteration.

**Policy 8.1.9.6:**

~~The City of Madeira Beach shall~~Continue working with other communities and counties to implement the Surface Water Improvement Management (S.W.I.M.) Program for Tampa Bay.

**Objective 8.1.10:**

~~The City of Madeira Beach shall~~Protect and restore ~~its~~the community's beaches, dunes, and natural system from the impacts of development through continued enforcement of coastal construction standards.

**Policy 8.1.10.1:**

Construction seaward of the Coastal Construction Control Line ~~shall be~~is subject to ~~the~~ permitting procedures pursuant to Florida Statutes.

**Policy 8.1.10.2:**

~~The City, through the provision of public information, shall~~Encourage, ~~through the provision of public information,~~ the planting of native marine vegetation in front of seawalls to act as a natural buffer against damage from tides and flooding.

**Policy 8.1.10.3:**

~~The City shall~~Adopt beach management practices, ~~which shall~~ that regulate excavations, disturbance of native vegetation, and activities ~~which~~that affect the natural fluctuation of the dunes.

**Policy 8.1.10.4:**

~~The City shall~~Continue a program for the restoration and maintenance of the coastal dune system. ~~The program shall~~ that include:

**City of Madeira Beach****Comprehensive Plan**

- Stabilization projects utilizing native vegetation; and
- An educational program emphasizing the need to protect the coastline.

**Policy 8.1.10.5:**

~~The City shall e~~Continue providing adequate public access to beaches and shorelines, enforcing public access to beaches renourished at public expense, enforcing the public access requirements of the Coastal Zone Protection Act, and providing transportation or parking facilities for beach and shoreline access.

**Policy 8.1.10.6:**

~~The City shall H~~Limit shoreline development that will adversely impact marine fisheries habitats through land development regulations and site plan review.

**Policy 8.1.10.7:**

~~The City shall r~~Require that the replacement material for failed or damaged existing concrete seawalls along the Gulf of Mexico be rip-rap or planted native vegetation, e.g., marsh grasses and dune vegetation.

**Objective 8.1.11:**

~~The City shall e~~Comply with all county, state, and federal regulations governing the protection of coastal resources.

**Policy 8.1.11.1:**

~~The city Coordinate~~ beach management practices ~~shall be coordinated~~ with the efforts of neighboring ~~municipalities~~ jurisdictions.

**Policy 8.1.11.2:**

~~The City shall r~~Review the comprehensive plans of the neighboring ~~municipalities~~ jurisdictions and adjacent coastal counties to determine if coastal resources of the barrier islands are being managed in a consistent manner.

**Policy 8.1.11.3:**

~~The City shall e~~Cooperate with the U.S. Army Corps of Engineers and Pinellas County in addressing the environmental issues associated with the maintenance of John's Pass as a navigational channel.

**Policy 8.1.11.4:**

Pursuant to Section 163.3178, Florida Statutes, the level-of-service standards for recreation/open space for the coastal planning area ~~shall be are~~ identical to those for the ~~City-city~~ as a whole.

**Objective 8.1.12:**

~~The City shall p~~Protect the viability of the Working Waterfronts in the community.

**Policy 8.1.12.1:**

**City of Madeira Beach****Comprehensive Plan**

Recognizing the importance of working waterfronts to employment, recreation, quality of life, and ~~to the~~ state and local economies, the ~~City shall adopt~~ land development regulations include guidelines for the development and redevelopment of Working Waterfronts.

**Policy 8.1.12.2:**

~~The City shall e~~Coordinate with property owners and associated marine operations to encourage the continuation of water dependent activities.

**Policy 8.1.12.3:**

~~The City shall e~~Consider guidelines for the protection of business sites located on Gulf Boulevard to encourage continuation of working waterfront uses.

**GOAL 8.2: ~~THE CITY SHALL~~ PROVIDE A SET OF GUIDELINES FOR DEVELOPMENT THAT PROTECT THE LIVES AND PROPERTY OF ~~ITS RESIDENTS~~CITIZENS FROM THE EFFECTS OF NATURAL DISASTERS INCLUDING HIGH TIDE EVENTS, STORM SURGE, FLASH FLOODS, STORMWATER RUNOFF, AND SEA LEVEL RISE.**

**Objective 8.2.1:**

~~The City shall e~~coordinate and cooperate with Pinellas County to proceed with an orderly, safe, and expeditious evacuation when an evacuation is ordered.

**Policy 8.2.1.1:**

~~Through~~ Coordinate through the Pinellas County Metropolitan Planning Organization (MPO), ~~the City shall e~~coordinate with state, regional, and county agencies to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

**Policy 8.2.1.2:**

~~The City,~~ Sponsor preparedness seminars to increase hurricane awareness in cooperation with the Pinellas County Department of Emergency Management and the South Pinellas County Chapter of the American Red Cross, ~~shall sponsor preparedness seminars to increase hurricane awareness.~~

**Policy 8.2.1.3:**

~~City e~~Emergency response personnel and volunteers ~~shall~~ will coordinate pre- and post-event activities with county and state emergency response agencies in order to plan for safe and efficient evacuations and re-entries.

**Policy 8.2.1.4:**

~~The City will f~~Forward notice of proposed future land use plan amendments with potential hurricane shelter and evacuation route impacts to the Tampa Bay Regional Planning Council and the Pinellas County Emergency Management Department and

**City of Madeira Beach****Comprehensive Plan**

~~consult with~~ these agencies, ~~will be consulted~~ if necessary and appropriate, to ascertain the amount of currently available shelter space.

**Policy 8.2.1.5:**

~~The City will~~ Use the Tampa Bay Regional Planning Council Hurricane Evacuation Study for guidance pertaining to residential future land use densities in coastal high hazard areas.

**Objective 8.2.2:**

~~The City shall~~ Reduce the risk of exposure of human life and public and private property to natural disasters, through preparedness planning and implementation of hazard mitigation measures.

**Policy 8.2.2.1:**

~~The City, in~~ Coordinate with the Pinellas County Department of Emergency Management, ~~shall to~~ maintain and upgrade its comprehensive disaster plan, ~~which shall to~~ address the four (4) phases of comprehensive emergency management: preparedness, response, recovery and mitigation.

**Policy 8.2.2.2:**

The city emergency management coordinator ~~shall~~ will continue to oversee the development and revision of the city disaster plan; act as a liaison between state, regional, county, and city emergency response and planning agencies; and ensure coordination between emergency management and growth management activities.

**Policy 8.2.2.3:**

~~The City shall~~ Review the existing coastal construction building code and the coastal construction standards embodied in the Coastal Zone Protection Act, and ~~shall~~ strictly enforce their implementation through the building inspection process.

**Policy 8.2.2.4:**

The City Commission ~~shall~~ will review all elements of the Pinellas County Comprehensive Emergency Management Plan to assure that hazard mitigation considerations are effective and implemented within its area of responsibility.

**Policy 8.2.2.4:**

~~The City, in~~ Continue to ~~cooperate~~ with the Pinellas County Department of Emergency Management, the Town of Redington Beach, the City of Seminole, and Pinellas County ~~shall to~~ implement the adopted Hurricane Evacuation Plan.

**Objective 8.2.3:**

Development and redevelopment within the ~~City-city~~ shall will proceed in a manner that lessens risk to public investments and private property by utilizing policies, techniques, and practices that reduce negative impacts of flooding and ~~sea-sea~~ level rise.

**City of Madeira Beach****Comprehensive Plan****Policy 8.2.3.1:**

Current and credible sea-level rise data ~~should~~will be considered when evaluating future land use amendment applications.

**Policy 8.2.3.2:**

Strategies for preparing for sea-level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, ~~should~~will be collectively assessed and implemented where appropriate.

**Policy 8.2.3.3:**

~~The City may~~eCollaborate with the state and Pinellas County as appropriate to develop strategies for responding to sea-level rise, including consideration of the effects of sea-level rise on potable water resources, saltwater intrusion, wastewater treatment facilities and the water table.

**Policy 8.2.3.4:**

Consider Aacquisition of severe repetitive loss properties, ~~which that~~ have sustained repeated flood losses for use as public open space ~~shall be considered~~ as procurement opportunities arise, such as through the use of grants or tax deed sales.

**Policy 8.2.3.5:**

Development and redevelopment in the ~~City~~city will be consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

**Policy 8.2.3.6:**

~~The City will~~eContinue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

**GOAL 8.3: ~~THE CITY SHALL~~ EXPEDITE POST-DISASTER RECOVERY AND REDUCE THE FUTURE RISK TO HUMAN LIFE AND PUBLIC AND PRIVATE PROPERTY FROM NATURAL HAZARDS, THROUGH RECOVERY AND REDEVELOPMENT STRATEGIES.**

**Objective 8.3.1:**

~~The City shall~~iImplement the post-disaster recovery procedures outlined in its disaster plan.

**Policy 8.3.1.1:**

The city emergency management coordinator ~~shall~~will designate appropriate staff to perform the following tasks:

- Monitor preliminary damage reports following a disaster;



**City of Madeira Beach****Comprehensive Plan**

- Take necessary steps to seek financial assistance from the appropriate state and federal agencies;
- Authorize clean-up and repairs necessary to protect the public health, safety, and welfare;
- Identify areas within the community where minor, moderate, and major damage has occurred;
- Recommend to the City Commission temporary building moratoria for building activities not essential to protect health, safety, or welfare;
- Recommend to the City Commission appropriate hazard mitigation policies ~~which that~~ should be implemented in response to the disaster; and
- Prepare a report evaluating post-disaster redevelopment response and make recommendations for necessary changes to this comprehensive plan.

**Policy 8.3.1.2:**

~~The City shall r~~Review all elements of the Pinellas County Comprehensive Emergency Management Plan to assure that hazard mitigation considerations are effective and implemented within ~~its~~ the City's area of responsibility.

**Objective 8.3.2:**

~~The City shall e~~Enforce the reconstruction permitting procedures.

**Policy 8.3.2.1:**

Following a major hurricane or other disaster, the City Commission may adopt a temporary post-disaster building moratorium to allow sufficient time for damage assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation.

**Policy 8.3.2.2:**

~~The City shall e~~Enforce post-disaster redevelopment procedures ~~which that~~ will expedite permitting for minor repairs including: development plan review, engineering approval, building permitting, and ~~shall provide that require~~ all permitting is coordinated with the appropriate agencies and is consistent with the objectives of this ~~comprehensive Comprehensive planPlan~~.

**Policy 8.3.2.3:**

~~The City shall e~~Enforce the involuntary loss provisions of the land development regulations to protect private property rights by potentially allowing replacement and reconstruction of housing units.

**Objective 8.3.3:**

**City of Madeira Beach****Comprehensive Plan**

~~The City shall~~ implement reconstruction and redevelopment strategies ~~which that~~ will be used to promote hazard mitigation.

**Policy 8.3.3.1:**

Where financially feasible, property ~~which that~~ has received recurring major hurricane damage (total devastation) from storm surge may be publicly acquired, or designated Preservation on Map LU-4, ~~Future Land Use and Transportation~~, to prevent redevelopment of the property to its pre-disaster land use.

**Policy 8.3.3.2:**

~~The City shall~~ consider one or more of the following strategies in those areas ~~which that~~ receive major or moderate damage:

- ~~Reduction of permissible density or intensity of development in the area;~~
- ~~Reconstruction according to more stringent building and construction standards; and~~
- ~~Public acquisition of damaged areas.~~

**Policy 8.3.3.3:**

~~The City shall~~ interrelate hazard and non-hazard mitigation goals during reconstruction decision-making, including the following ~~objectives~~:

- Enhancement of local recreational and open space opportunities;
- Enhancement of local public beach access;
- Enhancement and restoration of local natural ecosystems;
- Reduction of traffic congestion, noise, and other transportation related problems; and
- Enhancement of the long-term economic vitality of the local commercial base.

**9.0 RESERVED**

**[The remainder of this page intentionally left blank]**

**10.0 CULTURE AND RECREATION ELEMENT**

**GOAL 10.1: PROVIDE, PROTECT, AND MAINTAIN A COORDINATED, EFFICIENT, AND ACCESSIBLE SYSTEM OF IMPROVED MUNICIPAL CULTURE AND RECREATIONAL FACILITIES AND SERVICES THAT MEET THE NEEDS OF CURRENT AND FUTURE CITIZENS AND VISITORS.**

**Objective 10.1.1:**

~~In-cooperation~~Cooperate with other government agencies, ~~to~~ provide and maintain a system of open space, parks, and other improved municipal culture and recreation facilities and services, including access to beaches and shores, meeting the needs of current and future citizens and visitors.

**Policy 10.1.1.1:**

The adopted level-of-service standard for improved municipal culture and recreation facilities and services is provided in Policy 13.1.5.4 of this Comprehensive Plan.

**Policy 10.1.1.2:**

Improved municipal culture and recreation facilities and services will be planned for multiple uses and located in areas most suitable to meet the needs of the citizens and visitors.

**Policy 10.1.1.3:**

Land set aside by new development for improved municipal cultural and recreation facilities and services will be evaluated for its suitability for that purpose during the site planning process. Land remaining undeveloped and vacant after new development or redevelopment may not be suitable for improved municipal culture and recreation facilities and services.

**Policy 10.1.1.4:**

The acquisition and designation of sites for improved municipal culture and recreation facilities and services must accord with this Comprehensive Plan.

**Policy 10.1.1.5:**

Promote safe bicycling by maintaining improved municipal mobility facilities and services used for bicycle travel.

**Policy 10.1.1.6:**

Create a marked bikeway coordinated with the *Pinellas Bikeways Plan*.

**Policy 10.1.1.7:**

Improved municipal culture and recreation facilities and services will be held inviolate against diversion to other uses, unless the City makes a formal finding of overriding public benefit.

**City of Madeira Beach****Comprehensive Plan****Policy 10.1.1.8:**

Accommodate a variety of activities in improved municipal culture and recreation facilities and services and utilize unique natural features and scenic areas.

**Policy 10.1.1.9:**

Support promotional efforts to attract visitors and actively utilize improved municipal culture and recreation facilities and services all year.

**Policy 10.1.1.10:**

Utilize areawide proportionate-share development fee revenue to improve and support the adopted level-of-service standards for improved municipal culture and recreation facilities and services.

**Objective 10.1.2:**

Coordinate public and private culture and recreation resources.

**Policy 10.1.2.1:**

Coordinate areawide improved municipal culture and recreation facilities and services with local businesses and development authorities, local art, cultural, and other community organizations in local planning and redevelopment efforts.

**Objective 10.1.3:**

Protect lands designated as Preservation or Recreation/Open Space from incompatible land uses.

**Policy 10.1.3.1:**

The ~~Land-land Development development Code-regulations~~ will specify open space definitions and standards for landscape and signage, the protection of open space and natural vegetation, and requirements for the use of open space for buffering between land uses.

**Policy 10.1.3.2:**

Maintain provisions for open space areas in the ~~Land-land Development development Coderegulations~~.

**Policy 10.1.3.3:**

Maintain open space in improved municipal culture and recreation facilities and services to protect and preserve native habitats and provide passive recreation opportunities, such as natural trails, nature interpretive displays, picnic areas, and wildlife observation areas.

**Policy 10.1.3.4:**

Continue to use open space to buffer incompatible improved municipal culture and recreation activities, facilities, services, or land uses.

**Policy 10.1.3.5:**

Encourage beach renourishment programs.

**Policy 10.1.3.6:**

Maintain and protect natural, open space, and scenic areas through dedicated private and public land acquisition initiatives, and utilize grant resources to acquire additional natural, open space, and scenic lands.

**Objective 10.1.4:**

Respond to the improved municipal culture and recreation facilities and services needs of citizens and visitors.

**Policy 10.1.4.1:**

Provide access to improved municipal culture and recreation facilities and services for the elderly, disabled, and economically disadvantaged.

**Policy 10.1.4.2:**

Coordinate comprehensive improved municipal mobility facilities and services with improved municipal culture and recreation facilities and services.

**Policy 10.1.4.3:**

Adequate public beach access is required for any and all shoreline development on the Gulf beaches.

**Policy 10.1.4.4:**

Ensure public access to improved municipal culture and recreation facilities and services and design them to protect the integrity of natural features including beaches and shores.

**Objective 10.1.5:**

Provide open space and improved municipal culture and recreation facilities and services in an economically efficient manner.

**Policy 10.1.5.1:**

Pursue funding for improved municipal culture and recreation facilities and services, including proportionate-share development fees and regulations and county, state, and federal assistance funds.

**Policy 10.1.5.2:**

New development and redevelopment must provide its proportionate fair-share of the future improved municipal culture and recreation facilities and services necessary to maintain the level-of-service standards established by this [Comprehensive](#) Plan.

**Policy 10.1.5.3:**

Enhance, improve, maintain, and preserve existing improved municipal culture and recreation facilities and services, and access to same, through the use of adequate operating budgets, proportionate-share development fees and regulations, proper management techniques, and user fees.

**Objective 10.1.6:**

Maintain open space character by utilizing private and public open space for active and passive culture and recreation uses, visual relief, scenic value, and buffering and screening purposes.

**Policy 10.1.6.1:**

Continue to identify, maintain and preserve open space.

**Policy 10.1.6.2:**

Work with Pinellas County and other appropriate development and government agencies to ensure and maintain public beach accesses.

**Policy 10.1.6.3:**

Maintain signs at appropriate locations identifying access points to the Gulf of Mexico and its beaches.

**[The remainder of this page intentionally left blank]**

**11.0 INTERGOVERNMENTAL COORDINATION ELEMENT****GOAL 11.1: IMPROVE THE EXISTING SYSTEM OF INTERLOCAL COORDINATION TO SUCCESSFULLY IMPLEMENT LOCAL GOVERNMENT COMPREHENSIVE PLANS AND TO RESOLVE CONFLICTS RESULTING FROM THE PLANS.****Objective 11.1.1:**

Participate in the deliberations of the Pinellas County Planning Council (PPC) and Countywide Planning Authority (CPA) consistent with the provisions of the Pinellas County Charter and special laws enabling the countywide planning process.

**Policy 11.1.1.1:**

Participate in the countywide planning process as provided for in the *Special Act* (Ch. 2012-245, Laws of Florida, as amended).

**Policy 11.1.1.2:**

Coordinate and ensure consistency between this Comprehensive Plan and the ~~Land Development Code~~ land development regulations with the *Countywide Plan Map* and *Countywide Rules*.

**Policy 11.1.1.3:**

Coordinate with the Pinellas Planning Council (PPC), Pinellas County School Board, Pinellas County, Tampa Bay Regional Planning Council (TBRPC), Tampa Bay Water (TBW), SWFWMD, and other state and federal agencies on projects that fall within their jurisdictions or are multi-jurisdictional in nature, and with public utilities that provide essential services to the City.

**Policy 11.1.1.4:**

A representative appointed by the City Manager may participate as a member of the Planners Advisory Committee of the PPC.

**Policy 11.1.1.5:**

Comply with the specific procedural and substantive requirements of the *Countywide Rules* concerning amendment of this Comprehensive Plan, its ~~Future Land Use Map LU-4~~, and the ~~Land Development Code~~ land development regulations.

**Objective 11.1.2:**

Coordinate level-of service standards with neighboring jurisdictions.

**Policy 11.1.2.1:**

Work with FDOT and the MPO to manage the impacts of land development projects and increase mobility in accordance with the Pinellas County Mobility Plan and this Comprehensive Plan.

**City of Madeira Beach****Comprehensive Plan****Policy 11.1.2.2:**

Coordinate with Pinellas County to ensure that each jurisdiction's future needs are considered in the planning and design of public service facilities.

**Policy 11.1.2.3:**

Participate in the Barrier Islands Governmental Council (BIG-C) to coordinate level-of-service standards and preserve and protect the interests of barrier island citizens and visitors.

**Objective 11.1.3:**

Improve communication, cooperation, and coordination with area agencies, districts, and local governments.

**Policy 11.1.3.1:**

Prior to the issuance of development permits for proposed new development and redevelopment, review site plans to ensure there will not be negative impacts to the Town of Redington Beach, the City of Treasure Island, or unincorporated Pinellas County.

**Policy 11.1.3.2:**

Ensure that development permits are consistent with the objectives of the SWFWMD, the TBRPC, Pinellas County, and state or federal agencies.

**Policy 11.1.3.3:**

Work with the Pinellas County School System to meet the land use needs of the Madeira Beach Elementary and Middle Schools.

**Policy 11.1.3.4:**

Implement the provisions of the *Interlocal Agreement with the School Board of Pinellas County*, executed on November 6, 2012, regarding coordination of land use and public school facilities planning.

**Policy 11.1.3.5:**

Review the plans and independent special district facility reports of the PSTA, Pinellas County, SWFWMD, and TBW and identify and resolve conflicts with this [Comprehensive](#) Plan, including concurrency-related items.

**Policy 11.1.3.6:**

Coordinate with Pinellas County, the PSTA, SWFWMD, and TBW to resolve issues identified in Policy 11.1.3.5.

**Policy 11.1.3.7:**

Amend this [Comprehensive](#) Plan as necessary to coordinate efforts identified in Policy 11.1.3.6.

**Policy 11.1.3.8:**



**City of Madeira Beach****Comprehensive Plan**

Coordinate with the SWFWMD's Regional Water Supply Plan through the agreement with Pinellas County Utilities for water supplies.

**Objective 11.1.4:**

Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

**Policy 11.1.4.1:**

Employ population forecasts contained in the data and analysis supporting this [Comprehensive](#) Plan for land use planning and coordinate with the Pinellas County Planning Department regarding school-age population forecasts.

**Policy 11.1.4.2:**

Coordinate transportation needs with those of Pinellas County and FDOT through the MPO.

**Policy 11.1.4.3:**

Forward requests for access to county- or state-maintained roadways to the Pinellas County Public Works Department or FDOT, as appropriate, for comment concerning access criteria, operational impacts, and permitting.

**Policy 11.1.4.4**

Coordinate with other service providers to ensure the availability of improved municipal facilities and services to implement the concurrency management system.

**Policy 11.1.4.5:**

Cooperate and coordinate with Pinellas County for joint projects identified in the Stormwater Master Plan and the *Pinellas County Stormwater Master Plan*.

**Policy 11.1.4.6:**

Coordinate with Pinellas County for the provision of countywide facilities and services, including solid waste disposal, wastewater treatment, and emergency operations.

**Policy 11.1.4.7:**

Coordinate with the MPO to provide and improve mobility facilities and services.

**Policy 11.1.4.8:**

Review location standards to determine whether conflicts exist between the Code of Ordinances and the regulations of neighboring jurisdictions and determine what can be done to resolve existing conflicts to the mutual benefit of all.

**Policy 11.1.4.9:**

Coordinate with the PPC, or designated ad hoc committee, to develop, recommend, and review countywide guidelines addressing the location of problematic land uses.

**Objective 11.1.5:**

Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

**Policy 11.1.5.1:**

Resolve conflicts among local comprehensive plan goals, objectives, policies, and strategies through voluntary dispute resolution or other suitable process.

**Policy 11.1.5.2:**

Utilize the existing countywide planning process, as appropriate, to resolve local government future land use disputes, as well as other planning-related intergovernmental disputes.

**Policy 11.1.5.3:**

Utilize the TBRPC as a conciliator and mediator to reconcile differences on planning and growth management issues as outlined in Rule 29H-13, Florida Administrative Code.

**Policy 11.1.5.4:**

Initiate informal mediation with the TBRPC pursuant to Chapter 29H-11, Florida Administrative Code, and Chapter 186, Florida Statutes, in instances where the resolution of issues requiring intergovernmental concurrence is not otherwise achieved.

**GOAL 11.2: ESTABLISH A REGULAR MEANS OF COMMUNICATION AMONG OFFICIALS OF TWO (2) OR MORE JURISDICTIONS FOR THE PURPOSE OF ADDRESSING AND RESOLVING ISSUES OF MUTUAL INTEREST THAT ARISE FROM THIS COMPREHENSIVE PLAN AND THE PLANS OF OTHER JURISDICTIONS.**

**Objective 11.2.1:**

Review this Comprehensive Plan to:

- Identify and coordinate issues of mutual interest to other jurisdictions;
- Address the impacts of new development and redevelopment on other jurisdictions through coordination mechanisms; and
- Coordinate compatible level-of-service standards with state, regional, or local jurisdictions with operations and maintenance responsibilities for improved municipal facilities and services.

**Policy 11.2.1.1:**

Provide real property owners and adjacent jurisdictions the public notice required by federal, state, or local law of proposed municipal actions.

**Policy 11.2.1.2:**

Utilize the countywide planning process as an additional public notice to adjacent jurisdictions of amendments to this Comprehensive Plan's future land use map.

**Policy 11.2.1.3:**

Coordinate plans for bicycle and pedestrian mobility improvements with the MPO to notify, and allow for comment by, other local governments.

**Policy 11.2.1.4:**

Coordinate mobility management methodologies and access management standards for county- and state-maintained roadways with FDOT and Pinellas County.

**Policy 11.2.1.5:**

Collaborate with Pinellas County on plans to provide extremely low-, very-low-, low-, and moderate-income housing.

**Policy 11.2.1.6:**

Review and support available Pinellas County housing assistance programs.

**Policy 11.2.1.7:**

Share information about local native vegetative communities; aquatic, estuarine, marine, and terrestrial habitats; and wildlife species with adjacent local governments, appropriate agencies, or other interested persons.

**Policy 11.2.1.8:**

Administer standards for shoreline protection and dock placement in coordination with Pinellas County.

**Policy 11.2.1.9:**

The ~~Land Development Code~~ and development regulations will provide requirements to incorporate drought resistant and native vegetation in accordance with Pinellas County recommendations.

**Policy 11.2.1.10:**

Resolve any environmental conflicts with the U.S. Army Corps of Engineers and Pinellas County regarding the maintenance of navigation channels through the Coastal Resource Interagency Management Committee dispute resolution process.

**Policy 11.2.1.11:**

Participate in the Pinellas County Local Mitigation Strategy (LMS) to ensure that the strategies are implemented and updated locally.

[The remainder of this page intentionally left blank]

**12.0 RESERVED**

**[The remainder of this page intentionally left blank]**

### 13.0 CAPITAL IMPROVEMENTS ELEMENT

#### **GOAL 13.1: UNDERTAKE FISCAL ACTIONS NECESSARY TO PROVIDE AND MAINTAIN IMPROVED MUNICIPAL FACILITIES AND SERVICES FOR THE CITY'S CITIZENS AND VISITORS AT THE ADOPTED LEVEL-OF-SERVICE STANDARDS.**

##### **Objective 13.1.1:**

Provide capital improvements to accommodate desired new development and redevelopment, correct existing deficiencies, and replace exhausted or obsolete facilities, as indicated in the adopted five-year (5-year) Schedule of Capital Improvements in this [Comprehensive](#) Plan and coordinate land use decisions with available or projected fiscal resources to maintain adopted level-of-service standards.

##### **Policy 13.1.1.1:**

Evaluate projects proposed for inclusion in the five-year (5-year) Schedule of Capital Improvements annually.

##### **Policy 13.1.1.2:**

Annually review and update the multi-year Capital Improvement Program (CIP), the first year of which will be the current fiscal year's Capital Budget.

##### **Policy 13.1.1.3:**

Evaluate proposed capital improvement projects by the following guidelines:

The project

- is needed to eliminate a proven or obvious hazard to public health and safety;
- is needed to fulfill a legal commitment;
- is needed to achieve full use of, improve, or replace existing facilities;
- brings an existing facility up to an adopted level-of-service standard;
- increases the efficiency or optimizes the use of existing facilities, prevents or reduces future improvement costs, or more equitably provides improved municipal facilities and services;
- accommodates level-of-service standard demands on improved municipal facilities and services resulting from new development or redevelopment;
- furthers goals, objectives, policies, or strategies of this [Comprehensive](#) Plan;
- is needed to maintain adopted level-of-service standards for improved municipal facilities and services for a development permit issued prior to adoption of this [Comprehensive](#) Plan;
- increases the economic base or quality of life of the City's citizens and visitors;
- has financially feasible impacts on both capital and operating budgets; and
- is consistent with this [Comprehensive](#) Plan and the plans of other agencies having responsibility for improved municipal facilities and services within the City.

**Policy 13.1.1.4:**

Improved municipal facilities and services, at adopted level-of-service standards to serve developments for which development permits were issued prior to the adoption of this Comprehensive Plan will be available or provided consistent with guidelines for evaluation of capital improvements in Policy 13.1.1.3 and elsewhere in this Comprehensive Plan.

**Policy 13.1.1.5:**

Capital improvements projects included in this Comprehensive Plan's CIP and Schedule of Capital Improvements will have a cost threshold of \$100,000.

**Policy 13.1.1.6:**

Correct existing and anticipated capacity deficiencies identified in other elements of this Comprehensive Plan according to the financially feasible Schedule of Capital Improvements.

**Policy 13.1.1.7:**

Periodically analyze the benefit to cost ratio of having outside sources provide various improved municipal facilities and services.

**Policy 13.1.1.8:**

The Pinellas County School District work plan is applicable in the City.

**City of Madeira Beach**

**Comprehensive Plan**

**CITY OF MADEIRA BEACH: CAPITAL IMPROVEMENT PROGRAM (CIP)  
Schedule of Capital Improvements for Fiscal Years 2020-21 through 2024-25 (costs**

[Need to insert accurate Table (Word Format) here]

**Objective 13.1.2:**

Manage municipal debt through the budget process to maintain the integrity of municipal fiscal resources.

**Policy 13.1.2.1:**

Limit long-term borrowing to capital improvements too large to be financed by the annual municipal budget.

**Policy 13.1.2.2:**

Structure bonds issued to fund capital projects to be repaid within a period not to exceed the expected useful life of the bonded capital project.

**Policy 13.1.2.3:**

If financially feasible, use special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.

**Policy 13.1.2.4:**

Total debt service for general obligation debt will not exceed ten percent (10%) of net operating revenues.

**Policy 13.1.2.5:**

Secure grants or private funds whenever available to finance capital improvements.

**Objective 13.1.3:**

Maintain this Comprehensive Plan's adopted level-of-service standards for improved municipal facilities and services by

- eliminating any identified current deficiencies with municipal fiscal resources and,
- identifying the capital improvements necessary to serve new development and redevelopment at the adopted level-of-service standard through site plan review, and
- accessing proportionate-share development fees through the development permit process.

**Policy 13.1.3.1:**

Cooperate with other governmental jurisdictions, to require new development and redevelopment to pay the proportionate-share of the cost necessary to meet its demand on improved municipal facilities and services, maintain this Comprehensive Plan's adopted level-of-service standards, and ensure that the entire cost of providing improved municipal facilities and services is not borne by the general fund.

**Policy 13.1.3.2:**

Coordinate with Pinellas County and other government jurisdictions providing improved municipal facilities and services within the City to require capital improvement projects



**City of Madeira Beach****Comprehensive Plan**

are funded in a fiscally equitable manner, apportioning the costs of serving new development and redevelopment at the adopted level-of-service standards among those who are responsible for growth.

**Policy 13.1.3.3:**

Develop and administer existing and future impact fees and proportionate-share development fees and regulations.

**Policy 13.1.3.4:**

Issue development permits only when improved municipal facilities and services adequate to maintain the level-of-service standards of this Comprehensive Plan are present or will be available concurrent with the impact of new development and redevelopment.

**Policy 13.1.3.5:**

The level-of-service standards for improved municipal facilities and services are provided in Policy 13.1.5.4 of this Comprehensive Plan.

**Objective 13.1.4:**

Public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) are limited to those improvements determined to be an overriding public benefit by the Board of Commissioners.

**Policy 13.1.4.1:**

Expend funds in the CHHA only when necessary to maintain this Comprehensive Plan's level-of-service standards for improved municipal facilities and services.

**Objective 13.1.5: Concurrency Management System**

The ~~Land Development Code~~ land development regulations will provide a concurrency management system that requires new development and redevelopment to fund or provide the improved municipal facilities and services necessary to maintain this Comprehensive Plan's level-of-service standards concurrently with the impacts of the new development or redevelopment through implementation monitoring of this Comprehensive Plan and enforcement of the Code of Ordinances.

**Policy 13.1.5.1:**

Deny proposed new development and redevelopment that would diminish the level-of-service standards of this Comprehensive Plan.

**Policy 13.1.5.2:**

**City of Madeira Beach****Comprehensive Plan**

Issue development permits only if the improved municipal facilities and services necessary to maintain the level-of-service standards of this Comprehensive Plan are available concurrent with the impacts of the new development or redevelopment.

**Policy 13.1.5.3:**

The Land Development Code and development regulations will provide that new development and redevelopment will be permitted only when concurrent with improved municipal facilities and services meeting or exceeding the level-of-service standards of this Comprehensive Plan.

**Policy 13.1.5.4:**

The level-of-service standards for the following improved municipal facilities and services are:

**Mobility:**

0.120362 square ft (ft<sup>2</sup>) of improved municipal mobility facilities and services per each (1) square foot (ft<sup>2</sup>) of building area ("B.A.").

**Public Safety:**

Improved municipal public safety facilities and services necessary to support a ninety percent (90%) seven-minute (7-minute) response rate per each (1) square foot (ft<sup>2</sup>) of building area (B.A.).

**Sanitary Sewer:**

111 gallons per capita per day.

**Solid Waste:**

4.9 pounds per capita per day of non-recyclable waste.

**Stormwater Drainage:**

Each newly developed or redeveloped property must be designed and maintained to retain on-site the first one-inch (1") of impervious surface runoff from the ten-year (10-year) frequency, sixty-minute (60-minute) storm event. \

**Potable Water:**

Year	2020	2025	2030	2035
Gallons per capita per day (gpcd)	102	104	105	107

Source: Regional Water Supply Plan, Chapter 4, Appendix 4, Table 34-A

**Culture and Recreation:**

**City of Madeira Beach****Comprehensive Plan**

0.299650 square feet (ft<sup>2</sup>) of improved municipal culture and recreation facilities and services per each (1) square foot (ft<sup>2</sup>) of building area (“B.A.”).

**Policy 13.1.5.5:**

The ~~Land Development Code~~land development regulations will regulate new development and redevelopment to:

- Establish a monitoring system to measure and maintain level-of-service standards; and
- Require proportionate-share development fees and regulations to maintain the level-of-service standards for, and improve resilience of, improved municipal facilities and services.

**Policy 13.1.5.6:**

Review the ~~Land Development Code~~land development regulations’s monitoring system annually, and with the *Capital Improvements Element* the year prior to preparation of the required Evaluation and Appraisal Report (EAR).

**Policy 13.1.5.7:**

Development permits for new development or redevelopment requiring the use of improved municipal facilities and services (e.g., potable water, sanitary sewer, solid waste, culture and recreation, mobility, or public safety facilities and services) will only be issued if the improved municipal facilities and services will be in place prior to issuance of the certificate of occupancy or provision of the facilities and services necessary to maintain the level-of-service standards of this Comprehensive Plan is guaranteed to be in place prior to issuance of a certificate of occupancy in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development permit issued pursuant to Chapter 380, Florida Statutes.

**Policy 13.1.5.8**

(Reserved)

**Policy 13.1.5.9:**

Manage the impacts of new development and redevelopment and increase mobility through application of this Comprehensive Plan’s goals, objectives, policies, and strategies, and ~~Land Development Code~~land development regulations-provisions in accordance with this Comprehensive Plan and the Pinellas County Mobility Plan.

**Policy 13.1.5.10:**

The Schedule of Capital Improvements may include projects listed in the first three (3) years of the FDOT five-year (5-year) work program.

**Policy 13.1.5.11:**

**City of Madeira Beach****Comprehensive Plan**

The Schedule of Capital Improvements will contain the estimated commencement and completion dates of Pinellas County road and improved municipal mobility facilities and services projects.

**Policy 13.1.5.12:**

Contact Pinellas County Utilities prior to issuing a building permit for proposed development of vacant parcels to determine that adequate potable water supplies exist to serve the development proposed.

**[The remainder of this page intentionally left blank]**

## 14.0 PUBLIC SCHOOL FACILITIES ELEMENT

**GOAL 14.1: THROUGH PARTNERSHIPS AND EFFECTIVE COLLABORATION AMONG LOCAL GOVERNMENTS AND THE PINELLAS COUNTY SCHOOL DISTRICT, AND BECAUSE OF A SHARED COMMITMENT TO EDUCATIONAL EXCELLENCE, ALL STUDENTS OF THE PINELLAS COUNTY SCHOOL DISTRICT ~~SHALL~~ WILL BE PROVIDED THE OPPORTUNITY FOR HIGH STUDENT ACHIEVEMENT THROUGH THE AVAILABILITY OF HIGH QUALITY PUBLIC EDUCATIONAL FACILITIES.**

### Objective 14.1.1:

Madeira Beach, its partner local governments, and the School District ~~agree to~~ will coordinate and base their plans upon consistent projections of population growth and student enrollment, and will ~~coordinate in sharing of~~ share information on proposed school facility changes, ~~certain~~ planned critical infrastructure improvements, ~~and~~ proposed future land use plan amendments, and ~~or~~ rezoning that increase or decrease residential densities.

#### Policy 14.1.1.1:

~~To ensure that land use and zoning decisions are adequately coordinated with public school facility planning, Madeira Beach shall~~ eContinue to notify the School District of all Local Planning Agency hearings where land use plan amendments and/or rezonings will be considered that increase or decrease residential densities to ensure that land use and zoning decisions are adequately coordinated with public school facility planning.

#### Policy 14.1.1.2:

~~Madeira Beach shall~~ iInform the School District in advance of infrastructure projects that will restrict vehicular or pedestrian accessibility to public schools with sufficient time for School District review and comment, in compliance with Section 3(b) of the Public Schools Interlocal Agreement.

### Objective 14.1.2:

~~Madeira Beach shall~~ Continue to support efforts that facilitate coordination of planning between ~~Madeira Beach~~ the City and the School District for the location and development of public educational facilities.

#### Policy 14.1.2.1:

~~Madeira Beach shall~~ Continue to participate with the School District in the process of evaluating potential school closures, significant renovations to existing schools, and school site selection before land acquisition in accordance with the existing Interlocal Agreement for Public Educational Facilities Siting, ~~that was entered into with the School Board or as it may be subsequently~~ amended.

#### Policy 14.1.2.2:

**City of Madeira Beach****Comprehensive Plan**

~~Madeira Beach shall d~~Determine the consistency of a proposed location of a new or expanded public educational facility of the School ~~Board-District~~ with ~~the this~~ comprehensive Comprehensive planPlan, and ~~considering with~~ the general locational criteria adopted by the School ~~Board~~District.

**Policy 14.1.2.3:**

~~Before a significant change of program at a public educational facility is implemented, the School District and Madeira Beach shall r~~Require a review of the facility's onsite and offsite impacts before a significant change of program at a public educational facility is implemented. ~~The School District and the Madeira Beach will w~~Work cooperatively with the School District to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the review.

**Objective 14.1.3:**

Consistent with Section 163.3177(6)(a), F.S., and consistent with the Madeira Beach future land use policies, ~~Madeira Beach shall~~ explore those opportunities where colocation of public facilities and public schools provides a mutual benefit, serves a desirable community purpose, or represents an efficient use of finances and staff resources.

**Policy 14.1.3.1:**

As the opportunity arises, ~~Madeira Beach and the School Board, shall~~ evaluate with the School District the ability to enter into an agreement to collocate existing or planned school sites with other public facilities, including but not limited to: bike and pedestrian pathways, libraries, parks, community and recreational centers and facilities, museums, performing arts centers, auditoriums, stadiums, healthcare and social services and other uses as may be determined appropriate.

**Objective 14.1.4:**

~~Madeira Beach will s~~Support the School District's commitment to sustainable design and operations, as public schools are integral contributors to the quality of the surrounding community.

**Policy 14.1.4.1:**

~~Madeira Beach and the School District will s~~Share information on sustainable design and green building practices with the School District, and take advantage of opportunities to incorporate demonstration projects and technologies onsite, so that local schools can serve as community models of environmental efficiency.

**Objective 14.1.5:**

~~Madeira Beach shall e~~Collaborate with the School District and other local governments to promote safe access for students to public school facilities.

**Policy 14.1.5.1:**

~~Madeira Beach shall p~~Participate on the School Transportation Safety Committee (STSC) of the Pinellas County Metropolitan Planning Organization (MPO) to identify

**City of Madeira Beach****Comprehensive Plan**

locations within the County where student safety is a concern, and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.

**Policy 14.1.5.2:**

~~Madreia Beach shall e~~Consider implementation of recommendations from the STSC that affect its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action, to support student access to public schools in a manner that both improves student safety and is compatible with the surrounding community.

**Policy 14.1.5.3:**

~~Madreia Beach shall e~~Cooperate with School District initiatives that implement STSC recommendations for modifications to a school campus.

[The remainder of this page intentionally left blank]

## 15.0 PROPERTY RIGHTS ELEMENT

**GOAL 15.1: IN ACCORDANCE WITH THE LEGISLATIVE INTENT EXPRESSED IN SUBSECTIONS 163.3161(10) AND 187.101(3), FLORIDA STATUTES, THIS COMPREHENSIVE PLAN ~~SHALL RESPECTS~~ JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.**

### Objective 15.1.1:

The following statements of private property rights ~~shall beare~~ considered in local decision making.

**Policy 15.1.1:** The right of a property owner to physically possess and control ~~his or her~~their interests in the property, including easements, leases, or mineral rights.

**Policy 15.1.2:** The right of a property owner to use, maintain, develop, and improve ~~his or her~~their property for personal use or the use of any other person, subject to state law and local ordinances.

**Policy 15.1.1.3:** The right of a property owner to privacy and to exclude others from the property to protect ~~the owner's~~their possessions and property.

**Policy 15.1.1.4:** The right of a property owner to dispose of ~~his or her~~their proprrty through sale or gift (the terms ~~“his” of “her their”~~ includes any entity that may be a property owner).

[The remainder of this page intentionally left blank]



# CITY OF MADEIRA BEACH Comprehensive Plan Data and Analysis (DRAFT)

[DATE], ~~2023~~ ~~May 27, 2008~~



~~Prepared by~~  
~~The Gail Easley Company~~  
~~in conjunction with the~~  
~~Pinellas Planning Council~~

Data and Analysis for the  
Comprehensive Plan of  
the City of Madeira  
Beach

**(DRAFT)**

TABLE OF  
CONTENTS

4.0	DATA AND ANALYSIS	3
4.1	Overview and Relationship to Existing Data and Analysis	3
4.1.1	Sources of Data and Analysis	3
4.1.2	New Dates and Clarifications	3
4.2	Future Land Use	3
4.2.1	Introduction	3
4.2.2	Population	3
4.2.3	Existing and Future Land Use	4
	A. Existing Land Use	4
	B. Future Land Use Needs	6
	C. Support for Specific Policy Changes	7
4.2.4	Coastal High Hazard Area	7
4.2.5	Electric Distribution Substations	7
4.2.6	Open Space, Landscaping, Redevelopment, and View Corridors	7
4.2.7	Consistency with PPC Countywide Plan Rules	8
4.2.8	Hazard Mitigation	8
4.2.9	Revisions to the Glossary	9
4.2.10	Regionally Significant Resources and Facilities	9
4.3	<u>Transportation Mobility</u>	
	<u>4.3.1 Road Facilities Located in Madeira Beach</u>	
	<u>4.3.2 Pedestrian and Bicycle Infrastructure</u>	
	<u>4.3.3 Public Transit</u>	
	<u>4.3.4 Waterways</u>	10
4.4	Housing	10
4.4.1	Inventory and Analysis	10
	A. Housing Units by Type	10
	B. Seasonal Housing	11
	C. Housing Units by Year Constructed	11
	<del>D. Housing Conditions</del>	12
	<del>E. Housing Construction Activity</del>	12
	F. Households by Tenure	12
	G. Cost and Value of Housing	13
	H. Subsidized Rental Housing Units	14
	I. Residential Group Homes	14
	J. Mobile Home Parks, Subdivisions, or Condominiums	14
	K. Historically Significant Housing	14
4.4.2	Analysis of Housing Data	14
	A. Projection of Households by Size and Income Range	14
	B. Projected Housing Units by Type	14
	<del>C. Projected Housing Units by Tenure</del>	15

	D. Affordable and Workforce Housing	15
	<del>E. Projection of Seasonal Housing</del>	<del>15</del>
4.5	Infrastructure	16
4.5.1	Stormwater Management	16
4.5.2	Potable Water	16
	A. Introduction	16
	B. Potable Water Facility Capacity, Projected Demand, Surplus or Deficits	17
	C. Conservation and Reuse	17
	D. Alternative Water Supply Projects	17
	E. Financing	17
	F. General Performance of Existing Facilities and Adequacy of Adopted Level-of-Service	17
4.5.3	Solid Waste	18
4.6	Conservation and Coastal Management	18
4.6.1	Working Waterfront	19
4.7	<del>Culture and Recreation and Open Space</del>	<del>19</del>
4.7.1	Acreage in Recreation and Open Space	19
4.7.2	Gulf of Mexico, The Narrows, and Boca Ciega Bay	19
4.7.3	Level-of-Service	20
4.7.4	<del>New Recreation and Open Space</del>	<del>20</del>
4.7.5	<del>Municipal Marina</del>	<del>20</del>
4.7.6	<del>Severe Loss Properties</del>	<del>20</del>
4.8	Intergovernmental Coordination	20
4.9	Capital Improvements	21
4.9.1	Concurrency Management	21
4.10	Public School Facilities	22
5.0	BIBLIOGRAPHY	22
6.0	APPENDICES	22

### LIST OF TABLES

<u>Number</u>	<u>Title</u>	<u>Page</u>
1	City of Madeira Beach <del>Total</del> Population <del>Projections</del>	4
2	<del>Madeira Beach Future Population Estimates</del>	<del>4</del>
23	Existing <del>Future</del> Land Uses, 2007	4
4	2018 Annual Average Daily Traffic (AADT) and Level of Service (LOS)	14
5	2020 Annual Average Daily Traffic (AADT) And Level of Service (LOS)	14
6	Pedestrian and Bicycle Infrastructure	15
37	Madeira Beach Housing Units by Type, 20001990-2020	10
8	Madeira Beach Housing Units Percentages by Type, 1990-2020	98
49	Household Vacancy Status in Madeira Beach <del>Seasonal and Tourist Housing Units</del>	11
10	Condominiums and Tourist Accommodations in Madeira Beach 2022	19
511	Total Housing Units by Year Constructed	11
12	Housing Built Pre-1980 and Housing Built Post-1980 In Madeira Beach	20
613	Households by Tenure, 2000 <del>in Madeira Beach</del>	12
714	Cost and Value of <del>Madeira Beach</del> Housing	13
815	<del>Madeira Beach</del> Households by Housing Costs, 2000	13
9	<del>Estimated and Projected Number of Households by Income Range</del>	<del>14</del>

<del>10</del>	<del>Estimated and Projected Housing Units by Type</del>	<del>15</del>
<del>11</del> <b>16</b>	<b>Pinellas County Projected Level-of-Service Standards</b>	<b>18</b>
<del>12</del> <b>17</b>	<b>Capital Improvement Needs</b>	<b>21</b>
<del>13</del> <b>18</b>	<b>Schedule of Capital Improvements Fiscal Years <del>2007-08</del><b>2023</b> Through <del>through 2011-12</del><b>2027</b></b>	<b>21</b>

LIST OF  
MAPS

Number and Title

LU-1	Existing Land Use 2007
LU-3	Floodplain
<u>LU-4</u>	<u>Future Land Use</u>
CM-1	Coastal High Hazard Area

## 4.0 DATA AND ANALYSIS

### 4.1 OVERVIEW AND RELATIONSHIP TO ~~EXISTING~~ DATA AND ANALYSIS

#### 4.1.1 Sources of Data and Analysis

The City of Madeira Beach originally adopted its Comprehensive Plan in 1999. The City adopted its Evaluation and Appraisal Report (EAR) in 2006. ~~This document updates, and updated~~ the data and analysis of ~~the~~ Comprehensive Plan based upon the recommendations of the EAR ~~in 2008~~. Unless specifically provided and updated herein, the city will rely on the definitions provided in Chapter ~~163 of the Florida Statutes 9J-5, Florida Administrative Code,~~ and the data and analysis documents from the ~~1999 Comprehensive Plan~~2008 update.

#### 4.1.2 New Dates and Clarifications

Throughout this amendment to the City of Madeira Beach Comprehensive Plan, revisions are made to the data and analysis as well as to applicable goals, objectives, and policies to provide updates and clarifications to the names of agencies, existing intergovernmental agreements, and to bring into current time any references to past dates. Numerous revisions are made for the sake of consistent language and accessibility without any substantive change to Goals, Objective, Policies, and Strategies.

### 4.2 FUTURE LAND USE

#### 4.2.1

##### Introduction

Data and analysis for the Future Land Use Element includes an updated population projection for the new planning timeframes of ~~2013 and~~ 2025. Existing land uses ~~will beare inventoried~~inventoried, and future land use needs ~~will beare~~ projected to meet the planning timeframes. Data and analysis on coastal high hazard areas and hazard mitigation planning ~~will beare~~ discussed in the Coastal Management and Conservation Element. The infrastructure needs and services ~~will beare~~ presented for the facilities located in and serving the city. ~~The Future Land Use Element Data and Analysis dated July 20, 1999, continues in effect except as modified in the following subsections.~~

#### 4.2.2

##### Population

According to the ~~20~~2000 U.S. Census, the population of Madeira Beach was 3,8954,511. ~~The 2005 population was estimated to be 4,561 by the Pinellas County Planning Department. This is an increase of 1.1 percent since 2000.~~ The population is projected to increase only slightly, ~~by 18 people, to 4,579 by 2013 and to 4,603 by 2025~~. These trends for a very slight population growth rate are consistent with the trends described in the comprehensive plan. The factors that support this trend include the built-out character of the community and the very low amount of vacant land remaining in the city. The sources of the slight population growth are predicted to result from limited infill development of the few vacant residential lots existing in the community, ~~as well as~~ the potential for a transition of some seasonal units to full-time, year-round residences, and moderate redevelopment.

Population projections, ~~including~~ for ~~the years 2013 and~~ 2025 as the new planning

timeframes for the city, have been updated from [the University of Florida Bureau of Economic and Business Research, 2021](#) and the 2020 U.S. Census [Pinellas County](#) information and are presented in Table 1.

Table ~~\*1~~<sup>1</sup>: City of Madeira Beach ~~Total Population~~ ~~Population Projections~~

<del>1990</del> 2005	2000 <del>10</del>	2010 <del>3</del>	2020 <del>15</del>	2021 (UF BEBR Estimate) <del>5</del>
4,225 <del>561</del>	4,511 <del>72</del>	4,263 <del>579</del>	3,895 <del>4,583</del>	3,886 <del>4,603</del>

Source: [UF Bureau of Economic and Business Research, 2021, U.S. Census, 2020](#)~~Pinellas County Planning Department, Pinellas County Florida: Permanent Population Projections by~~

Table ~~\*2~~<sup>2</sup>: Madeira Beach Future Population Estimates

<u>2020 (US Census Population)</u>	<u>Population Change Between 2010 and 2020</u>	<u>Annual Population Decline Rate Between 2010 and 2020</u>	<u>2030 Population Estimate</u>	<u>2040 Population Estimate</u>
3,895	-368	-0.86%	3571	3274

Source: Population estimates based on the annual population decline rate between 2010 and 2020. ~~Jurisdiction. February 2007, and The Gail Easley Company.~~

#### 4.2.3 Existing and Future Land Use

An existing land use map, ~~dated~~ 2007, provides current information regarding the land uses in [Madeira Beach](#)~~the city~~. The existing land uses have been updated and are summarized below to replace the information in Section 4.2.3 of the [1999-2008](#) data and analysis. In addition, land needs to support the forecast population are described.

The [City of Madeira Beach](#)~~city~~ is almost completely built-out [horizontally](#) and has only a very limited amount of vacant/undeveloped land remaining. Therefore, the land use descriptions in the comprehensive plan have remained largely unchanged, with minor changes in the distribution of acreage among individual land uses. Redevelopment and ~~the a moderate~~ increase in the number of mixed-use developments is anticipated for the future.

##### A. Existing Land Use

Existing land uses are shown in Table ~~2~~.

Table ~~\*23~~<sup>23</sup>: Existing ~~Future~~ Land Use,~~2007~~

Land Use <del>Category</del> <del>Description</del>	Acres	Percent <sup>†</sup>
<del>Residential Urban Single-family Residential</del>	166.36 <del>178.2</del>	34% <del>39.9</del>

<u>Residential Medium Duplex/Triplex</u>	<u>91.6338.5</u>	<u>18.7%8.6</u>
<u>Residential/Office/Retail Multifamily</u>	<u>18.0465.9</u>	<u>3.7%14.7</u>
<u>Resort Facilities Medium Commercial</u>	<u>34.7467.1</u>	<u>7.1%15.0</u>
<u>Commercial General Public/Semi-public</u>	<u>34.1930.5</u>	<u>7%6.8</u>
<u>Planned Redevelopment-Mixed Use Agricultural</u>	<u>80.090.3</u>	<u>16.4%0.1</u>
<u>Recreation/Open Space</u>	<u>14.0729.6</u>	<u>2.9%6.6</u>
<u>Preservation Vacant</u>	<u>23.049.6</u>	<u>4.7%2.1</u>
<u>Miscellaneous</u>	<u>0.3</u>	<u>0.1</u>
<u>Conservation/Preservation</u>	<u>22.4</u>	<u>5.0</u>
<u>Marinas</u>	<u>4.5</u>	<u>1.0</u>
<u>Subtotal</u>	<u>446.9</u>	<u>100.0</u>
<u>Institutional Interior Water</u>	<u>27.260.00</u>	<u>5.6%NA</u>
<u>Transportation/Utility Right of Way</u>	<u>0.15123.0</u>	<u>0.03%NA</u>
<u>Total</u>	<u>489.58569.9</u>	<u>100%</u>

Source: Pinellas County Planning Department and Pinellas Planning Council, 2007.

<sup>+</sup> Percentage of land area excluding interior water and right of way Pinellas Planning Council y.

1. Residential Land Use. The land use character of the city remains predominantly residential, with single-family detached housing ~~constituting~~ occupying the largest amount of acreage and multi-family having the largest number of units. Of the 446.9 acres that comprise the city, 282.6 acres (63.2%) are devoted to residential land uses. Approximately one-third of the housing in Madeira Beach is single-family detached, with the other two-thirds comprised of duplex, ~~or~~ triplex, and multiple family dwellings.

2. Commercial Land Use. In total, commercial land uses ~~consist~~ occupy 67.1 acres or 15.0 percent of the total land area. The type of commercial activity found in the city ~~can be described as being of a~~ is generally retail, restaurant, and services for tourists and visitors. There is also a small amount of land associated with ~~marine~~ marine-related activities and commercial fishing businesses.

Commercial uses are concentrated along Gulf Boulevard and on 150th Avenue with significant redeveloping nodes at Madeira Way, the northern anchor and Johns Pass Village, the southern anchor. These commercial areas serve ~~not only~~ the needs of the ~~residents~~ citizens of the ~~City of Madeira Beach~~ city ~~but also~~ and residents of surrounding communities, ~~as well as~~ tourists, and visitors.

3. Agricultural (Fishing) Land Use. There is only a small amount, 0.3 acres, of agricultural

land use located within the city. This area is associated with the commercial fishing operations and water-dependent recreational uses.

4. Recreation/Open Space Land Use. Within the city, there is a total of 29.6 acres of recreation/open space land which equalsthat occupies 6.6 percent of the land area. This acreage is comprised of several parks with beach access to the Gulf of Mexico along Gulf Boulevard, a large city park fronting-on Boca Ciega Bay in the area of the municipal complex, a smaller city park along 150<sup>th</sup> Avenue, Teardrop Park on Crystal Island, and several street ends along Boca Ciega Bay.
5. Conservation/Preservation Land Use. Within the City of Madeira Beachcity, 22.4 acres comprising 5.0 percent of the land area contains-is conservation/preservation land. This includes significant strips of land along the Gulf of Mexico frontage and an island in Boca Ciega Bay just north of John's Pass.
6. Marinas. A commercial marina is located on 150th Avenue, consisting of 4.5 acres or about 1.0 percent of the land area of the city.
7. Public/Semi-Public Land Use. Public/Semi-Public land uses comprise only 30.5 acres or 6.8 percent of the land area of the city. The primary parcel in this category serves as the location for the Madeira Beach Elementary and Middle Schools and the Madeira Beach Elementary School.
8. Vacant/Undeveloped Land. As described above, the City of Madeira Beach is a mostlyprimarily built-out community. Only 9.6 acres or 2.1 percent of the city land area is vacant. The vacant property that does remain is made up of a few residential lots and several vacant parcels located along commercial corridors. There is no concentration of these vacant parcels as they are scattered within the city.
109. Historic Resources. There are no historic resources identified by the City of Madeira Beach. One building in the city, tThe Archibald Park Snack Shack, has been assigned the Master Site File Inventory Number 8PI11581 as of March 1, 2007. However, there are no criteria requiring a demonstration of historic significance in order to be added to the Master Site File. While this building has been listed in the inventory, the city City has established no preservation or maintenance policy for the protection of this building.

#### B. Future Land Use Needs

There have been few land use plan amendments since the previous EAR-based amendments in 1999 and the land use pattern in Madeira Beach has remained stable. There has been no increase in allowed residential density citywide; the trend in local redevelopment activities has resulted in fewer dwelling units rather than more. This reduction in density may be due, in part, to the establishment and enforcement of the county coastal construction control line and enforcement of comprehensive plan densities.

The City of Madeira Beachcity is almost completely built-out. Redevelopment of previously developed land is, and will continue to be, the focus of the comprehensive plan and consistent with the land development regulations.



~~The projected population growth for the city through 2013 is only an additional 18 residents. It is anticipated that this slight population growth will result from limited infill development of the few vacant residential lots existing in the community, as well as the potential for a transition of some seasonal units to full-time, year-round residences and moderate redevelopment.~~

~~The city, through the EAR, has identified three Future Land Use Element (FLUE) policies that will be changed. These are described in further specific detail in Section 4.2.10 below. One of these policies is FLUE Objective 1.7, which directs that development activities will maintain the existing character of Madeira Beach. The words “existing character” may refer to small bungalows, cottages, mom and pop motels, strip commercial, and single-family suburban subdivision homes that were prevalent prior to 1999. The economic pressures evident between 2000 and 2005 do not support the continuance of those types of structures or uses. Many older residential units do not comply with Federal Emergency Management Act (FEMA) building and elevation requirements that are currently in effect for most remodeled, and all new, residential units. Other problems with existing development include the lack of pervious or landscaped open areas and commercial strip centers that are not easily accessible by pedestrians.~~

~~There is a need for Future Land Use Map (FLUM) categories that encourage mixed-use development on the same site so that tourist accommodations may have on-site amenities for their guests. A land use category, and associated standards, that favors transient accommodations rather than the development of permanent dwelling units is also needed. Two particular areas within the city may be considered as focal areas, or anchors, and thus subject to more specific planning strategies. These are Madeira Way, the northern anchor and Johns Pass, the southern anchor.~~

~~Anticipated r~~Redevelopment of several properties in the Madeira Way vicinity relates to the most recent are the result of action taken by the Board of Commissioners to proceed with a redevelopment land use designation for the area. As envisioned within the master plan a redevelopment plan will be has been initiated-developed for the area generally bounded by 150th Avenue, Gulf Boulevard, 153rd Avenue, and Boca Ciega Bay. This designation will allow the community to stipulate particular development goals and approaches for this area that may include mixed-use development and design guidelines that will to enhance the area as a town center and foster a sense of place. Particular goals may include keeping a grocery store on the island and promoting tourist dwellings, hotels, or mixed-use projects rather than condominiums. The redevelopment area plan is intended to develop a vision for this area, including the public properties at City Hall, Rex Place, and the Gulf Beaches Public Library. The area plan also serves as the technical basis for an amendment to designate the area with a Planned Redevelopment – Mixed Use land use category.

### C. Support for Specific Policy Changes

~~Objective 1.5 in the Future Land Use Element describes the character of residential development~~

~~as “nautical, beach community, family oriented, residential...” The objective is proposed for revision to remove the word “nautical”. There are no design guidelines to review~~

~~whether a neighborhood is nautical. The other terms are more generalized planning concepts, which are easier to maintain and have been and will continue to be followed in the community.~~

~~Objective 1.14 establishes annexation policy for the city. The city is not proactive in pursuing annexation but will consider and accept voluntary annexations. The objective is reworded to more accurately reflect city intent.~~

#### 4.2.4 Coastal High Hazard Area

~~An updated map, CM 1 of the new definition of t~~The coastal high hazard areas (CHHA) based on the SLOSH model is provided in the Conservation and Coastal Management Element. The City ~~of Madeira Beach~~ will continue to use the Pinellas Planning Council Countywide Plan Rule that defines the CHHA for regulatory purposes. ~~The boundary line established for such regulatory purposes is in the process of being renamed the Coastal Storm Area. This~~The Coastal Storm Area consists of the area within the CHHA, the area within the velocity zone or Zone V, areas that are surrounded by the CHHA, and islands that are connected to the mainland by bridges or causeways. The CHHA boundary (Coastal Storm Area) as adopted by the Pinellas Planning Council ~~and the Countywide Planning Authority~~ is legally binding on the ~~city~~City. This line is depicted on the FLUM (Map LU-4) and is the boundary line used ~~in to~~ determine~~ing~~ whether increases in density or intensity are appropriate.

#### 4.2.5 Electric Distribution Substations

There is currently one electric substation within the city and no vacant parcels large enough to accommodate a new substation. However, consistent with State-state law, the ~~city will adopt~~comprehensive plan has a policy that ensures that new substations are permissible in all future land use plan categories except Preservation. State law provides that electric substations may be excluded from preservation, conservation, and historic preservation categories. ~~The city does implement a Preservation land use category. Therefore, new electric substations must be permissible in all land use categories in the city except Preservation. A new policy is proposed to recognize the requirements of state law.~~

#### 4.2.6 Open Space, Landscaping, Redevelopment, and View Corridors

The City ~~of Madeira Beach has identified the issue of open space, in the form of view corridors, as an important element for consideration during redevelopment. Specifically, the city seeks to~~ Include adopted an objective to ~~address this desire to~~ preserve view corridors by keeping them clear of buildings, accessory structures, and structured parking. Other advantages of ~~providing-requiring~~ view corridors during redevelopment include reduced impervious surfaces, increased pedestrian access, and improved on-site stormwater management.

Developers are able to provide view corridors in the form of increased landscaping and other site features through the flexibility offered in the planned development district. This strategy to protect view corridors is especially important along Gulf Boulevard to break up the continuous “wall” effect along the Gulf of Mexico. ~~However, and~~ as redevelopment occurs throughout the city, the views of Boca Ciega Bay are also ~~becoming~~ increasingly valuable and worthy of protection.

#### 4.2.7 Consistency with PPC Countywide Plan Rules

The County is currently revising their comprehensive plan and the City anticipates it will make subsequent modifications to the comprehensive plan to accord with changes resulting from the County's effort, once adopted, if consistent with the community's adopted vision. In January 2007 the Pinellas Planning Council issued a report entitled *Review of Local Government Future Land Use Plans and Land Development Regulations for Consistency with the Countywide Rules*. Four (4) items were identified for Madeira Beach regarding consistency of its comprehensive plan with the Countywide Plan Rules. The consistency requirements are identified below together with an explanation of the amendment needed to ensure consistency.

- The definition of density does not clearly exclude public rights-of-way and submerged land from density calculations. The calculation of existing density that is shown in the discussion of existing land use has been adjusted to ensure that rights-of-way and submerged lands are not included.
- § The comprehensive plan contains a definition for Floor Area Ratio (FAR) calculations that appears to impermissibly include rights-of-way and submerged lands. The definition is adjusted below.
- § The comprehensive plan glossary contains a definition for Impervious Surface Ratio (ISR) that appears to impermissibly include rights-of-way and submerged lands. The definition is adjusted below.
- § Locational characteristics for the land use categories in the Countywide Plan Rules are not specifically included in the land use categories described for Madeira Beach. The policies describing the land use categories are being modified to include the more detailed description of locational characteristics.

#### 4.2.8 Hazard Mitigation

The Pinellas County Local Mitigation Strategy (LMS) provides an analysis of vulnerability to various types of hazards. Madeira Beach The city has a high vulnerability to coastal flooding and coastal erosion. The city has a high vulnerability to minor and major hurricanes and tropical storms. According to the Local Mitigation Strategy LMS, the probability for hurricanes in Pinellas County as a whole is high, and higher surges than indicated by the Saffir/Simpson Hurricane Scale are expected than indicated by the Saffir/Simpson Hurricane Scale.

The local mitigation strategy LMS establishes goals for public education, protection of property and infrastructure, and comprehensive coordination of mitigation efforts. Appendix A is an excerpt from the local mitigation strategy listing the goals and objectives of the strategy. Additional objectives and policies are contained in the Conservation and Coastal Management Element and the Intergovernmental Coordination Element of the comprehensive plan contain objectives and policies for consistency with the goals and objectives of the mitigation strategy LMS. Some objectives and policies in the Future Land Use Element now address mitigation and will be relocated to the Conservation and Coastal Management Element.

~~The Tampa Bay Regional Hurricane Evacuation Study addresses the counties of the region but does not organize data by municipality.~~ For purposes of coordinating evacuation activity, however, the city City will continue to coordinate with Pinellas County Emergency Management regarding voluntary and mandatory evacuations.

People with special needs may register with the Madeira Beach Fire Department or the Pinellas County Emergency Management Department. This registration places a person in the database. In an emergency, such as an evacuation, a bus is provided to transport individuals with special needs to a shelter. There are no group homes or mobile homes identified within the city. There are no nursing homes or hospitals within the city.

Objectives and policies pertaining to hurricane evacuation are updated to ensure consistency with the ~~2006 hurricane study~~ 2022 Comprehensive Emergency Management Plan and coordination with countywide emergency management requirements.

All objectives and policies pertaining to hazard mitigation and hurricane evacuation ~~are being~~ have been consolidated into the Conservation and Coastal Management Element.

#### 4.2.9 Revisions to ~~the Glossary~~ Definitions

The glossary of the comprehensive plan is not adopted, but does provide essential definitions for understanding terms in the plan. The following revised definitions are provided to meet requirements for consistency with the Pinellas Planning Council Countywide Plan Rules and to provide additional definitions desired by the city.

Ancillary Non-residential Use – Off-street parking, drainage retention areas, and open space buffer areas for adjacent, contiguous, non-residential uses.

Coastal Storm Area – the area that includes the Coastal High Hazard Area, the Tom Stuart Causeway and land areas connected to the mainland of Pinellas County by the causeway, any area surrounded by the CHHA or by the CHHA and a body of water, and all areas located within the Velocity Zone, or Zone V, as designated by the Federal Emergency Management Agency.

Density – The measure of permitted residential development expressed as a maximum number of dwelling units per gross acre of land area, excluding public road rights-of-way and submerged lands.

Floor Area Ratio (~~FAR~~ Intensity) – A measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the gross land area.

Impervious Surface Ratio (ISR) – A measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

#### 4.2.10 Regionally Significant Resources and Facilities

~~In the evaluation and appraisal report, one recommendation addressed the recognition of regionally significant resources and facilities in the Madeira Beach Comprehensive Plan.~~

The Tampa Bay Regional Planning Council Strategic Regional Policy Plan identifies the following regionally significant resources and facilities: coastal barrier islands, ~~which that~~ include the majority of Madeira Beach; Tom Stuart Causeway) as a hurricane evacuation route; Gulf beaches; Boca Ciega Bay; Gulf of Mexico; and Gulf Boulevard. The comprehensive plan already contains sufficient policy guidance to address protection of natural resources, access to beaches and surface waters, and hurricane evacuation. No additional objectives or policies are needed to address the presence of these regionally significant resources and facilities. Florida Statutes Section 380.093 requires the identification and inventory of critical assets. Pinellas County is in the process of conducting a statutorily-compliant countywide Vulnerability Assessment to satisfy the statute.

### 4.3 TRANSPORTATION MOBILITY

#### 4.3.1 Road Facilities Located in Madeira Beach

Madeira Beach has two State Roads that cross through the municipal boundaries. Gulf Boulevard (SR 699) is the main North-South Corridor in Madeira Beach. Within Madeira Beach, Gulf Boulevard (SR 699) is Signalized Arterial Road with 4 travel lanes and a divided median. Tom Stuart Causeway/150th Ave (SR 666) is the main East-West Corridor in Madeira Beach. From the boundary of Madeira Beach to the intersection of Duhme Road, Tom Stuart Causeway/150th Ave (SR 666) has 6 travel lanes and a divided median. From the intersection of Duhme Road to the intersection of Gulf Boulevard (SR 699), Tom Stuart Causeway/150th Ave (SR 666) has 4 travel lanes and a divided median. Both sections of Tom Stuart Causeway/150th Ave (SR 666) are signalized arterial roads.

In 2019 and 2021, Forward Pinellas released Annual Level of Service Reports related to state and county roads within Pinellas County. Gulf Boulevard (SR 699) has a Level of Service (LOS) of ~~a-D~~, ~~which~~ that is acceptable for an arterial road in an urbanized area. Gulf Boulevard is not projected to have capacity issues. Tom Stuart Causeway (SR 666) has a Level of Service (LOS) of ~~a-C~~. A Level of Service (LOS) of ~~a-C~~ is reasonable for an arterial road. Tom Stuart Causeway (SR 666) is not foreseen to have capacity issues.

Table 4: 2018 Annual Average Daily Traffic (AADT) And Level of Service (LOS)

Gulf Boulevard (SR 699)

<u>Facility Section</u>	<u>Facility Type</u>	<u>Road Type</u>	<u>Length (Miles)</u>	<u>Annual Average Daily Traffic (AADT)</u>	<u>Peak Volume</u>	<u>Peak Hour Capacity</u>	<u>Facility Level of Service (LOS)</u>
<u>Treasure Island Causeway-to-Tom Stuart Causeway</u>	<u>Signalized Arterial</u>	<u>4D</u>	<u>2.95</u>	<u>23,950</u>			<u>D</u>
<u>Tom Stuart Causeway-to-Park Boulevard</u>	<u>Signalized Arterial</u>	<u>4D</u>	<u>3.85</u>	<u>17,658</u>			<u>D</u>

Tom Stuart Causeway/150th Ave (SR 666)

<u>Facility Section</u>	<u>Facility Type</u>	<u>Road Type</u>	<u>Length (Miles)</u>	<u>Annual Average Daily Traffic (AADT)</u>	<u>Facility Level of Service (LOS)</u>
<u>Seminole Boulevard-to-Duhme Road</u>	<u>Signalized Arterial</u>	<u>6D</u>	<u>0.53</u>	<u>30,000</u>	<u>C</u>
<u>Duhme Road-to-Gulf Boulevard</u>	<u>Signalized Arterial</u>	<u>4D</u>	<u>0.89</u>	<u>30,000</u>	<u>C</u>

Table 5: 2020 Annual Average Daily Traffic (AADT) And Level of Service (LOS)

Gulf Boulevard (SR 699)

<u>Facility Section</u>	<u>Facility Type</u>	<u>Road Type</u>	<u>Length (Miles)</u>	<u>Annual Average Daily Traffic (AADT)</u>	<u>Facility Level of Service (LOS)</u>
<u>Treasure Island</u>	<u>Signalized Arterial</u>	<u>4D</u>	<u>2.95</u>	<u>21,500</u>	<u>D</u>

<u>Causeway-to-Tom Stuart Causeway</u>					
<u>Tom Stuart Causeway-to-Park Boulevard</u>	<u>Signalized Arterial</u>	<u>4D</u>	<u>3.85</u>	<u>17,011</u>	<u>D</u>

Tom Stuart Causeway/150th Ave (SR 666)

<u>Facility Section</u>	<u>Facility Type</u>	<u>Road Type</u>	<u>Length (Miles)</u>	<u>Annual Average Daily Traffic (AADT)</u>	<u>Facility Level of Service (LOS)</u>
<u>Seminole Boulevard-to-Duhme Road</u>	<u>Signalized Arterial</u>	<u>6D</u>	<u>0.53</u>	<u>25,000</u>	<u>C</u>
<u>Duhme Road-to-Gulf Boulevard</u>	<u>Signalized Arterial</u>	<u>4D</u>	<u>0.89</u>	<u>25,000</u>	<u>C</u>

4.3.2 Pedestrian and Bicycle Infrastructure

Table 6: Pedestrian and Bicycle Infrastructure

Gulf Boulevard (SR 699)

<u>Facility Section</u>	<u>Bicycle Infrastructure</u>	<u>Pedestrian Infrastructure</u>	<u>Sidewalk Width (Feet)</u>
<u>Treasure Island Causeway-to-Tom Stuart Causeway</u>	<u>Designated Bike Lanes On Both Sides of Corridor</u>	<u>Sidewalks on Both Sides of Corridor</u>	<u>4</u>
<u>Tom Stuart Causeway-to-Park Boulevard</u>		<u>Sidewalks on Both Sides of Corridor</u>	<u>4</u>

Tom Stuart Causeway/150th Ave (SR 666)

<u>Facility Section</u>	<u>Bicycle Infrastructure</u>	<u>Pedestrian Infrastructure</u>	<u>Sidewalk Width (Feet)</u>
<u>Seminole Boulevard-to-Duhme Road</u>	<u>None</u>	<u>Sidewalks on Both Sides of Corridor</u>	<u>4</u>
<u>Duhme Road-to-Gulf Boulevard</u>	<u>None</u>	<u>Sidewalks on Both Sides of Corridor</u>	<u>4</u>



#### 4.3.3 Public Transit

Pinellas Suncoast Transit Authority (PSTA) serves Madeira Beach with the Suncoast Beach Trolley and Route 68. The Suncoast Beach Trolley connects Madeira Beach with the rest of the barrier island communities in Pinellas County and to the Park Street Terminal in downtown Clearwater. The Suncoast Beach Trolley connects the Madeira Beach Town Center Activity Center with other Activity Centers like the Treasure Island Downtown ~~Special Area Plan~~, Clearwater Beach by Design, St. Pete Beach Community Redevelopment Area ~~Plan~~, and Clearwater Downtown Redevelopment ~~Plan~~ Area. Park Street Terminal in downtown Clearwater functions as a transit hub that connects the Suncoast Beach Trolley with various Core, Frequent Local, Supporting Local, and Trolley PSTA routes. In St. Pete Beach, the Suncoast Beach Trolley will connect with the SunRunner Bus Rapid Transit, ~~which~~ that will provide high frequency bus rapid transit service between St. Pete Beach and downtown St. Petersburg. The Suncoast Beach Trolley is PSTA's sixth busiest route with 585,183 total trips in 2019 (PSTA, 2020). The Suncoast Beach Trolley currently operates with 30-minute headways seven (7) days a week, making it one of PSTA's more frequent routes (PSTA, 2020).

Route 68 is a Supporting Local route that serves as a connection between the transit hub at Tyrone Square Mall to Madeira Beach Town Center, and John's Pass Village. The transit hub at Tyrone Square Mall is served by twelve bus routes, ~~which~~ that connect ~~it~~ the transit hub to the rest of Pinellas County. Route 68 serves the Tyrone Activity Center, and Madeira Beach Town Center. Route 68 is ~~their~~ PSTA's 32nd busiest route with 64,580 total trips in 2019. Route 68 operates with 60-minute headways (PSTA, 2020).

Within the proposed John's Pass Village Activity Center, there are ~~five~~ five (5) existing bus stops. One (1) stop is exclusively served by Route 68, one (1) stop is exclusively served by the Suncoast Beach Trolley, and three (3) stops are served by both routes. These three (3) collaborative bus stops have nearby crosswalks to allow ~~for~~ riders to safely cross the ~~street~~ Gulf Boulevard to access the stops. While all three (3) bus stops have benches, only two have a bus shelter.

PSTA's FY 2021-2030 Transit Development Plan (TDP) proposes to expand the frequency of service for both routes that serve Madeira Beach (the Suncoast Beach Trolley and Route 68). ~~The~~ Under the TDP, the Suncoast Beach Trolley would have 15-minute headways (PSTA, 2020). Increasing the frequency of service to 15 minutes would ~~help make~~ increase the attractiveness of using public transit in Madeira Beach ~~more attractive~~, since ~~riders~~ the public would have minimal wait times for the next Trolley. Tourists staying in nearby beach communities along Gulf Boulevard would be more ~~encouraged~~ enabled to ride the Suncoast Beach Trolley to Madeira Beach, which would in turn reduce the vehicular mobility pressure on existing roads and parking facilities.

PSTA would like to increase service for Route 68 with 30-minute headways for weekdays and 60-minute headways for weekends (PSTA, 2020). Doubling the frequency of service for Route 68 could potentially raise weekday ridership by 85.8% in PSTA's Optimal Plan Scenario (PSTA, 2020). Increasing the service frequency for Route 68 would provide the public—and particularly the transit-dependent ~~riders~~ public—and ~~choice riders~~ from Pinellas County's inland communities better access to Madeira Beach for recreation and employment ~~from Pinellas~~.



County's inland communities.

#### 4.3.4 Waterways

The Forward Pinellas Waterborne Transportation Committee ~~is having~~ has requested PSTA to study expanding ferry service in the Tampa Bay Metro Area. Forward Pinellas is developing a revised waterborne transportation section in their Advantage Pinellas: Long Range Transportation Plan. In their System Plan Vision, there are two routes proposed to connect to John's Pass Village. The North Intracoastal Route that would travel from North Beach Clearwater Marina with stops at Sand Key, Belleair Bluffs, Indian Rocks Beach, and John's Pass Village. The South Intracoastal Route would travel from John's Pass Village and connect to Jungle Prada, Treasure Island, and St. Pete Beach. John's Pass Village is the fifth highest scoring waterborne stop in the Proposed Countywide Waterborne Policy Framework. Any proposed route in the System Vision Plan would require a local funding match for capital and operating expenses.

### 4.4 HOUSING

#### 4.4.1 Inventory and Analysis

##### A. Housing Units by Type

Between 1990 and ~~2000~~2020, the housing within the city has changed ~~very little~~ in terms of numbers of units as well as in the distribution of single-family versus multifamily units. Over the ~~three (3) decade period~~, the total number of units has increased by ~~183~~386 units to a total of ~~3,971~~4,174 in ~~2000~~2020. During this same time period, the distribution of single-family units ~~decreased~~increased from 37 percent to ~~33~~38 percent while the multi-family units showed a corresponding ~~increase~~decrease from 63 percent to ~~67~~60 percent.

Table ~~\*37~~: Madeira Beach Housing  
Units by Type, ~~1990-2020~~2000\*

Unit Types	Madeira Beach <del>Pinellas County</del> **			
	<u>Total Housing</u> <u>Units 1990</u> <u>Number</u> <u>of</u> <u>Units</u>	<u>Total Housing</u> <u>Units</u> <u>2000</u> <u>Percent of</u> <u>Total</u>	<u>Total Housing</u> <u>Units</u> <u>2010</u> <u>Number of</u> <u>Units</u>	<u>Total Housing</u> <u>Units</u> <u>2020</u> <u>Percent of</u> <u>Total</u>
Single-family	<del>1,384</del> 1,410	<del>1,410</del> 35.5	<del>1,565</del> 261,008	<del>1,604</del> 54.2
Multifamily	<del>2,366</del> 2,542	<del>2,542</del> 64.0	<del>2,635</del> 169,202	<del>2,519</del> 35.1
Mobile Home/ <u>Other</u> ***	<del>38</del> 49	<del>19</del> 0.5	<del>41</del> 51,363	<del>51</del> 10.7
Total	<del>3,788</del> 3,971	<del>3,971</del> 100.0	<del>4,241</del> 481,573	<del>4,174</del> 100.0

Source: U.S. Census Bureau, 2000, U.S. Census Bureau, 2010, U.S. Census Bureau, 2020.

- \* Total housing units.
- \*\* Estimates for housing units by type, tenure, and value are calculated separately, and may not equal estimates for total housing units.
- \*\*\* In Madeira Beach, mobile home units are actually marine liveaboards or houseboats. There are no mobile home units identified in Madeira Beach.

Table 8: Madeira Beach Housing Units Percentages by Type, 1990-2020

<u>Unit Types</u>	<u>Madeira Beach 1990</u>	<u>Madeira Beach 2000</u>	<u>Madeira Beach 2010</u>	<u>Madeira Beach 2020</u>
<u>Single-family</u>	<u>36.50%</u>	<u>35.50%</u>	<u>37%</u>	<u>38%</u>
<u>Multifamily</u>	<u>62.50%</u>	<u>64%</u>	<u>62%</u>	<u>60%</u>
<u>Mobile Home</u>	<u>1%</u>	<u>0.50%</u>	<u>1%</u>	<u>1%</u>
<u>Total</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

#### B. Seasonal Housing

The U.S. Census Bureau reported ~~1,096~~1,071 units in the city as seasonal, recreational, or for occasional use. By the census definition, these seasonal units include time-sharing condominiums. These units are included in the census as vacant units and may be single-family residences or multifamily residences. Seasonal units represent ~~27.6~~25.6 percent of the housing units in the city. This is significantly higher than the countywide, seasonal, recreational, and tourist units ~~which that~~ account for approximately seven percent (7%) of all housing units.

There are ~~251~~408 hotel or motel units in Madeira Beach. These units are distributed ~~among eight complexes~~ primarily along Gulf Boulevard and were ~~identified in an inventory completed by the city in April 2007~~updated in 2022.

~~Table 4: Seasonal and Tourist Housing Units~~

~~Table 9:~~ Household Vacancy Status in Madeira Beach

<u>Label</u>	<u>2000</u>	<u>2020</u>	<u>Change Between 2000 and 2020</u>	<u>Percent Change Between 2000 and 2020</u>
<u>Total:</u>	<u>1,448</u>	<u>2,173</u>	<u>725</u>	<u>50.07%</u>
<u>For rent</u>	<u>246</u>	<u>578</u>	<u>332</u>	<u>135%</u>
<u>Rented, not occupied</u>	<u>*</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
<u>For sale only</u>	<u>24</u>	<u>52</u>	<u>28</u>	<u>117%</u>

<u>Rented or sold, not occupied</u>	<u>34</u>	<u>44</u>	<u>10</u>	<u>29%</u>
<u>For seasonal, recreational, or occasional use</u>	<u>1,071</u>	<u>1,246</u>	<u>175</u>	<u>16%</u>
<u>For migrant workers</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
<u>Other vacant</u>	<u>73</u>	<u>253</u>	<u>180</u>	<u>247%</u>

Table ~~\*~~10: Condominiums and Tourist Accommodations in Madeira Beach 2022

<u>Type of Accommodation</u>	<u>2007</u>		<u>2022</u>	
	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>
<u>Condominium</u>	<u>*</u>	<u>*</u>	<u>1678</u>	<u>69%</u>
<u>Timeshare</u>	<u>*</u>	<u>*</u>	<u>96</u>	<u>4%</u>
<u>Hotel, Motels</u>	<u>251</u>	<u>*</u>	<u>408</u>	<u>17%</u>
<u>Condo Conversion - motel, hotel, Condo</u>	<u>*</u>	<u>*</u>	<u>239</u>	<u>10%</u>
<u>Hotel and Motel</u>	<u>-</u>	<u>-</u>		
<b><u>Total:</u></b>	<u>*</u>	<u>*</u>	<u>2421</u>	<u>100%</u>

## C. Housing Units by Year Constructed

According to an inventory ~~recently revised~~~~completed~~ by the ~~city~~ City in April 2007, there have been ~~69-342~~ units constructed in the city since ~~2005~~2000. Of these, most were constructed before 2010. Since 2010, only 65 units were constructed, 31 of which were constructed since 2014. Most of the ~~remaining~~ units constructed since 1990 are replacement units on existing lots subdivided in the 1950s. The majority of homes in the city, ~~almost two-thirds~~approximately half of the total, were constructed between 1940 and 1980.

Table ~~\*~~511: Total Housing Units by Year Constructed

<u>-</u>	<u>Madeira Beach city, Florida</u>	
<b><u>YEAR STRUCTURE BUILT</u></b>	<b><u>Estimate</u></b>	<b><u>Percent</u></b>
<u>Built 2014 or later</u>	<u>31</u>	<u>0.7%</u>
<u>Built 2010 to 2013</u>	<u>34</u>	<u>0.8%</u>
<u>Built 2000 to 2009</u>	<u>277</u>	<u>6.6%</u>
<u>Built 1990 to 1999</u>	<u>262</u>	<u>6.3%</u>
<u>Built 1980 to 1989</u>	<u>866</u>	<u>20.7%</u>

<u>Built 1970 to 1979</u>	<u>838</u>	<u>20.1%</u>
<u>Built 1960 to 1969</u>	<u>442</u>	<u>10.6%</u>
<u>Built 1950 to 1959</u>	<u>926</u>	<u>22.2%</u>
<u>Built 1940 to 1949</u>	<u>344</u>	<u>8.2%</u>
<u>Built 1939 or earlier</u>	<u>154</u>	<u>3.7%</u>
<u>Total housing units</u>	<u>4,174</u>	<u>4,174</u>

U.S. Census Bureau, 2020

Table \*12: Housing Built Pre-1980 and Versus Housing Built Post-1980 In Madeira Beach

<u>Time of Construction</u>	<u>2010</u>		<u>2020</u>	
	<u>Number of Housing Units</u>	<u>Percentage of Total Housing</u>	<u>Number of Housing Units</u>	<u>Percentage of Total Housing</u>
<u>Housing Built Pre-1980</u>	<u>2971</u>	<u>70%</u>	<u>2704</u>	<u>65%</u>
<u>Housing Built Post-1980</u>	<u>1270</u>	<u>30%</u>	<u>1470</u>	<u>35%</u>
<u>Total Housing</u>	<u>4241</u>	<u>100%</u>	<u>4174</u>	<u>100%</u>

<u>Year Constructed</u>	<u>City</u>		<u>Pinellas County</u>	
	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>
<u>1995 to 2005<sup>1</sup></u>	<u>154</u>	<u>3.8</u>	<u>43,677</u>	<u>8.7</u>
<u>1990 to 1994<sup>2</sup></u>	<u>38</u>	<u>1.0</u>	<u>25,453</u>	<u>5.1</u>
<u>1980 to 1989</u>	<u>699</u>	<u>17.6</u>	<u>102,367</u>	<u>20.3</u>
<u>1960 to 1979</u>	<u>1,426</u>	<u>36.0</u>	<u>217,867</u>	<u>43.2</u>
<u>1940 to 1959</u>	<u>1,495</u>	<u>37.6</u>	<u>94,867</u>	<u>18.8</u>
<u>1939 or earlier</u>	<u>159</u>	<u>4.0</u>	<u>19,753</u>	<u>3.9</u>
<u>Total Housing Units</u>	<u>3,971</u>	<u>100.0</u>	<u>503,980</u>	<u>100.0</u>

Source: <sup>1</sup>Pinellas County Building, 2007; the estimate is April 1, 2000 through March 31, 2005, and City of Madeira Beach, 2007.

<sup>2</sup>U.S. Census Bureau, 2000; the census count is through March 31, 2000.

#### D. Housing Conditions

A windshield survey of the city in April 2007 shows that the housing stock is generally of standard construction and in good repair. This visual survey is supplemented by data from the U.S. Census

## Bureau.

1. ~~Substandard. Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000, 32 units had an average of over 1.01 persons per room. Only eight units lacked complete plumbing and nine units lacked complete kitchen facilities. While these thresholds represent substandard conditions for a limited number of units, this small percentage of units does not indicate a housing problem in the city.~~
2. ~~Aesthetics. The maintenance of structurally sound housing as well as aesthetic improvements for housing is provided primarily through private maintenance practices.~~

## E. ~~Housing Construction Activity~~

~~Total housing units were estimated as 3,971 in 2005. According to an inventory completed by the city in April 2007, there have been 69 new units constructed in the city since 2005.~~

~~These units, all representing multifamily or attached housing, are distributed among the following developments: Snug Harbor, 45 units; Lone Palm Town Homes, 18 units; and Princess, 6 units.~~

~~The projected population growth for the city through 2013 is only an additional 18 residents. It is anticipated that this slight population growth will result from limited infill development of the few vacant residential lots existing in the community, as well as the potential for a transition of some seasonal units to full time, year round residences.~~

## F. Households by Tenure

In Madeira Beach, an almost identical percentage of units are owner-occupied (36.6 percent) as are vacant (36.4 percent). Of these 1,448 vacant units, 1,094 are identified as seasonal, recreational, or occasional use. Another 27 percent of the housing stock is occupied full-time as rental units. The percentage distribution of tenure of occupancy in Madeira Beach differs from the countywide statistics as a reflection of the seasonal, recreational, and occasional units located in the city, known as a popular beach community.

Table ~~\*613~~: Households by ~~Tenure, 2000~~Tenure in Madeira Beach

Tenure	<del>2000</del> <u>Madeira Beach</u>		<del>2020</del> <u>Pinellas County</u>	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Owner-Occupied	1,454	36.6%	<del>1,248</del> <u>293,866</u>	<del>30%</del> <u>61.0</u>
Renter-Occupied	1,074	27.0%	<del>753</del> <u>121,102</u>	<del>18%</del> <u>25.2</u>
Vacant	1,448	36.4%	<del>2,173</del> <u>66,605</u>	<del>52%</del> <u>13.8</u>
Total	3,976	100.0%	<del>4,174</del> <u>481,573</u>	<del>100.0%</del> <u>100.0</u>

Source: U.S. Census Bureau, 2000, U.S. Census Bureau, 2020

~~\* Estimates for housing units by type, tenure, and value are calculated separately, and may not exactly equal estimates for total housing units. However, the estimates are very close: 3,976 compared to 3,971,~~

a difference of only 5 units.

## G. Cost and Value of Housing

1. Median Housing Costs. According to the 2000 Census, the city's median gross monthly rent ~~is was~~ \$555. ~~This median is about 10 percent lower than the \$616 median rent countywide~~The 2020 census indicates that this figure had risen to \$1509, almost triple in 20 years. The median value of owner-occupied housing in Madeira Beach was \$171,000 in 2000 compared to ~~\$96,500 for Pinellas County~~\$471,000 in 2020. ~~The median value of owner-occupied units within the city is are~~ 43.6 percent greater than the county's median. ~~The reported median housing value in 1990 was \$111,400, a 53.5 percent increase between the 1990 and 2000 census reports.~~

Table 714: Cost and Value of Madeira Beach Housing

Ownership	<del>Madeira- Beach</del> Year 2000	<del>Pinellas County</del> Year 20 <del>2000</del>
Median Gross Rent	\$555	\$ <del>1,509</del> 615
Median Value of Owner-Occupied Units	\$171,000	<del>\$471,000</del> 96,500

Source: U.S. Census Bureau, 2000. ~~U.S. Census Bureau 2020.~~

2. Housing Cost by Household Income. **Table 8** displays the relationship of housing costs for households in Madeira Beach from 2000 compared to housing costs ~~for countywide households~~for 2020. Approximately 41 percent of rental households in Madeira Beach in 2000 each paid 30 percent or more of their income for rent. ~~Similarly, almost 40 percent of households in the county paid rents that were 30 percent or more of their household income.~~ Only 18.8 percent of households in Madeira Beach paid no rent or mortgage payment which is consistent with approximately 15 percent for Pinellas County households in the aggregate. ~~That number rose in 2020 to 70 percent, indicating a reduction in renter occupied units from 1,074 in 2000 to 753 in 2020.~~ Households paying more than 30 percent of their adjusted gross annual income are considered cost burdened according to the definition in Section 420.004(3), Florida Statutes.

Table ~~\*815~~: Madeira Beach Households by Housing Costs, ~~2000~~

	<del>2000</del> Madeira Beach		<del>2020</del> Pinellas County	
	Number	Percent	Number	Percent
<b>Renter-occupied Units</b>	<b>1,074</b>	<b>100.0%</b>	<b>753</b> <del>121,0</del>	<b>100.0%</b> <del>1</del>
Households paying 30% or more of their income for rent	448	41.7 <sup>1</sup>	525 <del>48,33</del> 9	70% <del>39.9</del> <sup>1</sup>
Households paying under 30% of their income for rent				
No cash rent	45	4.2	<del>44,602</del>	<del>3.8</del>
<b>Owner-occupied Units</b>	<b>1,454</b>	<b>100.0%</b>	<b>1248</b> <del>293,</del>	<b>100.0%</b> <del>1</del>

Households with mortgages paying 30% or more of their income for housing	270	18.6 <sup>1</sup>	260 <del>50,169</del>	47% <del>17.1</del> <sup>1</sup>
Households with mortgages paying less than 30% of their income for housing costs				
Not mortgaged	429	29.5	671 <del>57,79</del>	54% <del>19.7</del>
Total Households by Tenure	2,528	28.4 <sup>2</sup>	2001 <del>414,</del>	39% <del>59.6</del> <sup>2</sup>

Source: U.S. Census Bureau, 2000.

<sup>1</sup> The percentage is based on total rental or total owner households.

<sup>2</sup> This percentage is the percent of all households paying 30 percent or more of their income for either rent or mortgage.

Note: ~~The number of units by tenure includes only occupied units and does not include vacant units in the total. Estimates for housing units by type, tenure, and value are calculated separately, and may not exactly equal estimates for total housing units. However, the estimates are very close: 3,976 compared to 3,971, a difference of only 5 units.~~

#### H. Subsidized Rental Housing Units

There are no subsidized rental housing units in Madeira Beach.

#### I. Residential Group Homes

There are no residential group homes reported within the city.

#### J. Mobile Home Parks, Subdivisions, or Condominiums

According to the 2000 Census, there ~~are~~ were a total of ~~nineteen~~ 19 units designated as “mobile home” in the ~~City of Madeira Beach~~ city. These units are actually marine liveaboards or houseboats. There are no mobile home units in the City of Madeira Beach. The number of marine liveaboards has increased from 19 in 2000 to 51 in 2020.

#### K. Historically Significant Housing

There is no historically significant housing within the city.

### 4.4.2 Analysis of Housing Data

#### A. Projection of Households by Size and Income Range

Households had an average of 1.78 persons as reported by the 2000 census. No distribution by number of persons per household was available. The median household income in 2000 was \$36,671.

~~Table 9: Estimated and Projected Number of Households by Income Range\*~~

	1999		2013		2025	
<del>Income Ranges</del>	<del>Number of Households</del>	<del>Percent of Total</del>	<del>Number of Households</del>	<del>Percent of Total</del>	<del>Number of Households</del>	<del>Percent of Total</del>
<del>Less than \$24,999</del>	955	37.7	1,095	37.7	1,103	37.7
<del>\$25,000—\$49,999</del>	661	26.1	758	26.1	764	26.1
<del>\$50,000—\$74,999</del>	409	16.2	471	16.2	474	16.2
<del>\$75,000 &amp; above</del>	506	20.0	581	20.0	585	20.0

Total Households	2,531	100.0	2,905	100.0	2,926	100.0
------------------	-------	-------	-------	-------	-------	-------

Source: U.S. Census 2000;

\* Calculations are for permanent, non-seasonal households only.

### B. Projected Housing Units by Type

The City of Madeira Beach is ~~almost completely~~ approaching horizontal build-out. Redevelopment of previously developed land is, and will continue to be, the focus of the comprehensive plan.

There ~~has~~ have been no increases in residential density citywide; the trend in local redevelopment activities has resulted in fewer permanent dwelling units rather than more. This reduction in density may be due, in part, to the establishment and enforcement of the county coastal construction control line and enforcement of comprehensive plan densities.

~~The projected population growth for the city through 2013 is only an additional 18 residents. It is anticipated that this slight population growth will result from limited infill development of the few vacant residential lots existing in the community, as well as the potential for a transition of some seasonal units to full time, year round residences.~~

~~Based on the virtually built-out character of the city, it is estimated that there will be only a slight increase in the number of residential units by 2013. It is expected that 12 of these units will be single family, nine will be triplexes, and 40 will be multifamily units. The existing ratio of housing unit types is expected to remain virtually unchanged over the planning period.~~

### C. Projected Housing Units by Tenure

~~This increase of 61 dwelling units by 2013 appears to create a slight discrepancy with the projected population increase of 18 persons over the same time period. However, this is explained by the expectation that the average household size will be smaller and that some existing transient units will become permanent housing in the future, and the vast majority of new units are anticipated to be occasional, recreational, and seasonal units rather than occupied households.~~

Table 10: ~~Estimated and Projected Housing Units by Type\*~~

Housing Type	2007 # Of Units	2010 # Of Units	2013 # Of Units	2020 # Of Units	2025 # Of Units
Single family	1,410	1,420	1,422	1,423	1,425
Duplexes and Triplexes	154	163	163	166	169
Multifamily	2,388	2,420	2,428	2,436	2,448
Total Units	3,952	4,003	4,013	4,025	4,042

\*Calculations are for permanent, non-seasonal households only. City of Madeira Beach, 2007.

### D. Affordable and Workforce Housing

The ~~city~~ City recognizes the importance of ~~providing locations for~~ affordable housing and workforce housing. However, there are several factors including availability of vacant land for residential development and the inability to increase development densities. ~~This means that inhibit the City from~~ adding residential density to meet affordable housing needs ~~is not a~~



~~realistic solution. In the alternative, the city~~ City participates in countywide and regional housing programs designed to provide funding for affordable housing and workforce housing. The Housing Finance Authority of Pinellas County is a regional agency that helps families and individuals in Pinellas, Pasco, and Polk Counties purchase their first home. The Housing Finance Authority also has a variety of programs to assist public safety workers, teachers, and health care workers with housing down payment and mortgage assistance.

#### ~~E. Projection of Seasonal Housing~~

~~Dwelling units held for seasonal, recreational, or occasional uses are projected to increase in the City of Madeira Beach over the two planning periods of 2013 and 2025. Preliminary plans have been proposed for over 250 new hotel or seasonal condominium units.~~

### 4.5 INFRASTRUCTURE

#### 4.5.1 Stormwater Management

The City of Madeira Beach is responsible for a separate municipal storm sewer system and implementation and enforcement of NPDES regulations. The city is a co-applicant with Pinellas County in the National Pollutant Discharge Elimination System (NPDES) and assesses a citywide stormwater service fee for facility improvements. Southwest Florida Water Management District ([SWFWMD](#)) grants have been used to improve stormwater drainage and to install Continuous Deflective Separation (CDS) units in John's Pass Village and on 140th Avenue to implement the citywide stormwater [drainage management](#) plan. The installation of the CDS units at Public Works, John's Pass Village, and 140<sup>th</sup> Avenue ~~helps~~ [helped](#) eliminate floatable waste in the Bay and Gulf waters during storm events.

~~One project is scheduled for completion in 2007. The city has received a 50/50 matching grant from Southwest Florida Water Management District for the 141<sup>st</sup> Avenue Stormwater Treatment Station with completion anticipated by December 31, 2007. The improvements for the 141<sup>st</sup> Avenue Station include retrofitting the station with new pumps, a CDS type unit to treat the stormwater, installation of a 20,000-gallon underground storage tank and an emergency bypass, refurbishing the existing pump station building, and removal of old sand-filtration beds and underdrains.~~

All new development and redevelopment, depending on the magnitude of the impervious surface, must provide stormwater drainage retention and treatment for a 10-year frequency, 60-minute storm event. This level-of-service requires treatment of the first one-inch of runoff. The city is continuing to implement drainage improvements with funding from the stormwater service fees as well as grant revenue. The Capital Improvements Element ~~shows that no additional projects are anticipated through fiscal year 2009-2010~~ [identifies the projects anticipated through 2027](#).

#### 4.5.2 Potable Water

##### A. Introduction

The Potable Water Sub-Element is supplemented with the Water Supply Facilities Work Plan. The City of Madeira Beach receives all potable water supplies, treatment, and distribution from Pinellas County Utilities. Through an interlocal agreement and master water supply contract,

Tampa Bay Water, the regional water supply authority, provides all the potable water needed by its six member governments, including Pinellas County Utilities as an operational entity within Pinellas County. ~~Through the agreement and contract, “Tampa Bay Water is obligated to meet the current and future water needs of its member governments. In order to meet these needs, Tampa Bay Water owns and operates water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities such as the off-stream reservoir, pumping stations, and transmission mains.” (Regional Water Supply Plan, page 8)~~

No proportional capacities are calculated for individual retail water customers by either Tampa Bay Water, the Southwest Florida Water Management District (SWFWMD), or Pinellas County Utilities. As a result, projection of demand is not made separately for Madeira Beach. Madeira Beach’s potable water demand is included in the aggregate demand data and projections for Pinellas County Utilities, the potable water service provider. The water demand data provided in the SWFWMD Regional Water Supply Plan is the best available data. The population projections used by the SWFWMD are essentially the same as the county projections that include seasonal and tourist data.

#### B. Potable Water Facility Capacity, Projected Demand, Surplus, or Deficits

Madeira Beach ~~also~~ relies on the data and analysis contained in the Pinellas County Comprehensive Plan Potable Water, Wastewater and Reuse Element, ~~proposed EAR-based amendment dated September 21, 2007,~~ for the appropriate data and analysis for the water supply work plan.

#### C. Conservation and Reuse

1. Inventory of Reuse Water Service Providers: Residents of Madeira Beach receive reclaimed water from Pinellas County Utilities.
2. Conservation and Reuse Practices and Regulations: Water conservation is regulated by Pinellas County. This includes enforcement of water use restrictions during declared water shortage emergencies, water saving plumbing devices, and use of reclaimed water for irrigation.

#### D. Alternative Water Supply Projects

The Regional Water Supply Plan contains hundreds of water supply options. Because the wholesale potable water supply is provided by Tampa Bay Water, the required water supply projects are selected and implemented by that agency. The selected projects, approved by the Tampa Bay Water Board are then incorporated into the Master Water Plan. ~~The Tampa Bay Water Board selected the Downstream Enhancements Phases A/B for System Configuration II of the Master Water Plan for implementation. These enhancements meet the region’s water needs through 2017. (Special District Public Facilities Report, 4) No individual water supply project is selected by Madeira Beach.~~

#### E. Financing

The capital costs for water supply development projects are the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to Pinellas County Utilities, and through them, by Madeira Beach. ~~Funding mechanisms are identified in the Special District~~

~~Public Facilities Report (5). The Pinellas County Water Supply Work Plan includes costs for distribution, transmission, treatment, and associated facilities (see the work plan in the appendix).~~

- F. General Performance of Existing Facilities and Adequacy of Adopted Level-of-Service
1. General Performance: The Special District Public Facilities Report includes a summary of the existing Tampa Bay Water facilities ~~on Table I, Existing Water Supply Facilities (7), and Table II, Existing Pipelines (10).~~ Pinellas County facilities are described in the Water Supply Element of the Pinellas County Comprehensive Plan.
  2. Level-of-Service Standards: The City of Madeira Beach will coordinate its level-of-service for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. These standards are:

**Table 4416: Pinellas County Projected Level-of-Service Standards**

Year	2005	2015	2025
Gallons per capita per day (gpcd)	137	120	115

Source: Pinellas County Proposed Amendment to the Comprehensive Plan, 2007.

#### 4.5.3 Solid Waste

~~As reported in the 1999 Comprehensive Plan, t~~The eCity continues to provide solid waste collection services for residential and commercial establishments solely within the municipal boundaries. Recycling containers are located at City Hall for voluntary recycling of select materials. In May 2006, SCS Engineers completed a draft report for the City of Madeira Beach, Solid Waste Collection: Cost of Service Study and Business Plan. This study contains detailed information about the number and type of customers, and the type of service provided by the ~~city~~City. ~~Because the city is essentially built out, no major increase in waste generation is anticipated during the projected planning periods.~~The city's-City's solid waste system is managed using a separate enterprise fund and rates are adjusted as warranted by documented expenses.

The ~~city~~City relies on the data and analysis contained in the Pinellas County Comprehensive Plan Solid Waste Element, as ~~amended~~adopted on October 19, 1999, through Ordinance 99-91. Pinellas County is responsible for the ultimate disposal of the solid waste that is delivered to its system.

~~For fiscal year 2004-2005, the city collected 6,897.55 tons (18.90 tons per day) of non-recyclable waste that was sent to the Pinellas County Resource Recovery Plant. The 1999 plan stated that the total tonnage in 1995 was 20.6 tons per day, or 7,519 tons per year, in non-recyclable waste. Since 1995, there has been a reduction of 8.3 percent in the total waste collected.~~

## 4.6 CONSERVATION AND COASTAL MANAGEMENT

~~There are no major issues in the EAR pertaining to conservation and coastal management. However, one update to the data and analysis is required to address the new statutory definition of the coastal high hazard area. As a coastal community, Madeira Beach's major concern for the EAR is compliance with statutory requirements for "Peril of Flood" provisions of section 163.3178(f)(2) Florida Statutes. This requires an update to the data and analysis to include a vulnerability assessment ("VA"). An initial VA was completed by the University of Florida | Institute of Food and Agricultural Sciences ("UF|IFAS") Program for Resource Efficient Communities ("PREC") in 2020-21 under a grant from the Florida Department of Environmental Protection ("FDEP"). This initial VA was effective in identifying focus areas for potential development of Adaptation Action Areas under Florida Statutes. This initial VA does not, however, comply with section 380.093 Florida Statutes that was subsequently enacted in 2021. Pinellas County is in the process of completing a countywide, statutorily compliant VA to satisfy the requirements of F.S. § 380.093. An updated map, CM-2, is provided to depict the area defined by the Seas, Lakes, and Overland Surges from Hurricanes (SLOSH) model. However, as discussed in Section 4.2.4 future land use data and analysis, the more strict stricter boundary required by the Pinellas Planning Council Countywide Plan Rules will continue to be enforced in Madeira Beach. This boundary line will be depicted on the Future Land Use Map and is being renamed to the Coastal Storm Area.~~

~~Another item updated for the city is the floodplain map, Map LU-3. A more recent map is available that depicts/delineates the federal FEMA Flood Insurance Rate Map ("FIRM") the floodplains in Madeira Beach.~~

All objectives and policies pertaining to hazard mitigation and hurricane evacuation are consolidated in the Conservation and Coastal Management Element. "Peril of Flood" compliant provisions were developed as part of the VA study and are included under Objective 8.2.3, Policies 8.2.3.1 through 8.2.3.6.

### 4.6.1 Working Waterfronts

The State of Florida has identified the importance of working waterfronts to employment, quality of life, and to the state and local economies. Increasingly, new development is replacing working waterfronts with other commercial and residential uses. The lure of waterfront access combined with increased land prices threatens the continued viability of these important working waterfronts.

There are three (3) working waterfront sites in the City of Madeira Beach: the Madeira Beach City Marina on 150th Avenue and two private business locations. Each of these areas has separate issues and strategies.

At the City Marina, in addition to the public areas, commercial fisherman, charters, and ~~sand-dollar fisherman~~water-oriented businesses are operating. Since this facility is City-owned, ~~is it~~it is controlled and protected from redevelopment pressures, ~~but there is a policy to change the land use designation to Transportation/Utility rather than Open Space.~~

The City of Madeira Beach is committed to encouraging and supporting the continuation of its working waterfronts and is proposing new policies for this continuation. The City of Madeira Beach has included an objective and associated policies for working waterfronts in the Conservation and Coastal Management Element. This objective and policies were recently renumbered as Objective 8.1.11 and Policies 8.1.11.1 through 8.1.11.4. Statutory provisions regarding working waterfronts are provided in Florida Statutes chapter 342, Sections 342.07 and 342.201 (2022).

#### 4.7 CULTURE AND RECREATION ~~AND OPEN SPACE~~

The Culture and Recreation ~~and Open Space~~ Element was recently renamed, renumbered, and revised in conjunction with the City adopting proportionate-share development fees (or “impact fees”)~~Data and Analysis dated July 20, 1999, continues in effect except as modified in the following subsections.~~

##### 4.7.1 Acreage in Culture and Recreation ~~and Open Space~~

As part of the study to develop the impact fees, City staff undertook an extensive review of the inventory of municipal-owned parcels of land. Within the city, there is a total of 29.6 acres of recreation/open space which equals 6.6 percent of the land area. Of the 24 land parcels identified as municipal-owned, 61.02 acres were associated with culture and recreation. This acreage is comprised of several parks with beach access to the Gulf of Mexico along Gulf Boulevard, a large city park fronting Boca Ciega Bay in the area of the municipal complex, and a smaller city park along 150th Avenue, and numerous street stubs where municipal street rights-of-way terminate at the water.

##### 4.7.2 ~~Gulf of Mexico, The Narrows, and Boca Ciega Bay~~

~~An issue was raised during preparation of the EAR regarding the addition of the Gulf of Mexico, The Narrows, and Boca Ciega Bay to the list of public recreational facilities for the city. While no new policies are added, there are existing policies that maintain signage at appropriate locations identifying access points to the Gulf of Mexico. Further, in the Future Land Use Element, there is a policy regarding the issue of protecting view corridors for both the Gulf of Mexico and Boca Ciega Bay. Therefore, this issue is adequately addressed, and no changes are needed to the goals, objectives, and policies.~~

~~Concerning The Narrows, this area has seen significant redevelopment including John’s Pass Village and the replacement of the John’s Pass Bridge. Considering that most of this property is in private ownership, it is not feasible at this time to add this resource as a public recreational facility.~~

##### 4.7.3 Level-of-Service Policy 10.1.1.1

The ~~city~~ City is amending its recreation level of service to a level-of-service standard based on park land ~~rather than a~~ replacement cost for culture and recreation facilities and services- ~~based standard~~. The purpose of this change is to provide the city with greater flexibility to determine the culture and recreation needs of the population while ensuring that adequate culture and recreation land, facilities, and services are ~~is~~ available ~~for parks~~ to citizens and visitors. As needs change, the city has the ability to can redevelop parks with different facilities, as a specific type and number of facilities are not mandated by the policies of the comprehensive plan. All levels of service are now located in the Capital Improvements Element and referenced in the relevant elements. The adopted LOS standard for improved municipal culture and recreation facilities and services is provided in Policy 13.1.5.4 of the Plan's Capital Improvements Element.

~~4.7.4 New Recreation and Open Space~~ A recommendation of the EAR is to ensure that recreational sites and facilities added since the 1999 plan amendment are included in the data and analysis.

~~There has been no sale or loss of recreational areas in Madeira Beach since the last amendment in 1999; in 1999; however, one park site was added. Through a Preservation 2000 grant, the city purchased a 1.55-acre site, known as the Madeira Beach Causeway Park, and developed the property as a passive park. The new facilities include a picnic pavilion, observation deck, fishing pier, walking trail, and native and natural planting throughout the area.~~

~~Additionally, the small island located in Boca Ciega Bay designated as Little Bird Cay has been designated as preservation on the FLUM, providing permanent open space.~~

#### ~~4.7.5 Municipal Marina~~

~~A recommendation of the EAR is to provide current information about the status of the municipal marina.~~

~~The municipal marina is a valuable asset to the city both for the public access to the water as well as its representation of the community's origins as a commercial fishing village. Marina facilities include a boat ramp, 81 wet slips, transient accommodations, and dry storage. The boat ramp in this marina is the only ramp in the city. Proposed improvements to the marina include relocating the boat ramp on the site for better access to the water as well as improvements for the wet slips and dry storage. Conditions at the marina have improved during the past five years and the city's marina was inspected for a Clean Marina designation, under the Florida Department of Environmental Protection standards, during 2006. In August 2007, the city received the "Clean Marina" designation for city-owned marina. To further protect this important resource, the Future Land Use Map depicts the marina as Transportation/Utility.~~

#### ~~4.7.6 Severe Loss Properties~~

~~During the preparation of the EAR, an issue was raised suggesting that the city explore the~~



~~possibility of using properties acquired through the FEMA Severe Loss Properties program for passive parks or other open space. The city has in fact provided application under the Severe Loss Program to FEMA for four (4) properties located in the city. Three (3) of these sites were contiguous and would have been suitable for use as a new park space. However, these applications were not selected for funding by FEMA.~~

#### 4.8 INTERGOVERNMENTAL COORDINATION

As discussed in the data and analysis for the Housing Element, the primary issue for Madeira Beach is coordinating the availability and provision of workforce and affordable housing. As with most small horizontally built-out barrier island cities, the only effective means of ensuring the availability and provision of such housing is through cooperation with other entities that provide housing or financing.

A second issue of intergovernmental coordination is annexation. The City is not pursuing involuntary annexation but continues to consider requests from property owners for voluntary annexation. The intergovernmental coordination policies and objectives are updated to address the current situation with regard to the coordination of the availability of affordable housing as well as annexation. A complete updated inventory of entities with which the city coordinates is available at the EAR- based amendment resource page of the Pinellas Planning Council website [www.pinellasplanningcouncil.org/state/earba.htm].at https://forwardpinellas.org/about-us/agency-partners/.

#### 4.9 CAPITAL IMPROVEMENTS

The capital improvements anticipated for Fiscal Years 2023 through 2027 are provided in Table 17.

**Table 17: Capital Improvement Needs**

<u>Element</u>	<u>Facility Needed</u>

Source: City of Madeira Beach, 2022.

**Table 18 Schedule of Capital Improvements Fiscal Years 2023 through 2027  
(costs in thousands)**

<u>Improvements</u>					
<u>Totals</u>					

Source: The City of Madeira Beach, 2022..

#### 4.9.1 Concurrency Management

Concurrency Management is no longer required by Florida Statutes.

#### 4.10 PUBLIC SCHOOL FACILITIES

The data and analysis provided in the Pinellas County Public School Facilities Element [Lifelong Learning] is adopted by reference and serves as the data and analysis for the goals, objectives, and policies proposed in this EAR-based amendment. Two schools are located in the City of Madeira Beach. There are no locations within the City proposed for future schools; therefore, no map is needed to depict future conditions. The existing Madeira Beach Elementary School is proposed for replacement during the long-range planning period, 2010-11 to 2015-16. However, the capital improvement costs are not provided per fiscal year and cannot be allocated in the Schedule of Capital Improvements until more information is provided from the Pinellas School District. As the goals, objectives, and policies indicate, ongoing coordination will ensure that future updates to the Schedule of Capital Improvements will reflect proposed improvements to the Madeira Beach Elementary School.

#### 5.0 BIBLIOGRAPHY

Florida Geographic Data Library (FGDL). (2020). *FGDL Metadata Explorer: Search and Download Data*. <https://www.fgdl.org/metadataexplorer/explorer.jsp>

~~SCS Engineers. Solid Waste Collection: Cost of Service Study and Business Plan, May 2006.~~

~~Pinellas County Planning Department. Pinellas County Comprehensive Plan Solid Waste Element, as adopted on October 19, 1999~~

~~Pinellas County Planning Department. Water Supply Element, Pinellas County Comprehensive Plan. February 17, 1998, as amended through December 21, 2004.~~

~~Pinellas County. Compendium of the 2008 Comprehensive Plan. Retrieved on 12/20/2022 from: <http://www.pinellascounty.org/Plan/default.htm>.~~

~~Pinellas County. (2022) Pinellas County Enterprise GIS. <http://new-pinellas-egis.opendata.arcgis.com/>~~

~~Pinellas Suncoast Transit Authority. (2020a, April). *Pinellas Suncoast Transit Authority: FY 2021–2030 Transit Development Plan*. <https://www.psta.net/media/4784/fy2021-2030-tdp.pdf>; <https://forwardpinellas.org/wp-content/uploads/2020/03/030920-PSTA-TDP-Draft-508.pdf>~~

~~Southwest Florida Water Management District, 2020 Regional Water Supply Plan 2006–Update. December 1, 2006. Retrived on 12/20/2022 from <http://www.swfwmd.state.fl.us/>~~

~~Tampa Bay Water. Special District Public Facilities Report. March 1, 2007. [www.tampabaywater.org](http://www.tampabaywater.org).~~

~~U.S. Census Bureau (1990).~~



U.S. Census Bureau. (2000). *Madeira Beach Profile of General Demographic Characteristics: 2000.*

[https://data.census.gov/cedsci/table?g=1600000US1242400&hidePreview=false&tid=DECENNIALSF12000.P039&vintage=2000&layer=VT\\_2018\\_160\\_00\\_PY\\_D1&cid=H002001&t=Population%20Total%3APopulations%20and%20People&y=2000](https://data.census.gov/cedsci/table?g=1600000US1242400&hidePreview=false&tid=DECENNIALSF12000.P039&vintage=2000&layer=VT_2018_160_00_PY_D1&cid=H002001&t=Population%20Total%3APopulations%20and%20People&y=2000)

U.S. Census Bureau. (2010). *Madeira Beach: 2010 Demographic Profile Data.*

[https://data.census.gov/cedsci/table?g=1600000US1242400&y=2010&tid=DECENNIALSF12010.P1&vintage=2010&layer=VT\\_2010\\_160\\_00\\_PY\\_D1&hidePreview=false&cid=P001001](https://data.census.gov/cedsci/table?g=1600000US1242400&y=2010&tid=DECENNIALSF12010.P1&vintage=2010&layer=VT_2010_160_00_PY_D1&hidePreview=false&cid=P001001)

U.S. Census Bureau. (2020a). *Madeira Beach: 2013-2017 American Survey 5-Year Estimates.*

<https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2017/>

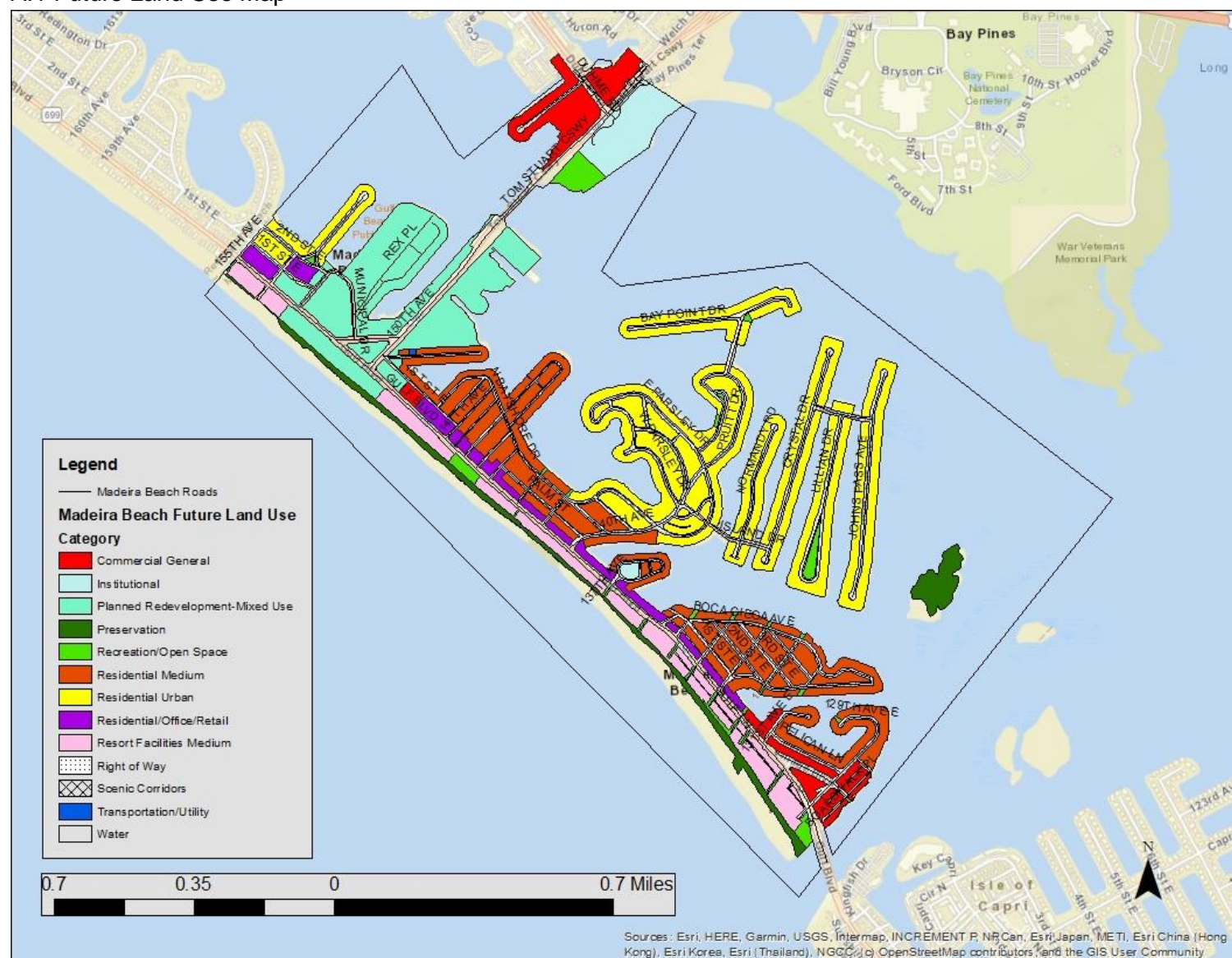
U.S. Census Bureau. (2020b). *Madeira Beach city, Florida: Profile.*

<https://data.census.gov/cedsci/profile?q=Madeira%20Beach%20city,%20Florida&g=1600000US1242400>

University of Florida, Institute of Food and Agricultural Sciences, Extension Program for Resource Efficient Communities, *City of Madeira Beach Proposed Level of Service Standards*, September 2020.

## 6.0 APPENDICES

A. Maps  
A.1 Future Land Use Map



A.2 Activity Centers and Future Multimodal Corridors

A.3 Roadway Network and Level of Service

A.4 Existing Public Transit

A.5 Active Transportation Facilities

A.7 Special Flood and Coastal High Hazard Areas Map

A.8 Watershed and Drainage Basins

A.9 Environmental Map

-Beaches and shores, including estuarine systems.

-Rivers, bays, lakes, floodplains, and harbors.

-Wetlands.

-Minerals and soils.

**ORDINANCE 2022-07**

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO UPDATE THE CAPITAL IMPROVEMENT PROGRAM (CIP) SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2021 THROUGH 2025; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on February 7, 2022, the City of Madeira Beach Planning Commission conducted a public hearing and accepted public input regarding the update to the Capital Improvement Program (CIP) Schedule of Capital Improvements for the fiscal years 2021 through 2025 in the Capital Improvements Element of Comprehensive Plan of the City of Madeira Beach and provided its recommendation to the Board of Commissioners; and

**WHEREAS**, the City of Madeira Beach Board of Commissioners has considered the Planning Commission's recommendations and received input from the public at two public hearings.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA THAT;**

**Section 1.** That the Capital Improvement Program (CIP) Schedule of Capital Improvements of the Capital Improvements Element of the City of Madeira Beach Comprehensive Plan is hereby amended and shall read as follows:

CITY OF MADEIRA BEACH: CAPITAL IMPROVEMENT PROGRAM (CIP)  
Schedule of Capital Improvements for Fiscal Years ~~2020-21~~ 2021 through ~~2024-25~~ 2025 (costs  
in thousands)

			FYE 2018	FYE 2019	FYE 2020	FYE 2020	FYE 2021	FYE 2022
Improvements	Fund	Status	Actual	Actual	Budget	Revised	Projected	Projected
137 <sup>th</sup> Ave Cir. Improvements	Stormwater	Complete	27,139	1,172,887	-	-	-	-
Boea Ciega Dr Improvements	Stormwater	Complete	408,612	-	-	-	-	-
Parsley Dr/Marguerite Dr (Area 3/Series	Stormwater	New	-	-	-	5,520,000	-	-

Ordinance 2022-07

Page 1 of 5

2019)								
Parsley Dr/Marguerite Dr (Emergency Project)	General	Complete	-	174,849	-	-	-	-
CITY Wide Asset Inventory Tracking System	General	New	-	-	-	-	-	100,000
City Hall Generator	General	New	8,070	-	-	340,000	-	-
City Centre Improvements	General	New	-	-	50,000	166,270	-	-
Beach Access & Parking Lot Improvement Plan	Lost	New	-	-	300,000	560,000	-	200,000
Parking Pay Station Implementation	Lost	Complete	158,650	-	-	-	-	-
Parking Pay Station Touch Screen Installation	General	New	-	-	50,000	50,000	-	-
Public Works Building	Sanitation	Existing	-	7,250	-	132,750	-	-
Public Works/High & Dry Feasibility Study	Sanitation	Existing	-	-	-	100,000	-	-
Public Works Half Repaving	General	New	-	-	-	-	-	-
Crystal Island Improvements (Area 1/Series 2019)	Stormwater	New	-	-	7,500,000	7,500,000	-	-
Crystal Island Improvement (Project Engineering)	Stormwater	New	-	-	319,000	319,000	-	-
Crystal Island Bridge Repair	General	Complete	-	140,408	-	-	-	-
Fire Station SCBA Apparatus	General	New	-	-	-	-	-	100,000
Gulf Blvd Improvement	General	Existing	5,500	3,019,528	-	159,768	373,647	1,053,006
Gulf Lane Improvement	Stormwater	New	-	-	-	-	100,000	300,000
John's Pass Village Blvd (Area 5/Series 2019)	Stormwater	New	-	-	-	-	-	5,040,000
John's Pass improvements	General	Existing	-	392	-	106,889	-	-
John's Pass Regrade & Repave Parking Lot	General	New	-	-	-	-	100,000	120,000
Marina Chip/Repave Asphalt	Marina	New	-	-	-	-	-	-
Recreation Led Field Lighting Project	General	New	-	-	-	-	-	325,000
Recreation Expansion Cost	General	New	-	-	-	-	-	200,000
Recreation Concession Stand Improvement	General	New	-	-	-	-	-	-
Rehabilitation Nd Replacement Program	Stormwater	Existing	30,885	-	200,000	300,000	120,000	200,000
Rex Place Improvement	Stormwater	Complete	976,522	-	-	-	-	-
Rex Place Speed Bumps	General	Complete	-	-	-	-	-	-
Road Sign Replacements	General	Existing	-	-	100,000	400,000	-	-

Sea Level Rise Resiliency Study (Grant FD)	General	New	-	-	-	-	-	12,500
Watershed Management Plan	Stormwater	New	-	-	-	-	80,000	120,000
Underfunded Future Major Stormwater Projects	-	-	-	-	-	-	-	-
New City Parking Garage	General	New	-	-	-	-	-	-
155 <sup>th</sup> Ave/153 <sup>rd</sup> & Municipal (Area 6a)	Stormwater	New	-	-	-	-	-	-
140 <sup>th</sup> Ave/ Bayshore Area 3A	Stormwater	New	-	-	-	-	-	-
144 <sup>th</sup> Ave— Madeira Ave (Area 4)	Stormwater	New	-	-	-	-	-	-
Projects/Improvements Subtotal			1,715,780	4,659,792	8,519,000	10,134,677	6,295,647	7,700,506

Vehicles			FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023
2004 Pierce Enforcer Fire Engine (#E25)	Lost	New	-	-	-	-	-	225,000
2014 Peterbilt Claw Truck (#18)	Sanitation	New	-	-	-	-	-	-
2016 Peterbilt Packer Truck (#33)	Sanitation	Existing	-	-	-	-	-	-
2020 Kentworth Garbage Truck	Sanitation	Existing	-	-	240,000	245,587	-	-
Load and Pack Broyhill Machine	Sanitation	New	-	-	-	-	203,500	-
Recreation School Bus	General	New	-	-	-	-	-	-
Vehicles Subtotal			-	-	240,000	245,587	428,500	

**FY 2021**

<b>Project</b>	<b>Cost</b>
Recreation LED Field Lighting Project (in progress)	\$247,500
Rosenbauer 78-foot Viper-MP3 (in progress)	\$225,000
<b>Total</b>	<b>\$472,500</b>

**FY 2022**

<b>Project</b>	<b>Cost</b>
Parsley Drive/Marguerite Drive (Area 3/Series 2019)	\$5,520,000
Beach Access & Parking Lot Improvement Plan	\$200,000
Fire Station SCBA Apparatus	\$100,000
Gulf Boulevard Improvements	\$1,053,006
Gulf Lane Improvements	\$300,000

Ordinance 2022-07

Page 3 of 5

<u>John's Pass Village Boulevard (Areas 5/Series 2019)</u>	<u>\$5,040,000</u>
<u>John's Pass Regrade &amp; Repave Parking Lot</u>	<u>\$120,000</u>
<u>Recreation LED Field Lighting Project</u>	<u>\$100,000</u>
<u>Recreation Expansion Cost</u>	<u>\$200,000</u>
<u>Stormwater Rehabilitation and Replacement Program</u>	<u>\$200,000</u>
<u>Watershed Management Plan</u>	<u>\$120,000</u>
<b>Total</b>	<b>\$12,953,006</b>

**FY 2023**

<b><u>Project</u></b>	<b><u>Cost</u></b>
<u>Beach Access &amp; Parking Lot Improvement Plan</u>	<u>\$260,000</u>
<u>Public Works - Half Repaving</u>	<u>\$125,000</u>
<u>Gulf Boulevard Improvements</u>	<u>\$1,053,006</u>
<u>Marina Chip/Repave Asphalt</u>	<u>\$125,000</u>
<u>Recreation Concession Stand Improvements</u>	<u>\$100,000</u>
<u>Stormwater Rehabilitation and Replacement Program</u>	<u>\$200,000</u>
<u>155th Avenue/153rd Avenue &amp; Municipal Drive (Area 6a)</u>	<u>\$4,400,000</u>
<u>Peterbilt Claw Truck</u>	<u>\$201,700</u>
<u>Peterbilt Packer Truck</u>	<u>\$250,000</u>
<b>Total</b>	<b>\$6,714,706</b>

**FY 2024**

<b><u>Project</u></b>	<b><u>Cost</u></b>
<u>Gulf Boulevard Improvements</u>	<u>\$1,053,006</u>
<u>Stormwater Rehabilitation and Replacement Program</u>	<u>\$200,000</u>
<u>140th Avenue/Bayshore Drive (Area 3a)</u>	<u>\$15,200,000</u>
<u>Recreation School Bus</u>	<u>\$100,000</u>
<b>Total</b>	<b>\$16,553,006</b>

**FY 2025**

<b><u>Project</u></b>	<b><u>Cost</u></b>
<u>Gulf Boulevard Improvements</u>	<u>\$1,053,006</u>
<u>New City Parking Garage</u>	<u>\$6,000,000</u>
<b>Total</b>	<b>\$7,053,006</b>

**Section 2.** All ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** 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



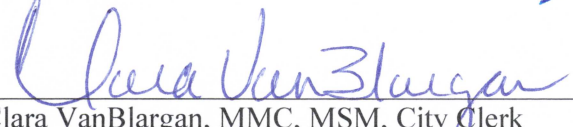
remainder of the Ordinance shall continue in full force and effect.

**Section 4.** Pursuant to Section 163.3184(3), Florida Statutes, the effective date of this plan amendment, if the amendment is not timely challenged, is 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment is effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution will be sent to the state land planning agency.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS** 13<sup>th</sup> **day of** July, 2022.

  
John B. Hendricks, Mayor

**ATTEST:**

  
Clara VanBlargan, MMC, MSM, City Clerk

**APPROVED AS TO FORM:**

  
Thomas J. Trask, City Attorney

PASSED ON FIRST READING: March 9, 2022

PUBLISHED: June 29, 2022

PASSED ON SECOND READING: July 13, 2022



# NOTICE OF PUBLIC HEARING CITY OF MADEIRA BEACH

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute §166.041(3)(a):

**NOTICE IS HEREBY GIVEN**, the Board of Commissioners of the City of Madeira Beach will conduct a **Second Reading and Public Hearing for the adoption of proposed Ordinance 2022-07, Ordinance 2022-15, and Ordinance 2022-16, and a Third Reading and Public Hearing for the adoption of Ordinance 2022-08 on Wednesday, July 13, 2022, at 6:00 p.m.** The meeting will be held in the Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708. The title of said Ordinances are as follows:

## ORDINANCE 2022-07

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO UPDATE THE CAPITAL IMPROVEMENT PROGRAM (CIP) SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2021 THROUGH 2025; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

## ORDINANCE 2022-08

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 ZONING, DIVISION 5. - C-1, TOURIST COMMERCIAL, SECTION 110-256 DEFINITION; PURPOSE AND INTENT, SECTION 110-257 PERMITTED USES, SECTION 110-262 MAXIMUM BUILDING HEIGHT, SECTION 110-263 MAXIMUM LOT COVERAGE, SECTION 110-264 IMPERVIOUS SURFACE RATIO (ISR), SECTION 110-265 SPECIAL REQUIREMENTS, OF CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

## ORDINANCE 2022-15

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, SUBMITTING TO THE ELECTORS OF THE CITY OF MADEIRA BEACH A PROPOSED AMENDMENT TO CITY CHARTER SECTION 2.2, BOARD OF COMMISSIONERS CREATED; QUALIFICATIONS; TERM OF OFFICE; AND VACANCIES, SUBPARAGRAPH (B), QUALIFICATIONS AND TERM OF OFFICE, AND A PROPOSED AMENDMENT TO CITY CHARTER SECTION 4.8, INDUCTION OF BOARD OF COMMISSIONERS INTO OFFICE; MEETINGS, TO PROVIDE THAT THE TERMS OF ALL MEMBERS OF THE COMMISSION, INCLUDING THE MAYOR WILL BEGIN UPON INDUCTION INTO OFFICE AT THE BOARD OF COMMISSIONERS FIRST MEETING FOLLOWING THE ELECTION; AND BY PROVIDING FOR AN EFFECTIVE DATE.**

## ORDINANCE 2022-16

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A GENERAL ELECTION ON NOVEMBER 8, 2022, FOR TWO PROPOSED CHARTER AMENDMENTS; PROVIDING FOR PUBLICATION; AUTHORIZING ELECTION EXPENDITURES; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE NOVEMBER 8, 2022 GENERAL ELECTION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed Ordinances are available for inspection in the City Clerk's Office between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. If you would like more information regarding proposed Ordinance 2022-07 and Ordinance 2022-08, please contact Community Development Department Office at 727-391-9951, ext. 244 or 283, and for proposed Ordinance 2022-15 and Ordinance 2022-16, please contact City Clerk's Office at ext. 231 or 232.

The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's website.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26, Florida Statute, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 231 or 223 or fax a written request to (727) 399-1131.

Clara VanBlargan, MMC, MSM, City Clerk

08/29/2022

0000231343-01