



July 9, 2024

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Administrative review notice for Tier I Amendment (Ordinances 2024-10, 2024,11 and 2024-09 Appendix D -John's Pass Village Activity Center Development Standards)

Dear Andrew:

Thank you for submitting the above referenced Tier I Amendment and providing the local Ordinances 2024-10, 2024,11 and 2024-09 Appendix D -John's Pass Village Activity Center Development Standards. This is a local amendment to regulations governing an Activity Center, which is therefore classified as a Tier I amendment per Section 6.2.2 of the Countywide Rules. Since the densities, intensities and permitted uses are consistent with the standards adopted in the Tier II Countywide Plan Map amendment CW 23-03, this amendment meets the requirements of the Tier I process.

The John's Pass Village standards fit within the general framework provided by the Countywide Rules, with specific adaptations to the local context. Specific adaptations in density, intensity, building heights, FAR, and ISR are in place to reflect the unique character and needs of the John's Pass Village area.

We recognize that the consistency process is an ongoing one and if either the City or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner