



Memorandum

Meeting Details: November 15, 2023 - BOC Workshop Meeting
Prepared For: Hon. Mayor Rostek and the City of Madeira Beach Board of Commissioners
Staff Contact: Madeira Beach Community Development Department
Subject: Forward Pinellas Alternative Compromise for the John's Pass Village Activity Center Plan

Background

The City of Madeira Beach submitted an application to Forward Pinellas to amend the Countywide Plan Map to change 27 acres m.o.l to Activity Center. This area is defined in the John's Pass Village Activity Center (JPVAC) Plan. Forward Pinellas staff reviewed the JPVAC application and recommended an alternative compromise to reclassify the JPVAC from a Community Center to a Neighborhood Center subcategory of Activity Center. The Neighborhood Center subcategory has a reduced level of intensity and density compared to the Community Center subcategory.

Forward Pinellas Planners Advisory Committee (PAC) unanimously recommended approval of the alternative compromise (September 5, 2023). The Forward Pinellas Board also unanimously voted in favor of the alternative compromise (September 13, 2023).

Other Neighborhood Center Activity Centers includes the Eighth Avenue Commercial District in St. Pete Beach and the Downtown Historic Palm Harbor Master Plan (see Activity Centers in Pinellas County 2019). The Neighborhood Center subcategory still supports the goals of the John's Pass Village Activity Center Plan for protecting existing development and assuring future development reflects the character and scale of the existing development. City staff supports the alternative compromise recommendation. Forward Pinellas also requested the city to reduce the residential density to 18 Residential Units Per Acre (UPA), which is supported by city staff.

Discussion

Forward Pinellas sent information about the alternative compromise process (included in the agenda package). If the City (BOC) accepts the alternative compromise, the amendment request will go before the Countywide Planning Authority (CPA) with a recommendation of approval, and if BOC denies the alternative compromise the amendment will go before CPA with a recommendation of denial.

The Florida Commerce Bureau of Community Planning and Growth, Southwest Florida Water Management District, and Florida Department of Environmental Protection reviewed the JPVAC Plan (as originally submitted) with no concern or comments.

Fiscal Impact

N/A

Recommendation(s)

Staff recommends the Board of Commissioners to approve the alternative compromise recommendation for the John's Pass Village Activity Center Plan.

Attachments/Corresponding Documents

- Notification of Local Government Action on Forward Pinellas's Alternative Recommendation For Countywide Plan Map Amendment CW 23-03
- Activity Centers in Pinellas County 2019
- Countywide Rules Activity Center
- Countywide Rules Alternative Temporary Lodging Use Standards
- JPV Activity Center Presentation
- Exhibit A_JPV Activity Center Plan_Alternative Compromise