
RE: Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning

From Wennick, Emma <ewennick@forwardpinellas.org>

Date Tue 5/5/2026 2:05 PM

To Morris, Andrew <Amorris@madeirabeachfl.gov>; Fisher, Linda A <lfisher@forwardpinellas.org>

Cc Younkin, Kathryn <kyounkin@madeirabeachfl.gov>

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Hi Andrew,

Thank you for forwarding the Development Agreement and project narrative for the proposed John's Pass Village Hotel Planned Development. I appreciate the additional detail. Based on an initial evaluation, the proposal does not appear to modify permitted uses, density/intensity standards, or the boundaries of the John's Pass Village Activity Center on the Countywide Plan Map. The project appears to utilize by-right intensity (FAR 2.0), and the requested flexibility is related to dimensional standards addressed through the PD zoning process and Development Agreement.

As a result, this does not appear to constitute an Activity Center amendment under Section 6.2.2 of the Countywide Rules, and it would not be subject to the tiered amendment review process. We will remain available if any coordination questions arise as the ordinance is drafted or as the project moves forward through the local review process.

Best regards,
Emma



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From: Morris, Andrew <Amorris@madeirabeachfl.gov>

Sent: Tuesday, May 5, 2026 10:46 AM

To: Fisher, Linda A <lfisher@forwardpinellas.org>; Wennick, Emma <ewennick@forwardpinellas.org>

Cc: Younkin, Kathryn <kyounkin@madeirabeachfl.gov>

Subject: Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning

Linda and Emma,

Here are PDF copies of the Development Agreement and project narrative for the proposed John's Pass Village Hotel Planned Development (PD) rezoning. The proposed hotel will be located in the John's Pass Village Activity Center. The proposed hotel would use the by right density and intensity. The Planned Development (PD) zoning district is considered a compatible zoning district for the John's Pass Village Activity Center. Our City Attorney is drafting an ordinance for the rezoning, but I wanted to make sure to send the Development Agreement and project narrative first since both documents have all the information related to the proposed rezoning and hotel.

Best Regards,

Andrew Morris

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