



Memorandum

Meeting Details: August 28, 2024 – Board of Commissioners Workshop Meeting
Prepared For: Honorable Mayor Brooks and Board of Commissioners
Staff Contact: Madeira Beach Community Development Department
Subject: Ordinance 2024-09: Appendix D John’s Pass Village Activity Center Development Standards Workshop

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

Multiple ordinances need to be created and adopted to implement the JPV Special Area Plan: create the new development standards that corresponds with the JPV Activity Center Plan (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).

Ordinance 2024-09 Appendix D, the new JPV Activity Center Development Standards, creates a new appendix in the Code of Ordinances that outlines all development standards in the Activity

Center land use category. The development standards differ from character district to character district encompassing the standards from the JPV Special Area Plan.

Staff brought all four ordinances to the August 5, 2024, Planning Commission meeting for recommendation. The Planning Commission unanimously recommended all four Ordinances. In the recommendation motion for Ordinance 2024-09, the Planning Commission included amending Ordinance 2024-09 based on staff recommendations. The first staff recommendation included adding the maximum allowed stories in Section D-108. – Maximum building height. The second staff recommendation included a text change to say “open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit” in Section D-105.- Special exception uses. Ordinance 2024-09, Ordinance 2024-10, Ordinance 2024-11, and Ordinance 2024-12 went to first reading and public hearing at the August 14, 2024, Board of Commissioners Regular Meeting. The Board of Commissioners unanimously motioned for Ordinance 2024-09, Ordinance 2024-10, Ordinance 2024-11, and Ordinance 2024-12 to go to second reading and public hearing at the September 11, 2024, Board of Commissioners Regular Meeting.

Fiscal Impact

N/A

Recommendation(s)

Planning Commission and staff recommend approval of Ordinance 2024-09: Appendix D John’s Pass Village Activity Center Development Standards.

Attachments/Corresponding Documents

- Ordinance 2024-09 Ordinance 2024-09: Appendix D John’s Pass Village Activity Center Development Standards
- Madeira Beach Master Plan and Madeira Beach Code of Ordinances Height Summary
- John’s Pass Village Activity Center Height Support Materials
- Forward Pinellas’ Administrative Review Letter
- Tampa Bay Regional Planning Council Support Materials