



Memorandum

Meeting Details: July 24, 2024 – Board of Commissioners Workshop Meeting
Prepared For: Hon. Mayor Brooks and the City of Madeira Beach Board of Commissioners
Staff Contact: Madeira Beach Community Development Department
Subject: John's Pass Village Activity Center Zoning

Background

The City of Madeira Beach Board of Commissioners adopted Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center) on March 13, 2024. These ordinances updated the Madeira Beach Comprehensive Plan and Future Land Use Map. Ordinance 2023-01 and Ordinance 2023-02 did not change the Land Development Regulations (LDRs) in the Madeira Beach Code of Ordinances or amend the Madeira Beach Zoning Map. The Madeira Beach Code of Ordinances LDRs and Madeira Beach Zoning Map must be amended within one (1) year of the adoption of the John's Pass Village (JPV) Activity Center Plan and amendment to the City's Future Land Use Map.

Discussion

The City of Madeira Beach Community Development Department held three JPV Zoning Public Workshops on April 13th, April 18th, and April 20th. City staff presented each character district to explain the characteristics, existing structures, and current zoning requirements. Participants were broken up into groups, each group discussed potential zoning requirements and important features around each character district. In general participants preferred the following concepts:

- Protect the existing built environment and characteristics of JPV and nearby neighborhoods.
- Maintain height limits similar to existing built structures, but do not increase height limits to be as high as previously approved Planned Developments or variances.
- Focus on pedestrian friendly designs that enhance walkability.

Based on feedback from these workshops, city staff developed Ordinance 2024-09 (Creating Appendix D to establish the JPV Activity Center Development Standards). Multiple ordinances need to be created and adopted to implement the JPV Special Area Plan: create the new development standards (Ordinance 2024-09), recategorize and rename the zoning district that will refer to these new development standards (Ordinance 2024-10), rezone the entire JPV Activity Center area (Ordinance 2024-11), and remove and reserve the zoning district that is no longer used (Ordinance 2024-12).

Appendix D, the new JPV Activity Center Development Standards, has been reviewed and revised multiple times with the Planning Commission and BOC at workshops. Staff is bringing all four ordinances to the August 5, 2024, Planning Commission meeting for recommendation, after Planning Commission recommendation the first reading and public hearing for all ordinances related to John's Pass Village Activity Center Zoning will go before the BOC.

Fiscal Impact

N/A

Recommendation(s)

Input from the BOC on the four ordinances related to John's Pass Village Activity Center Zoning.

Attachments/Corresponding Documents

Ordinance 2024-09 (Creating Appendix D to establish the John's Pass Village Activity Center Development Standards)

Ordinance 2024-10 (Amending C-1 to refer to Appendix D)

Ordinance 2024-11 (Rezoning the John's Pass Village Activity Center area to C-1)

Ordinance 2024-12 (Amending to C-2 to reserved)