

# MADEIRA BEACH MASTER PLAN

Guiding the City Towards a Resilient Future

## Project Overview

### What is the new City Master Plan?

The new City Master Plan will be a guiding document for future development and capital improvements within the City that reflect the community's vision and priorities.

The new City Master Plan will replace the 2002 Master Plan to address evolving community needs and implement modern, sustainable practices and solutions.

The Master Plan will identify goals, objectives, and implementation strategies that will:

- ✓ Address local challenges,
- ✓ Promote sustainable development that aligns with the community's vision and needs,
- ✓ Help our City adapt to future conditions, and
- ✓ Enhance quality of life for all who live, work, and visit Madeira Beach.

### Get Involved! Your Voice Matters.

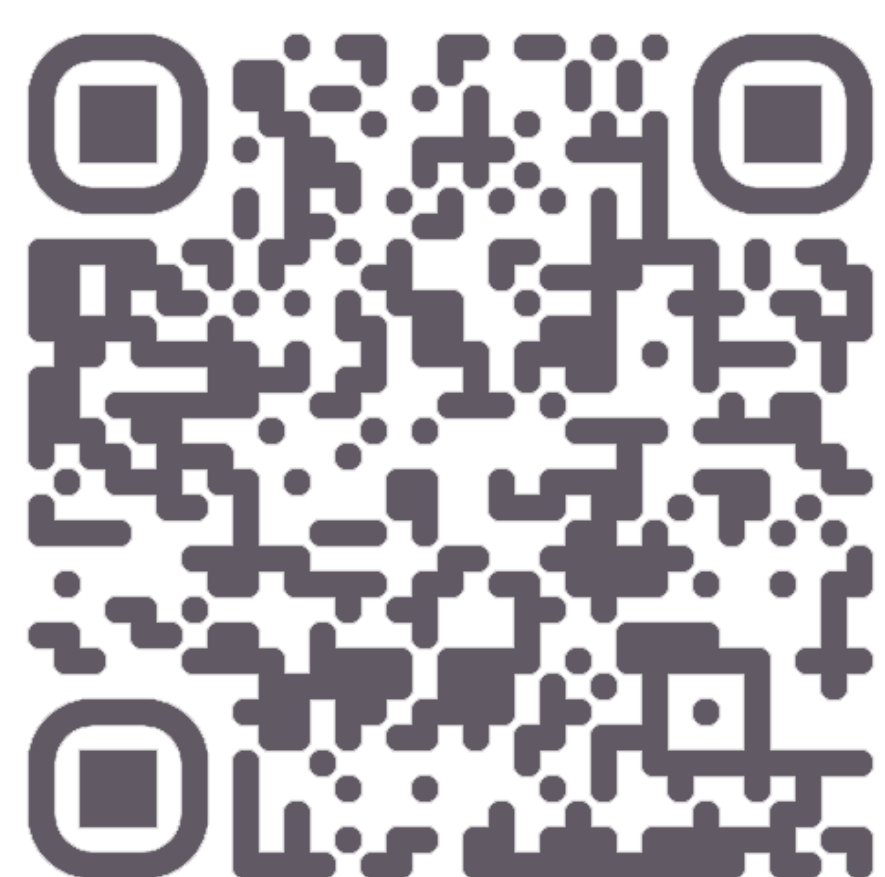
We need your input to shape the Master Plan and guide us towards a vibrant and thriving future!

As the project progresses, we want to hear your ideas, concerns, and aspirations for our community so that we can develop a vision, goals, and recommendations that reflect our shared priorities.

Tell us your thoughts by:

- ✓ Filling out a comment card
- ✓ Scanning the QR Code to leave comments on our interactive online map with your ideas for improvements

Scan to learn more!



## What will the Master Plan address?



New Development/  
Redevelopment



Transportation/  
Mobility



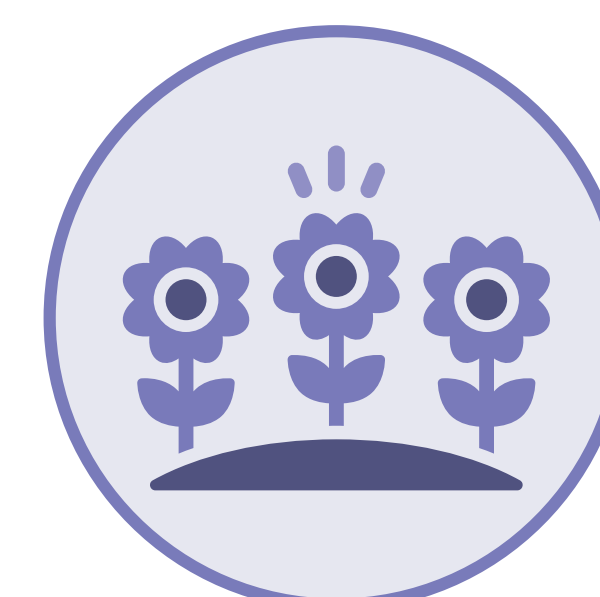
Parks, Recreation,  
and Public Spaces



Economic/Business  
Development



Sustainability and  
Resiliency



Beautification and  
Placemaking

## Project Schedule





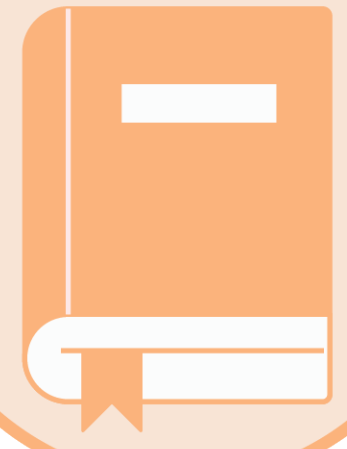
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## How does the Master Plan work with other city planning documents?

*Broad*

*Specific* →



### Comprehensive Plan

- Sets the **long-term policy direction** for the physical development of a city or county (typically over a period of 20–30 years)
- Provides principles and strategies to **manage future growth and development** and **allocate resources efficiently**
- Contains **Goals, Objectives, and Policies** that provide direction for:
  - » Future land use, housing, and transportation
  - » The provision of public infrastructure, facilities, and services
  - » The conservation/protection of natural resources
- **Legally-binding document:**  
A local government's decisions and regulations **must be consistent** with the Goals, Objectives, and Policies of the Comprehensive Plan



### Master Plan

- An **action-oriented plan** with detailed recommendations and **phased implementation strategies** to accomplish a community's goals (typically over a period of 5–15 years)
- Serves as a **blueprint for future development and capital projects** by providing recommendations for:
  - » Mobility and transportation
  - » Economic and business development
  - » Infrastructure improvements and new public facilities
  - » Building and streetscape design that speaks to the community's vision
- **Not a legally-binding document: Compliance is not mandatory** —  
A master plan provides local governments with **a framework for decision-making** and developers with **design guidelines that reflect the community's vision**, but the city would need to amend the zoning code to enforce standards in the Master Plan



### Land Development Regulations (LDRs)

- Laws regulating how land is developed by providing specific standards for:
  - » The **types of development/land uses** that can be built in different zones
  - » The **size, form, and placement of buildings** to protect public health, safety, and welfare
  - » **How and when infrastructure must be provided** (e.g., utilities, roadways, sidewalks) to support new development
- **Legally-binding document: Compliance is mandatory** —  
Developers and property owners must follow regulations when undertaking new development or redevelopment, or ask for an exception/variance, which is only granted after extensive review



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**In a few words, what is your vision for Madeira Beach /  
how do you want your City to be described in the future?**



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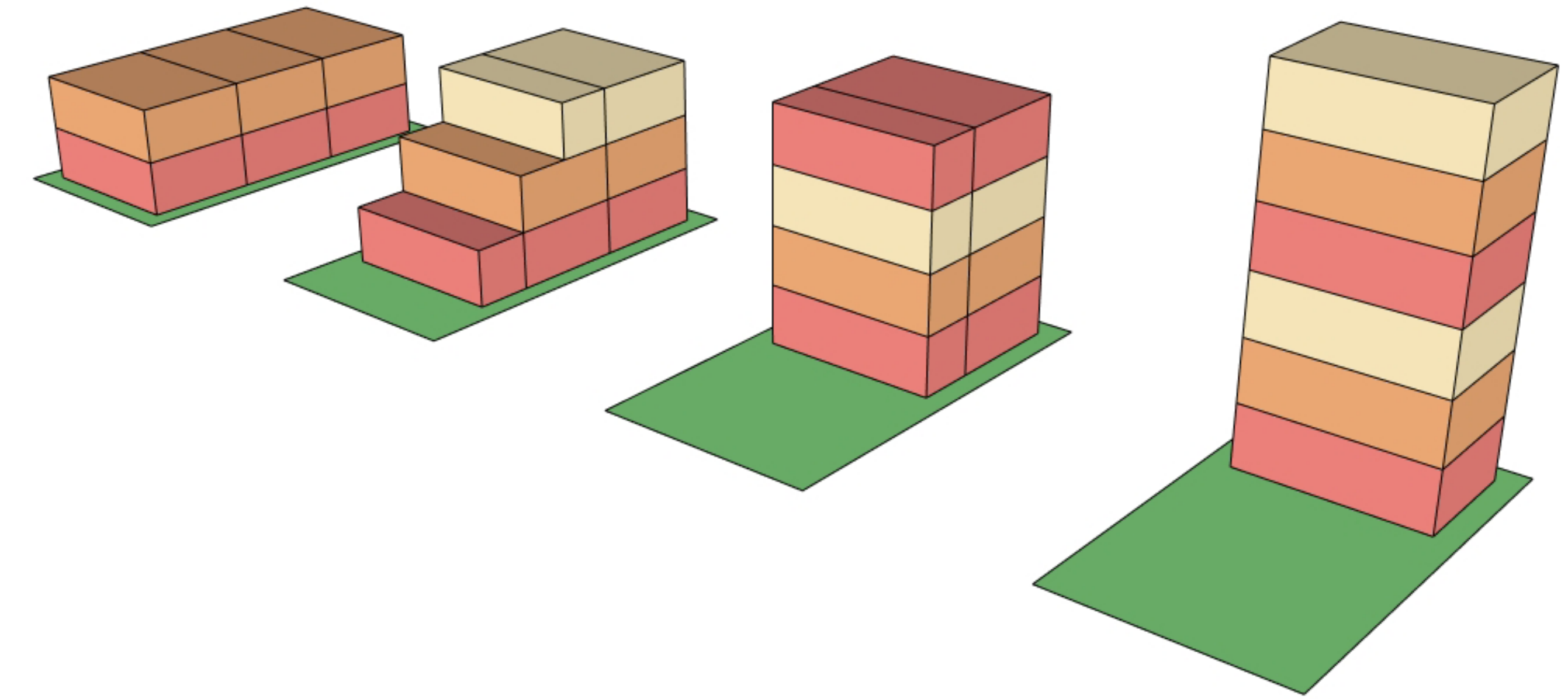
**In a few words, how would you describe Madeira Beach today?**



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## Planning 101: What determines what can be built on a property?



*Example of how 2.0 FAR can be assembled on a 0.25 acre lot.*

Land Area:  
Number of Stories:  
Building Footprint:  
Total Building Area:  
Number of Residential Units:  
Density (if applicable):  
Floor Area Ratio (FAR):

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Number of Stories:  
Building Footprint:  
Total Building Area:  
Number of Residential Units:  
Density (if applicable):  
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