

EXHIBIT A

CITY OF MADEIRA BEACH COMPREHENSIVE PLAN

[EAR Draft]

[Month, Day] 2023

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

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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 ~~r~~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~~. ~~R~~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.

“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.

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.

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~~ 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~~ inrequired 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~~ 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 beare~~ included within the City of Madeira Beach land development regulations.

Objective 4.1.2:

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

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:

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

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:

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 ~~residentsthe 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 e~~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 r~~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 planPlan.

Objective 4.1.5:

~~The City shall e~~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 m~~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 p~~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:

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:

~~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:

~~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.

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, ~~commerece, 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:

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:

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

Objective 4.1.13:

~~The City shall e~~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 e~~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 e~~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 beare~~ permissible in all future land use plan categories in the city, ~~except forexcluding areas designated~~ Preservation. .

Objective 4.1.14:

~~The City of Madeira Beach shall s~~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 ~~with~~in 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:

~~Ø~~ 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

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 Tthe 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 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.

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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](#)

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 requirements 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

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 [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:

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:

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 land 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 land 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 land 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:

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:

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 | Boca Ciega Avenue |
| Bay Point Drive | Boca Ciega Drive |
| North Bayshore Drive | Vivian Drive |
| Palm Street | Crystal Drive |
| 131 st Avenue | Lillian Drive |
| 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}~~

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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**nterprise 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 e~~Continue to enforce the Pinellas County Fair Housing Ordinance.

Policy 6.1.2.2:

~~The City shall n~~otify 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 beare~~ allowed at suitable locations to ensure that the needs of the ~~City~~city residents requiring such housing are met pursuant to Chapter 419, Florida Statutes.

Policy 6.1.3.1:

~~The City shall e~~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~~the useful life of the existing housing stock ~~shall be conserved and extended where t h e 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 e~~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 e~~ncourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

Policy 6.1.4.3:

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

Objective 6.1.5:

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

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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.

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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:

~~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:

~~The City shall e~~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 r~~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 t~~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 p~~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 e~~Ensure, through ~~provisions contained in~~ the land development regulations, that land is developed ~~in a manner which t~~o 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:

~~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~~rotect 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 implementingingation of appropriate ~~provisions contained in the~~ land development regulations.

Policy 8.1.5.13:

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~~eEnforce provisions for the control of erosion and runoff from construction sites.

Policy 8.1.5.15:

~~The City shall~~pPromote 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~~pProtect 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~~eContinue 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~~eContinue 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~~pProtect 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~~eContinue ~~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~~ing 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 be~~ permitted to discharge from the City of Madeira Beach into Boca Ciega Bay or into ditches or canals that flow into ~~Boca Ciega Bay~~, 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.

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~~eCoordinate 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~~eContinue 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~~pProtect 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~~eEncourage, 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~~aAdopt 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~~eContinue a program for the restoration and maintenance of the coastal dune system. ~~The program shall~~ that include:

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

Policy 8.1.10.5:

~~The City shall c~~ontinue 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~~equire 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 c~~omply with all county, state, and federal regulations governing the protection of coastal resources.

Policy 8.1.11.1:

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

Policy 8.1.11.2:

~~The City shall r~~evue 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 c~~ooperate 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 beare~~ identical to those for the ~~City-city~~ as a whole.

Objective 8.1.12:

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

Policy 8.1.12.1:

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

~~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~~ eCoordination 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~~ revise 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.

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;

- 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 plan~~Plan.

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:

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

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

Policy 8.3.3.3:

~~The City shall i~~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

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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.

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.

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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 and 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 and 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.

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:

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~~ land 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.

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12.0 RESERVED

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

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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

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:

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 (ft²) of improved municipal mobility facilities and services per each (1) square foot (ft²) 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 (ft²) 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:

0.299650 square feet (ft²) of improved municipal culture and recreation facilities and services per each (1) square foot (ft²) 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:

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.

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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:

Madiera 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, Madiera 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:

~~Madiera 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:

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

Policy 14.1.2.1:

~~Madiera 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:

~~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 collocation 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

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.

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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 be~~are 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 property through sale or gift (the terms ~~“his” of “her their”~~ includes any entity that may be a property owner).

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