



TBRPC
TAMPA BAY REGIONAL
PLANNING COUNCIL

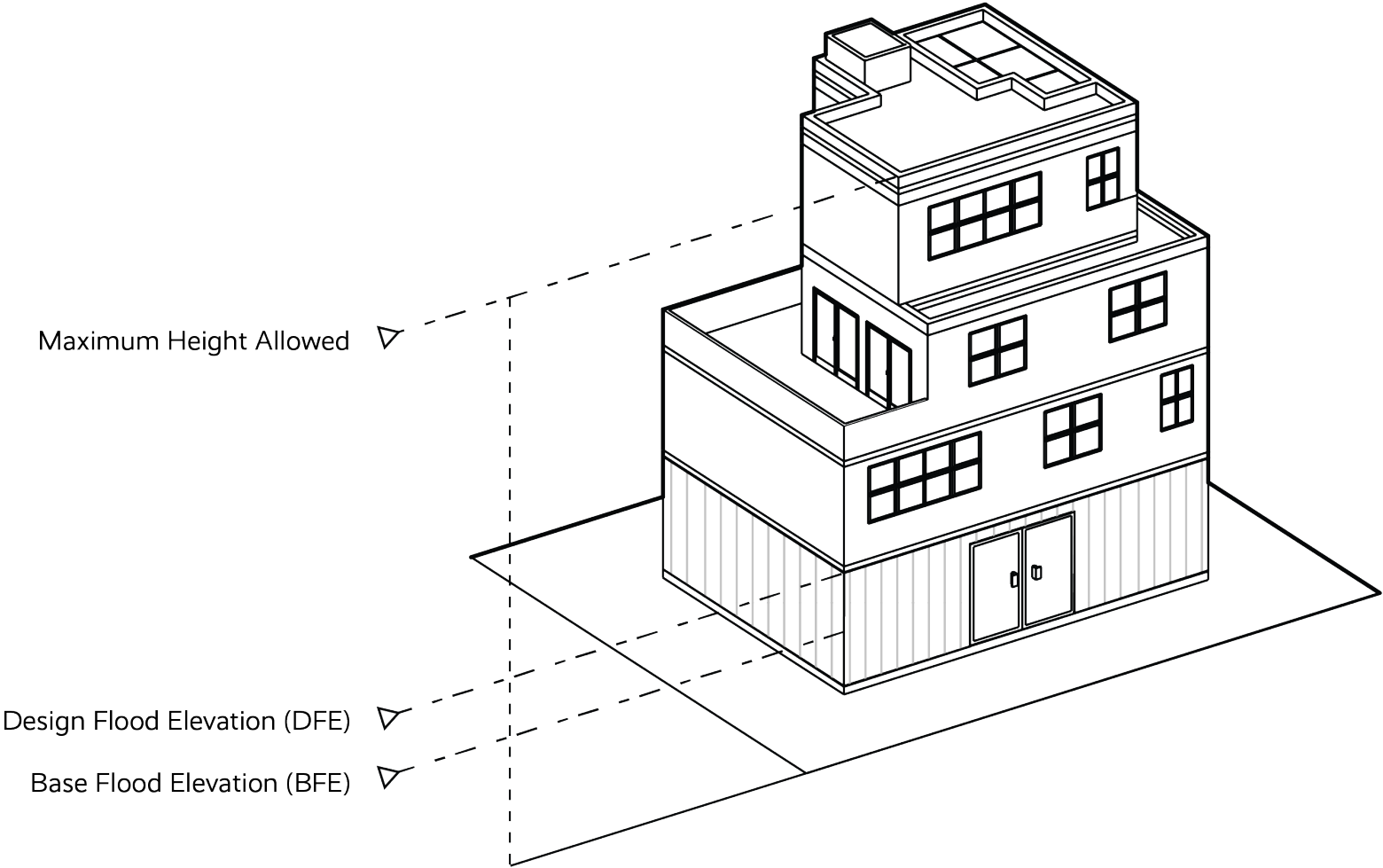
CITY OF MADEIRA BEACH
ORDINANCE 2024-09: TECHNICAL ASSISTANCE SERVICE

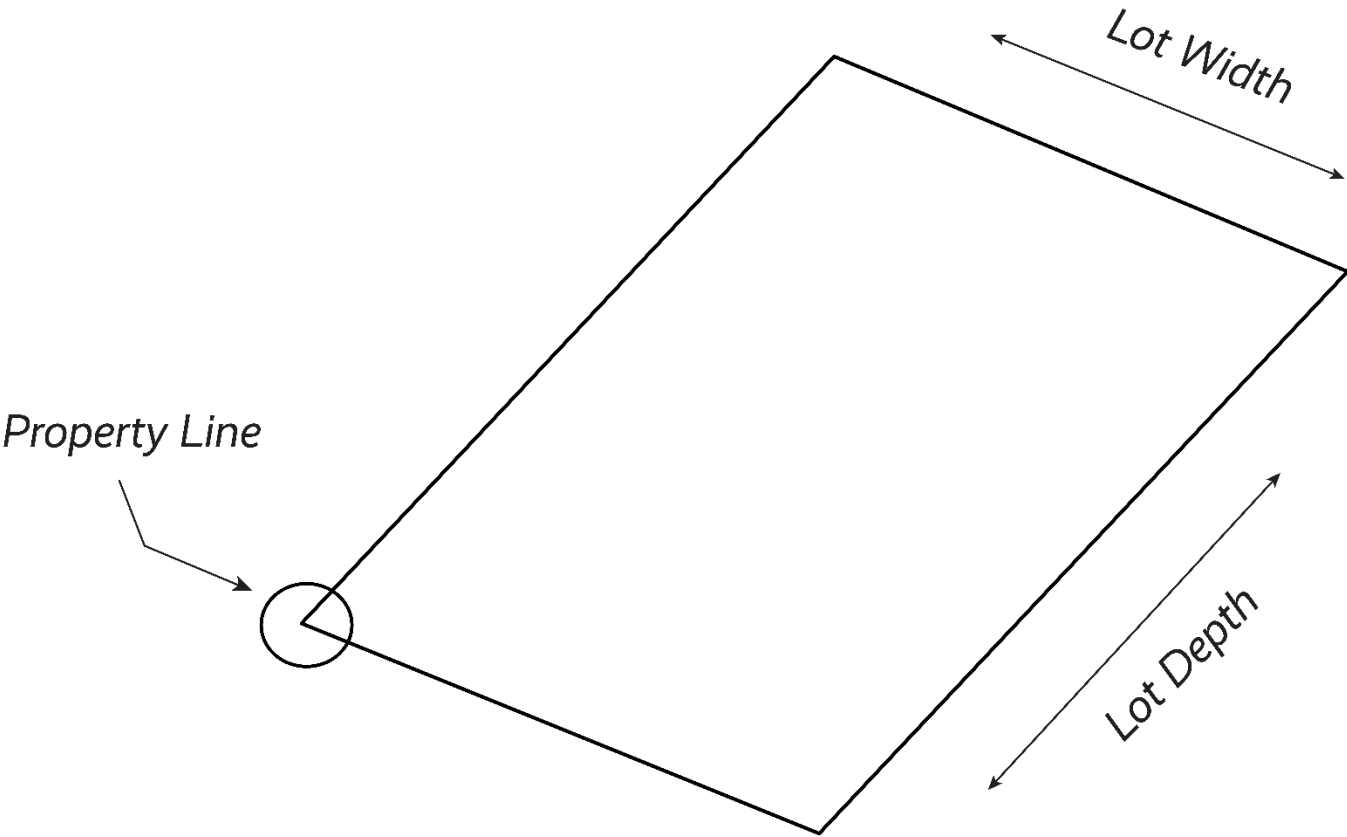
Prepared by the Tampa Bay Regional Planning Council

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Height Lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4' of freeboard.





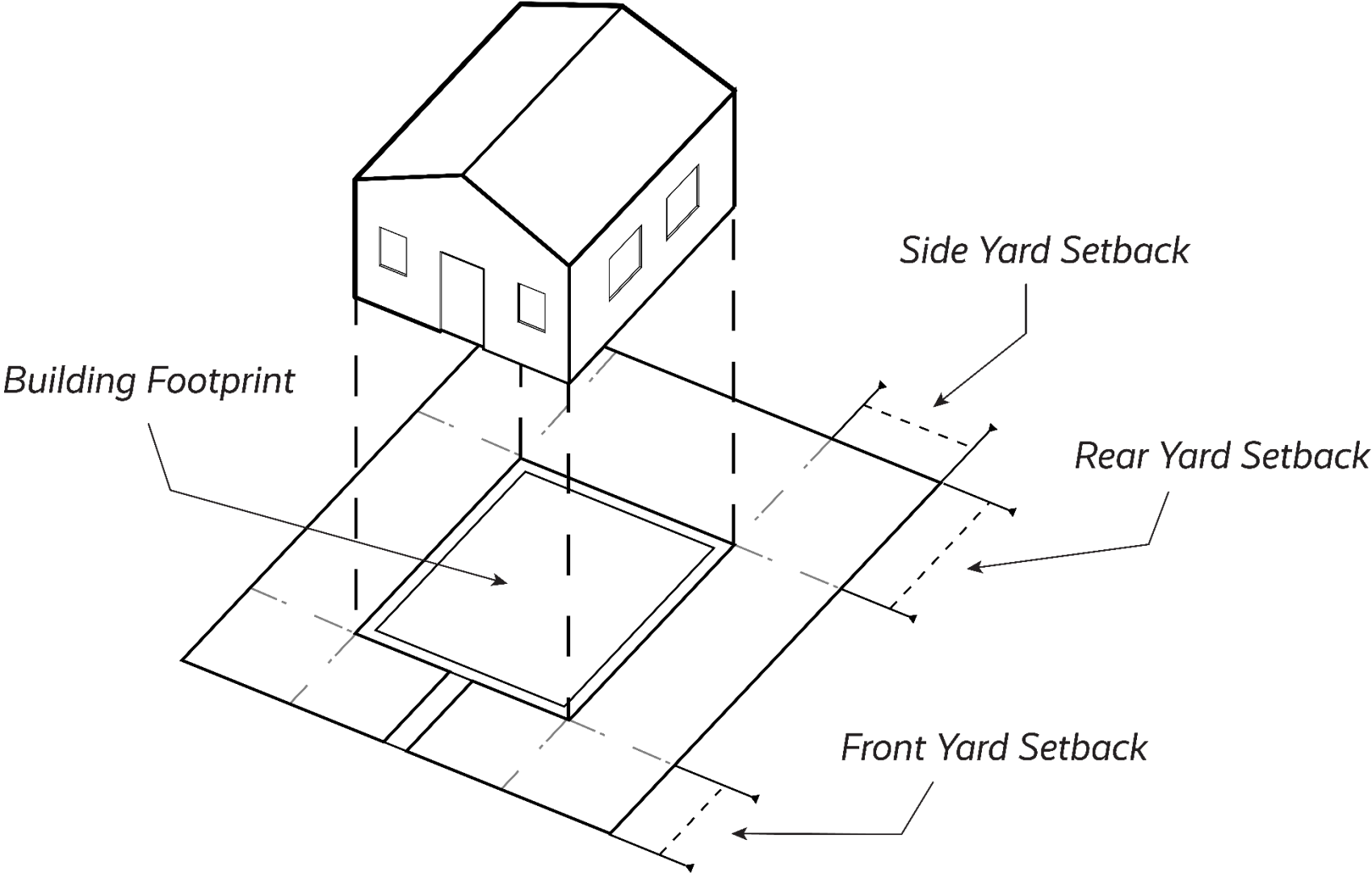
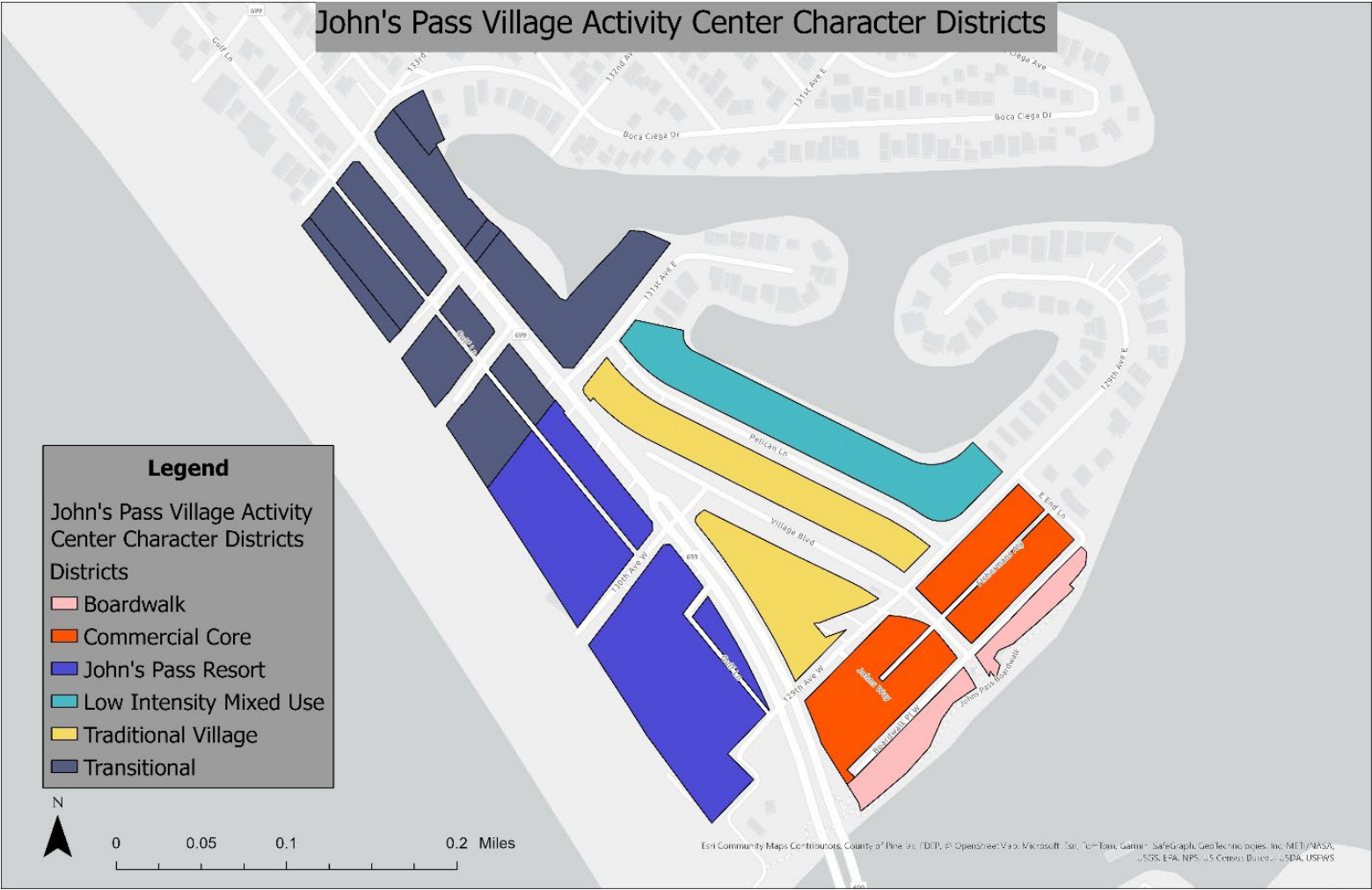


FIGURE 1. JOHN'S PASS VILLAGE ACTIVITY CENTER CHARACTER DISTRICTS



Map Source: City of Madeira Beach



TABLE 1. PRINCIPAL USES PERMITTED IN THE JOHN’S PASS VILLAGE ACTIVITY CENTER

PRINCIPAL USE	BOARDWALK	COMMERCIAL CORE	JOHN’S PASS RESORT	LOW INTENSITY MIXED USE	TRADITIONAL VILLAGE	TRANSITIONAL
Commercial, business service, personal service, office, office support, restaurant, and retail commercial excluding drive-through windows.	Permitted	Permitted			Permitted	East side of Gulf Blvd.
Commercial recreation	Permitted	Permitted			Permitted	
Commercial fishing activities and working waterfront	Permitted					
Charter and party boat operations	Permitted					
Residential and vacation rental		Above 1 st floor commercial use	Permitted	Permitted	Above 1 st floor commercial use	Permitted
Temporary lodging		Above 1 st floor commercial use	Permitted	Permitted	Above 1 st floor commercial use	Permitted
Publicly owned or operated parks and recreation areas			Permitted	Permitted		Permitted
Institutional			Permitted	Permitted		Permitted



TABLE 2. ACCESSORY USES PERMITTED IN THE JOHN'S PASS VILLAGE ACTIVITY CENTER

ACCESSORY USE	BOARDWALK	COMMERCIAL CORE	JOHN'S PASS RESORT	LOW INTENSITY MIXED USE	TRADITIONAL VILLAGE	TRANSITIONAL
Off-street parking and loading	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Essential services	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Commercial, business service, personal service, office, office support, restaurant, and retail commercial excluding drive-through windows only allowed up to 20 percent of the total building floor area ratio.			Permitted			
Retail commercial, personal service, business service, and restaurants excluding drive-through windows only allowed up to 20% of the building floor area ratio						West side of Gulf Blvd.
Home occupation			Permitted	Permitted		Permitted
Boat slips associated with a permitted business use, not for rental or commercial marine activities						East side of Gulf Blvd.
Other customary accessory uses ancillary to the permitted uses	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted



TABLE 3. SPECIAL EXEMPTION USES PERMITTED IN THE JOHN’S PASS VILLAGE ACTIVITY CENTER

SPECIAL EXEMPTION USE	BOARDWALK	COMMERCIAL CORE	JOHN’S PASS RESORT	LOW INTENSITY MIXED USE	TRADITIONAL VILLAGE	TRANSITIONAL
Exhibition of reptiles by permit	Permitted	Permitted			Permitted	
Private social, recreational or fraternal clubs and organizations		Permitted			Permitted	
Publicly owned or operated parks or recreation areas		Permitted			Permitted	
Stand-alone parking lots and parking garages as a principal use		Permitted			Permitted	
Open rooftop use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Open terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit			Permitted	Permitted		Permitted
Retail commercial, restaurant, and personal service uses as a stand-alone use			Permitted; Commercial only on Gulf Blvd.			
Restaurants, excluding drive-through windows				Permitted		
Retail commercial and business service, excluding drive-through windows				Permitted		
Commercial recreation			Permitted	Permitted		Permitted
Public service facilities			Permitted			Permitted



#1. BOARDWALK CHARACTER DISTRICT

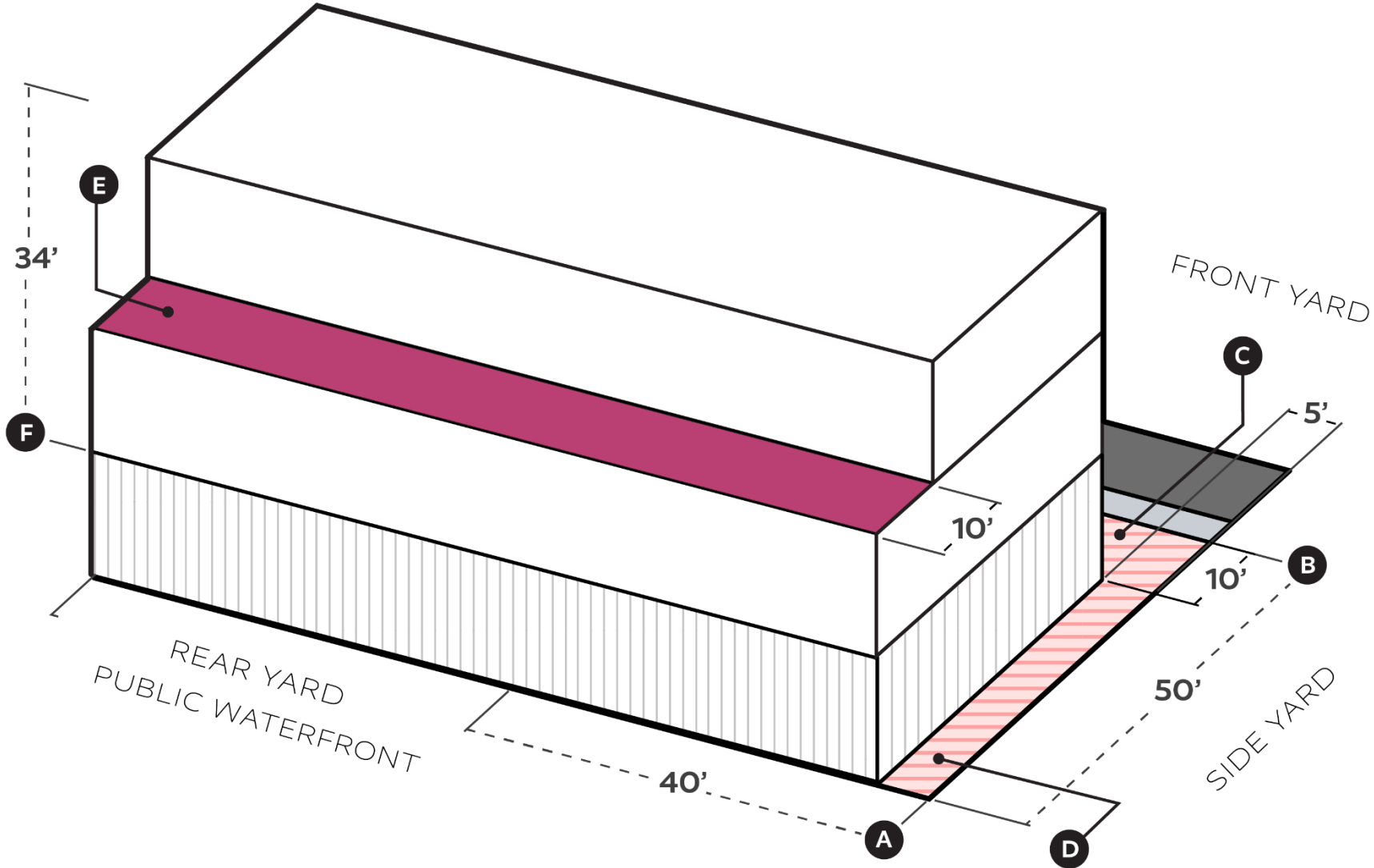
BUILDING SITE AREA REQUIREMENTS			
LOT SIZE	Lot width	40 feet minimum	A
	Lot depth	50 feet minimum	B
FRONT YARD SETBACK	Boardwalk Place	10 Feet*	C
SIDE YARD SETBACK	Side yard for lots ≤ 60 feet wide	0 feet	-
	Side yard for lots > 60 feet wide	5 feet on one side	D
REAR YARD SETBACK	All lots	No setback, however, access to the “tie-backs” supporting seawalls must be provided for maintenance.	-
STEP-BACK	Multiple story buildings	10-foot minimum step-back is required for stories above the second story on the rear or waterfront yard façade of the building.**	E
BUILDING HEIGHT	All lots	34 feet maximum, not to exceed 2 stories over ground floor commercial.***	F

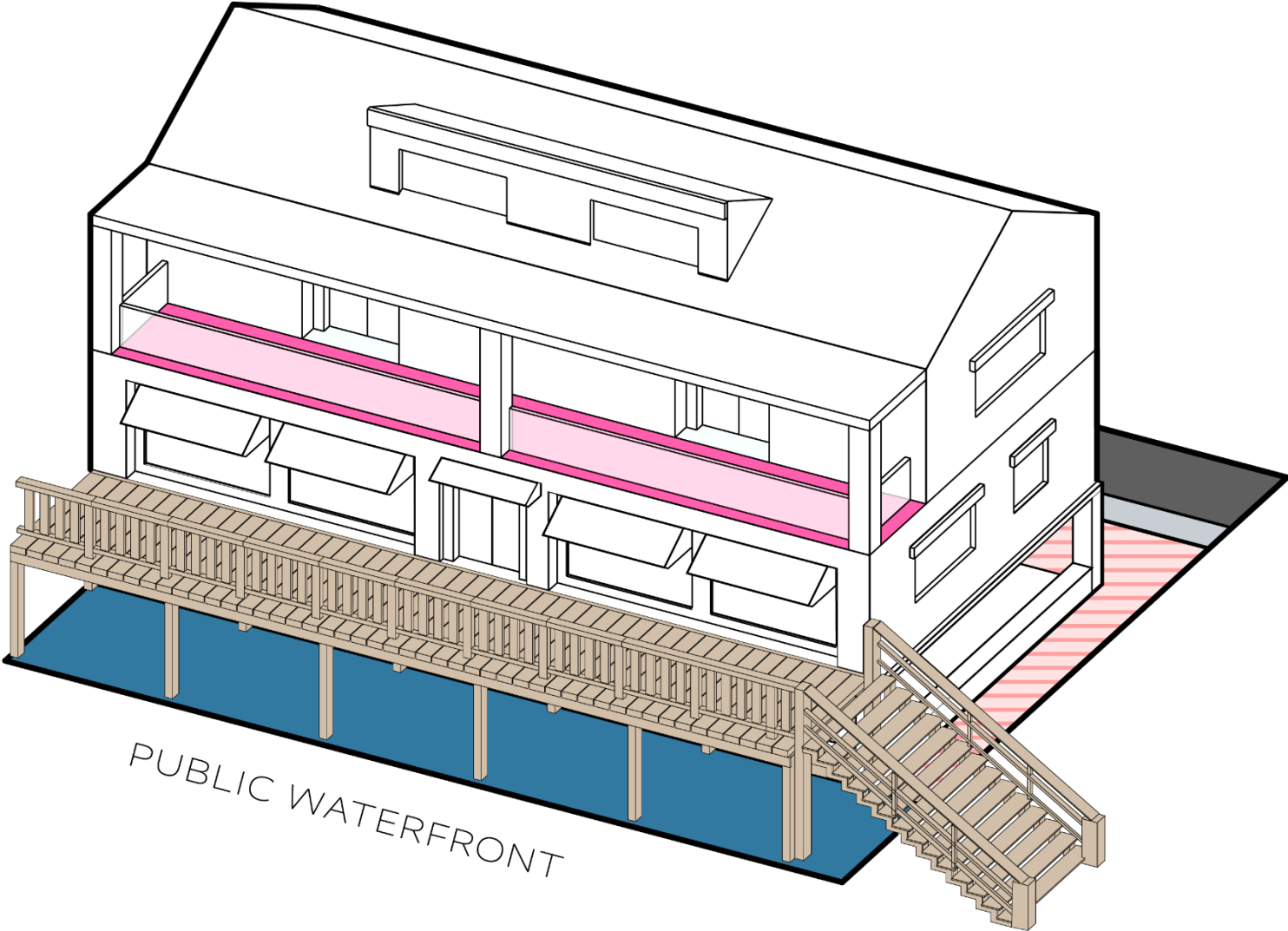
* Awnings may protrude into the setback a maximum of 4 feet.

** Open structured porches, walkways, enclosed stairways, and elevator shafts are allowed within the step-back.

***Height lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4 feet of freeboard.







PUBLIC WATERFRONT

#2. COMMERCIAL CORE CHARACTER DISTRICT

BUILDING SITE AREA REQUIREMENTS			
LOT SIZE	Lot width	40 feet minimum	A
	Lot depth	80 feet minimum	B
FRONT YARD SETBACK	1 story buildings	0-10 feet	-
	2 or more story buildings	10 feet*	C
SIDE YARD SETBACK	Lots ≤ 100 feet wide	No setback requirement	D
	Lots > 100 feet wide	10 feet on one side	E
	Corner lots	10 feet along the street**	F
REAR YARD SETBACK	All lots	20 feet	G
STEP-BACK	Multiple story buildings	10-foot minimum step-back for stories above the second story on the front yard and street facing façade, not including alleys, of the building.***	H
BUILDING HEIGHT*	Lots ≤ ¼ acre in size	34 feet, not to exceed 2 stories over ground floor commercial.****	I
	Lots between ¼ and ½ acre in size	44 feet, not to exceed 3 stories over ground floor commercial.****	J
	Lots ≥ ½ acre in size	55 feet, not to exceed 4 stories over ground floor commercial.****	K

* Structured arcades, awnings, or covered walkways allowed in the setback. Awnings may protrude 4 feet into the public right-of-way.

** Awnings may protrude 4 feet into the public right-of-way along street sides.

*** Open structured porches, walkways, enclosed stairways, and elevator shafts are allowed within the step-back.

**** Height lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4 feet of freeboard.



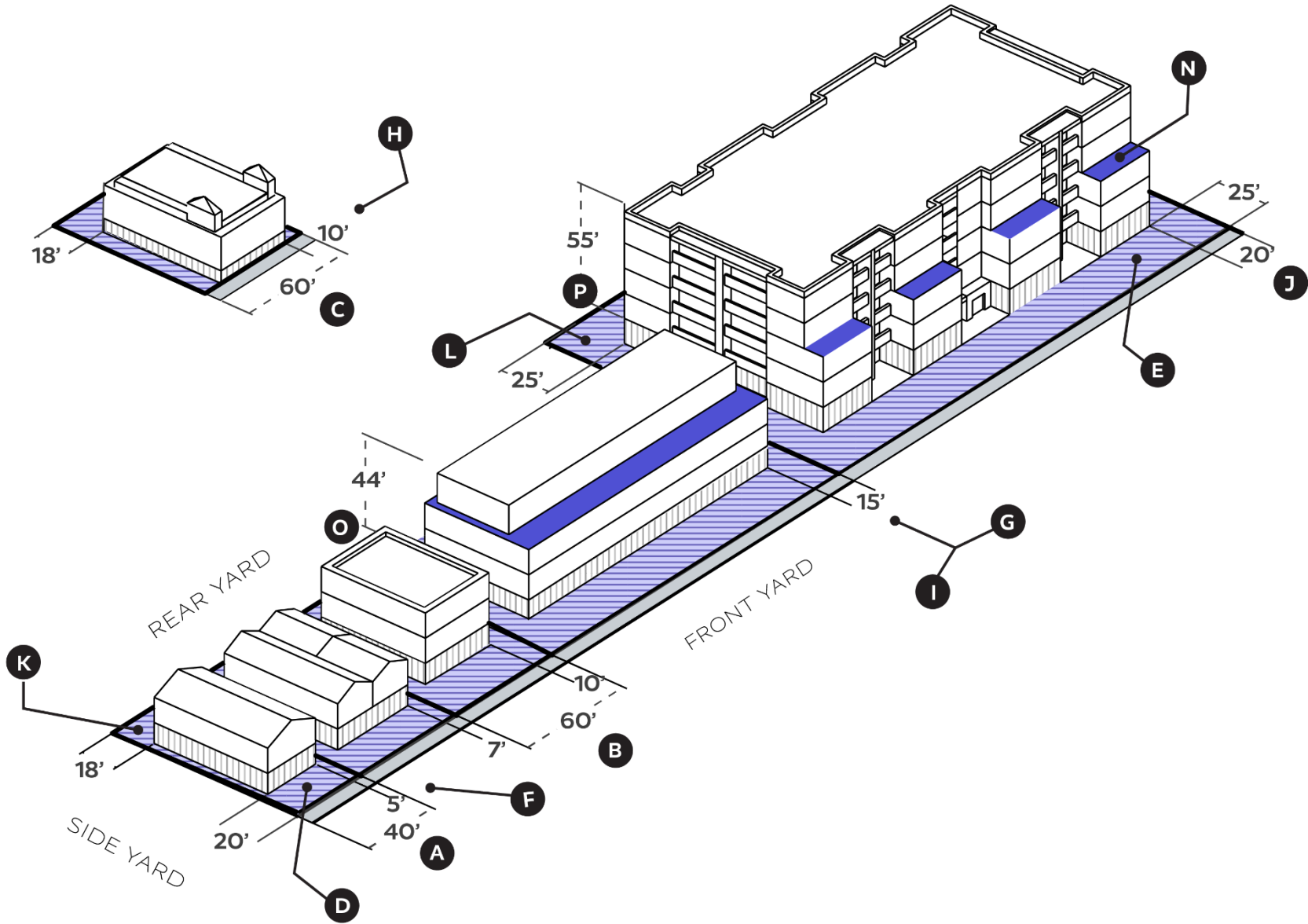
#3. JOHN’S PASS RESORT CHARACTER DISTRICT

BUILDING SITE AREA REQUIREMENTS			
LOT SIZE	Single-family, duplex, triplex	40 feet wide minimum	A
	Multifamily and temporary lodging	60 feet wide minimum	B
	Stand-alone commercial	60 feet wide minimum	C
FRONT YARD SETBACK	Single-family, duplex, and triplex	20 feet	D
	Multifamily and temporary lodging	25 feet	E
SIDE YARD SETBACK	Single-family, duplex, and triplex		
	Lots ≤ 50 feet wide	5 feet minimum on both sides	F
	Lots > 50 feet wide	15 feet minimum total with a minimum of 7 feet on either side	G
	Multifamily, temporary lodging, and retail commercial		
	Lots ≤ 120 feet wide	10 feet minimum on both sides	H
	Lots 121-240 feet wide	15 feet minimum on both sides	I
	Lots > 240 feet wide	20 feet minimum on both sides	J
REAR YARD SETBACK	Lots ≤ 100 feet long	18 feet	K
	Lots > 100 feet long	25 feet	L
	Waterfront lots on the Gulf of Mexico	Landward of the Coastal Construction Control Line (CCCL)	-
STEP-BACK	Multiple story buildings	10-foot minimum step-back is required for stories above the third story on the front yard façade of the building.*	N
BUILDING HEIGHT*	Lots ≤ ½ acre in size	44 feet maximum, not to exceed 4 stories over ground floor parking.**	O
	Lots > ½ acre in size	55 feet maximum, not to exceed 5 stories over ground floor parking.**	P

*Enclosed stairways and elevator shafts are allowed within the step-back.

** Height lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4 feet of freeboard.



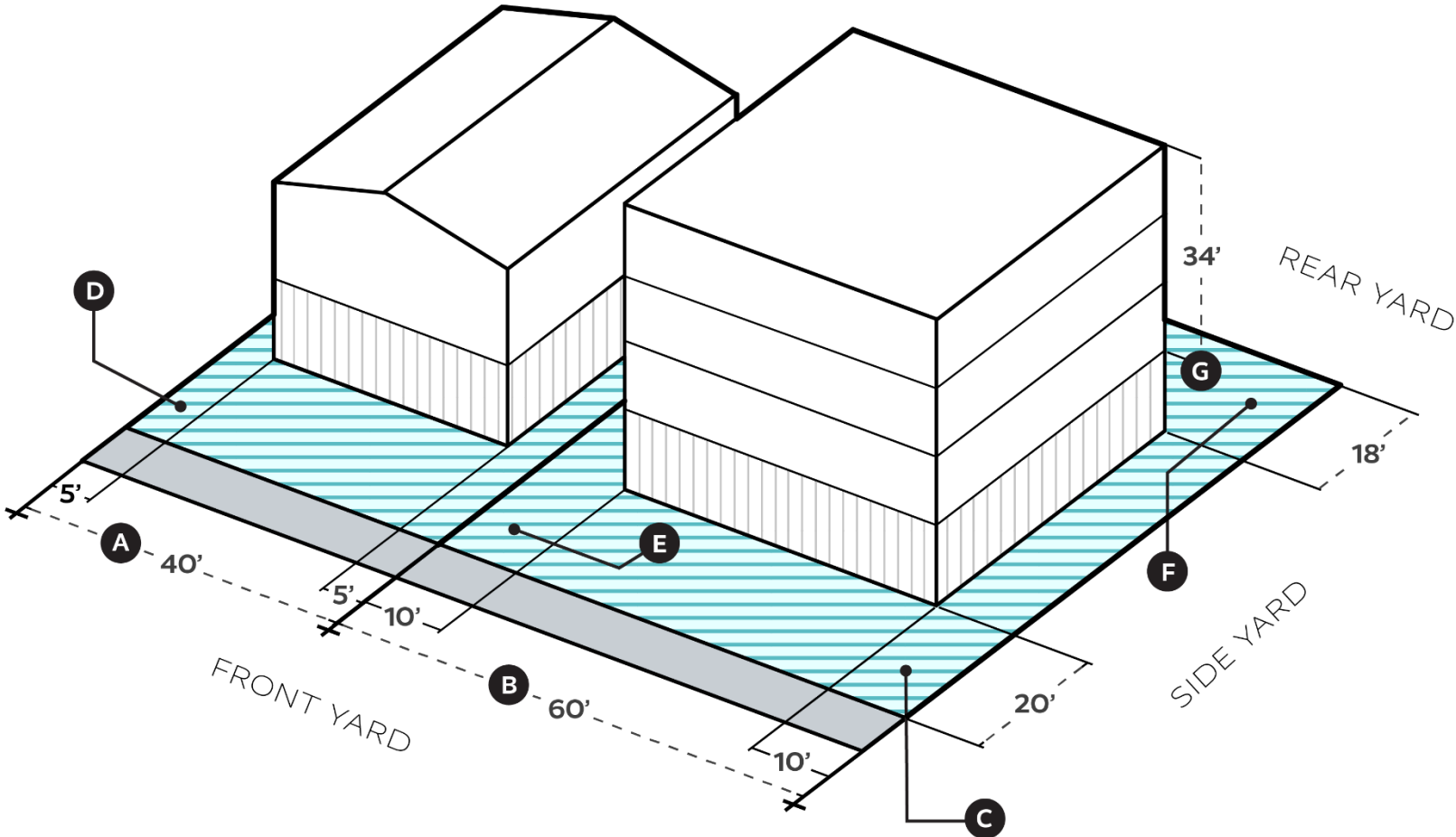


#4. LOW INTENSITY MIXED USE CHARACTER DISTRICT

BUILDING SITE AREA REQUIREMENTS			
LOT SIZE	Single-family, duplex, triplex	40 feet wide minimum	A
	Multifamily and temporary lodging	60 feet wide minimum	B
FRONT YARD SETBACK	All lots	20 feet	C
SIDE YARD SETBACK	Lots ≤ 50 ft wide	5 feet on each side	D
	Lots > 50 ft wide	10 feet on each side	E
REAR YARD SETBACK	All lots	18 feet	F
BUILDING HEIGHT	All lots	34 feet maximum, not to exceed 3 stories over ground floor parking.*	G

* Height lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4 feet of freeboard.





#5. TRADITIONAL VILLAGE CHARACTER DISTRICT

BUILDING SITE AREA REQUIREMENTS			
LOT SIZE	Lot width	40 feet minimum	A
	Lot depth	75 feet minimum	B
FRONT YARD SETBACK	All lots	0-10 feet*	C
SIDE YARD SETBACK	Lots without a side yard along a street	0 feet	-
	Lots with a side yard along a street	10 feet along the street	D
REAR YARD SETBACK	All lots	10 feet	E
STEP-BACK	Multiple story buildings	10-foot minimum step-back is required for stories above the second story on the front yard façade of the building.**	F
BUILDING HEIGHT	Lots ≤ ½ acre in size	34 feet, not to exceed 2 stories over ground floor commercial.***	G
	Lots > ½ acre in size	44 feet, not to exceed 3 stories over ground floor commercial.***	H

* Awnings may protrude in the public right-of-way a maximum of 4 feet.

** Open structured porches, walkways, enclosed stairways, and elevator shafts are allowed within the step-back.

*** Height lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4 feet of freeboard.



#6. TRANSITIONAL CHARACTER DISTRICT

BUILDING SITE AREA REQUIREMENTS			
LOT SIZE	Single-family, duplex, triplex	40 feet wide minimum	A
	Multifamily and temporary lodging	60 feet wide minimum	B
	Stand-alone commercial	60 feet wide minimum	C
	Public service facilities	Not to exceed 5 acres (217,800 square feet)*	-
FRONT YARD SETBACK	Single-family, duplex, and triplex	20 feet	D
	Multifamily, temporary lodging, and commercial	20 feet	E
SIDE YARD SETBACK	Single-family, duplex, and triplex		
	- Lots ≤ 50 feet wide	5 feet minimum on each side	F
	- Lots > 50 feet wide	15 feet minimum total with a minimum of 7 feet on either side	G
	Multifamily, temporary lodging, and retail commercial		
	- Lots ≤ 120 feet wide	10 feet minimum on each side	H
	- Lots 121-240 feet wide	15 feet minimum on each side	I
	- Lots > 240 feet wide	20 feet minimum on each side	J
REAR YARD SETBACK	Lots ≤ 100 feet long	18 feet	K
	Lots > 100 feet long	25 feet	L
	Waterfront lots on the Gulf of Mexico	Landward of the Coastal Construction Control Line (CCCL)	-
STEP-BACK	Multi-story buildings	10-foot minimum step-back is required for stories above the third story on the front yard and street facing façade of the building.**	M
BUILDING HEIGHT	All lots	44 feet, not to exceed 4 stories over ground floor parking or commercial if located on the east side of Gulf Boulevard.***	N

* Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.



** Enclosed stairways and elevator shafts are allowed within the step-back.

*** Height lines are measured from Design Flood Elevation (DFE) to the eave of the building and is calculated as Base Flood Elevation (BFE) plus 4 feet of freeboard.

