

An aerial photograph of John's Pass Village, Florida, showing a mix of residential and commercial buildings along the waterfront. The water is filled with numerous boats and yachts. The sky is clear and blue.

JOHN'S PASS VILLAGE DISTRICT ZONING

Public Workshops

April 13, 18, and 20, 2024

LOCAL LAND REGULATIONS



**FORWARD
PINELLAS**

Countywide Plan
Countywide Rules
Countywide Plan Strategies
Countywide Plan Map



Madeira Beach Comprehensive Plan
Future Land Use Element
Future Land Use Map



Madeira Beach Code of Ordinances
Land Development Regulations
Zoning Map

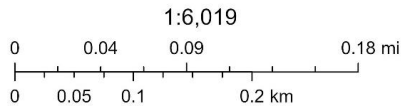


COUNTYWIDE PLAN MAP



4/5/2024, 9:29:28 AM

- Countywide Plan Map Categories
- Recreation/Open Space
 - Residential Medium
 - Resort
 - Retail Services
 - Preservation
 - Activity Center



Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

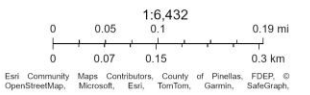
MADEIRA BEACH ZONING MAP



4/5/2024

Madeira Beach Zoning

- Tourist Commercial (C-1)
- John's Pass Marine Commercial (C-2)
- Retail Commercial (C-3)
- Marine Commercial (C-4)
- Planned Development (PD)
- Low Density Multifamily Residential (R-2)
- Medium Density Multifamily Residential (R-3)



Esri, Community Maps Contributors, County of Pinellas, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

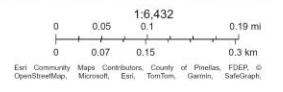
MADEIRA BEACH FUTURE LAND USE MAP



4/5/2024

Madeira Beach Future Land Use

- Preservation
- Residential Medium
- Activity Center
- Recreation/Open Space
- Resort Facilities Medium



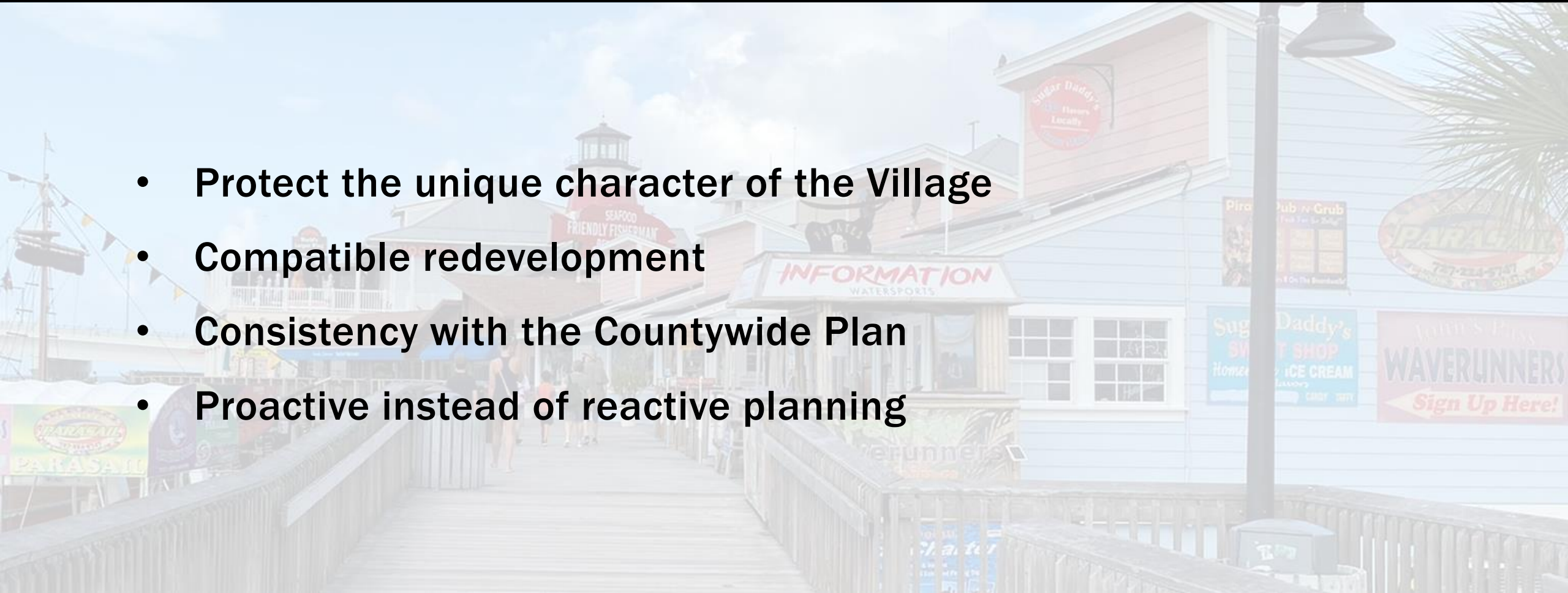
Esri, Community Maps Contributors, County of Pinellas, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

MADEIRA BEACH HISTORY

- 1940-80s: Many of the buildings in John's Pass area were built.
- 1983: Creation of Zoning Districts with uses, height, and setbacks. Many of these did not reflect what was on the ground.
- 2007-08: Amendments to the Comprehensive Plan and Land Development Regulations exceeded the Countywide Plan's maximums.
- 2020-22: Current staff found the inconsistencies and proceeded with public meetings and discussions with Forward Pinellas on how to proceed.
- 2022-24: The John's Pass Village Activity Center was created and adopted at the County and local (Comprehensive Plan) levels.
- Now: Zoning to correspond with the Activity Center must be adopted.

WHY AN ACTIVITY CENTER?

- Protect the unique character of the Village
- Compatible redevelopment
- Consistency with the Countywide Plan
- Proactive instead of reactive planning



LAND DEVELOPMENT REGULATIONS (LDR)

Zoning

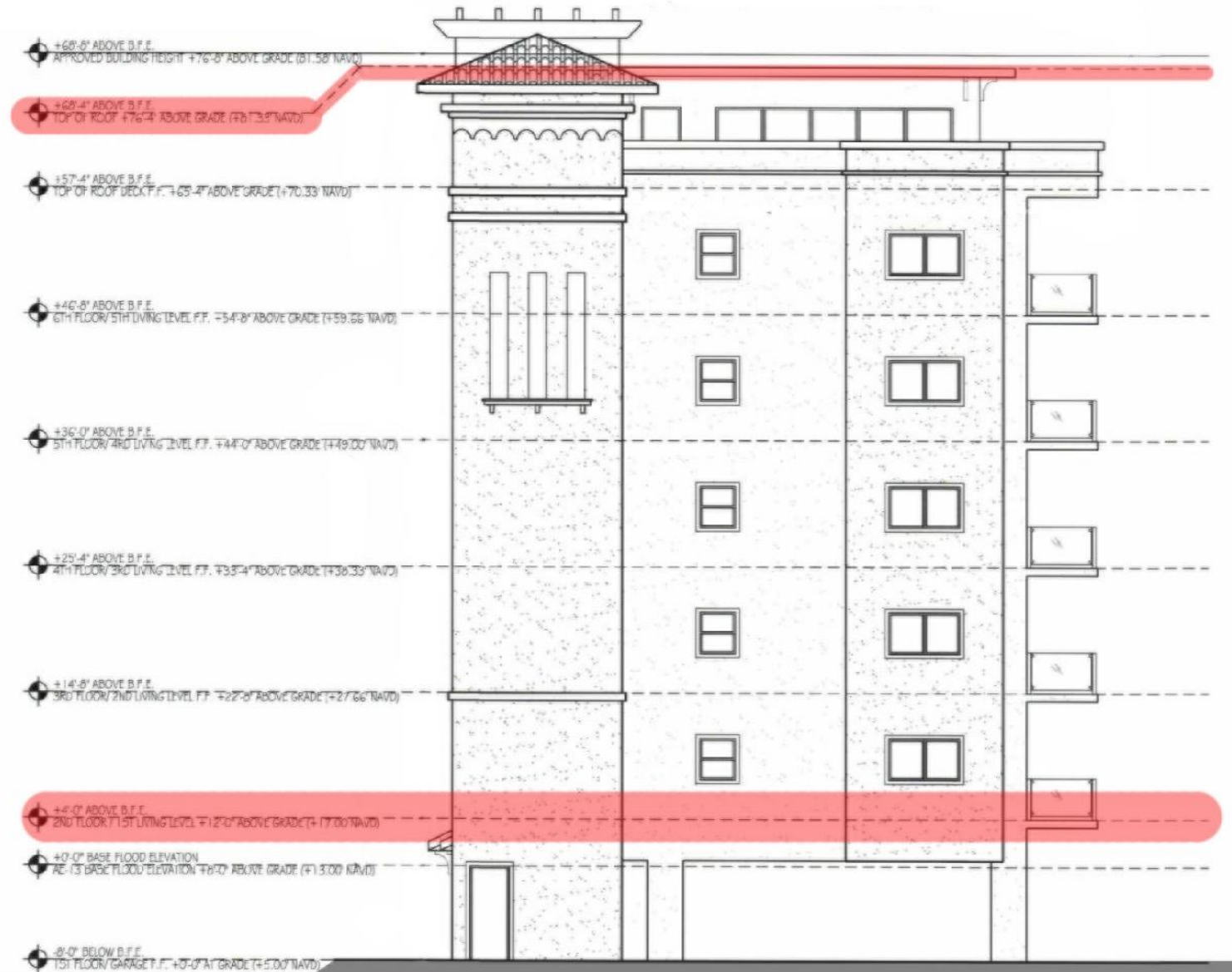
- Uses (primary, accessory, and special exception)
- Setbacks
- Building Height (measured DFE)
- Special Requirements



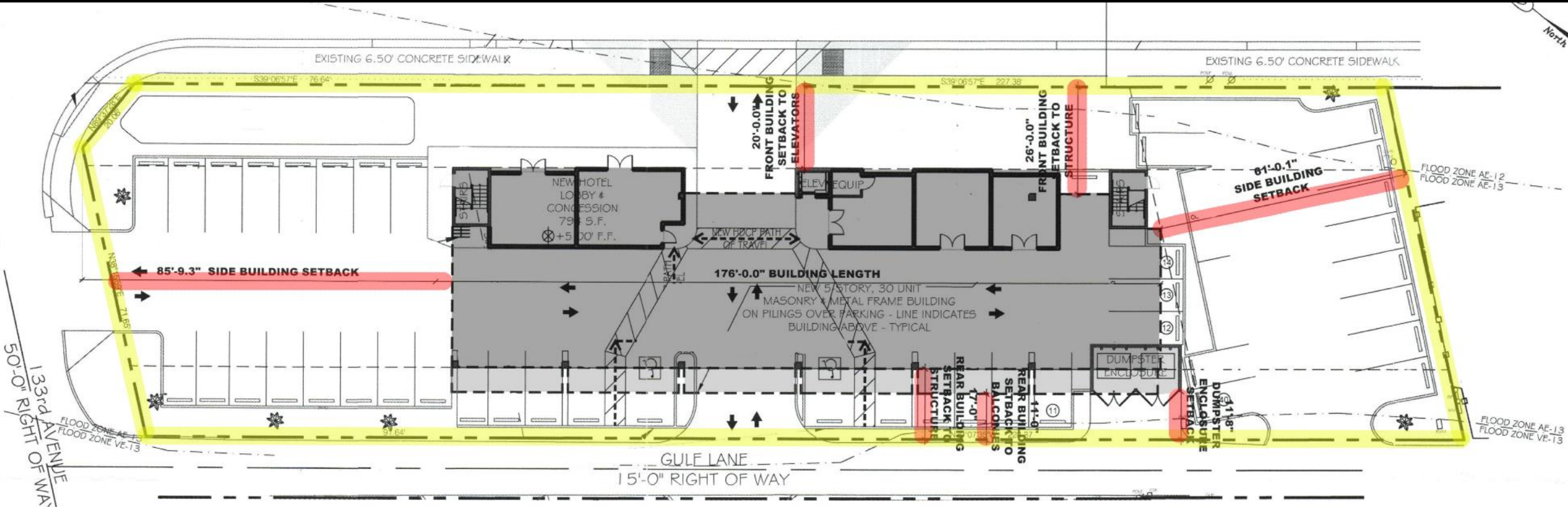
HEIGHT

Madeira Beach measures height from Design Flood Elevation (Base Flood Elevation + Freeboard)

Certain elements can exceed the height (architectural features, mechanical units, etc.)



SETBACK



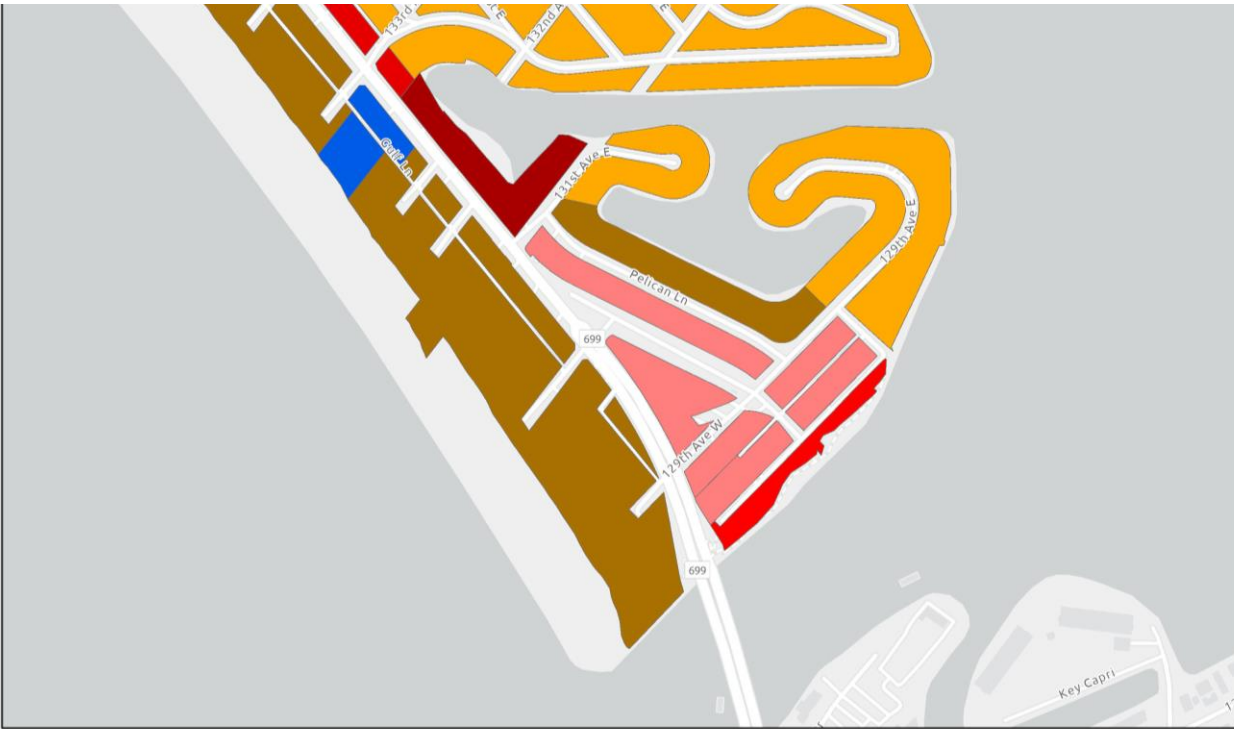
Setbacks vary from district to district and can also change depending on use or lot size.

Setbacks are from the property lines or with a waterfront rear yard from back of seawall or CCCL.

MADEIRA BEACH ZONING MAP

Existing Zoning Map

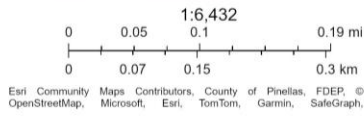
Proposed Zoning Map



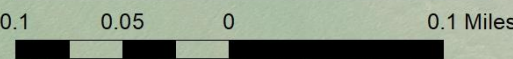
4/5/2024

Madeira Beach Zoning

- Retail Commercial (C-3)
- Low Density Multifamily Residential (R-2)
- Tourist Commercial (C-1)
- Marine Commercial (C-4)
- John's Pass Marine Commercial (C-2)
- Planned Development (PD)
- Medium Density Multifamily Residential (R-3)



- Legend**
- Madeira Beach Roads
 - ▬▬▬ Coastal Construction Control Line
 - John's Pass Village Activity Center Character Districts**
 - Boardwalk
 - Commercial Core
 - John's Pass Resort
 - Low Intensity Mixed Use
 - Traditional Village
 - Transitional



Boardwalk

EXISTING C-2 Zoning

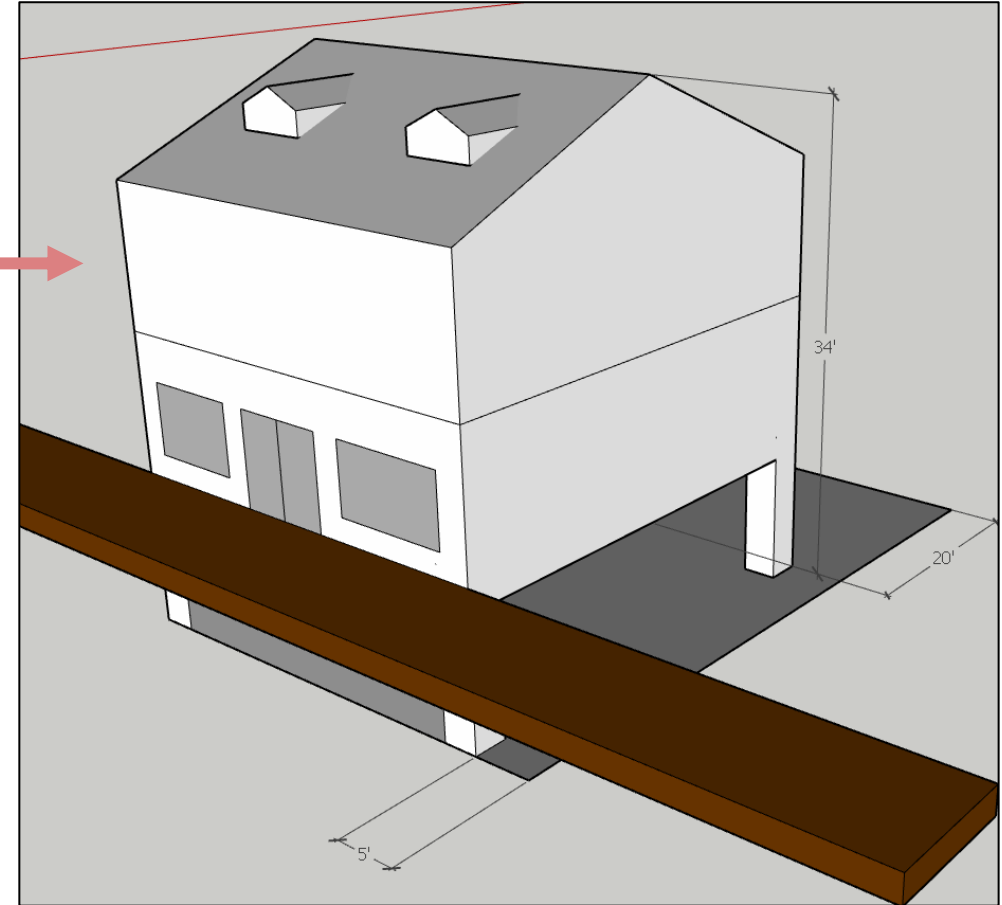
- Setbacks
 - Front: 20'
 - Side: 5' on one side
 - Rear/waterfront: none
- Height (from DFE): 34'

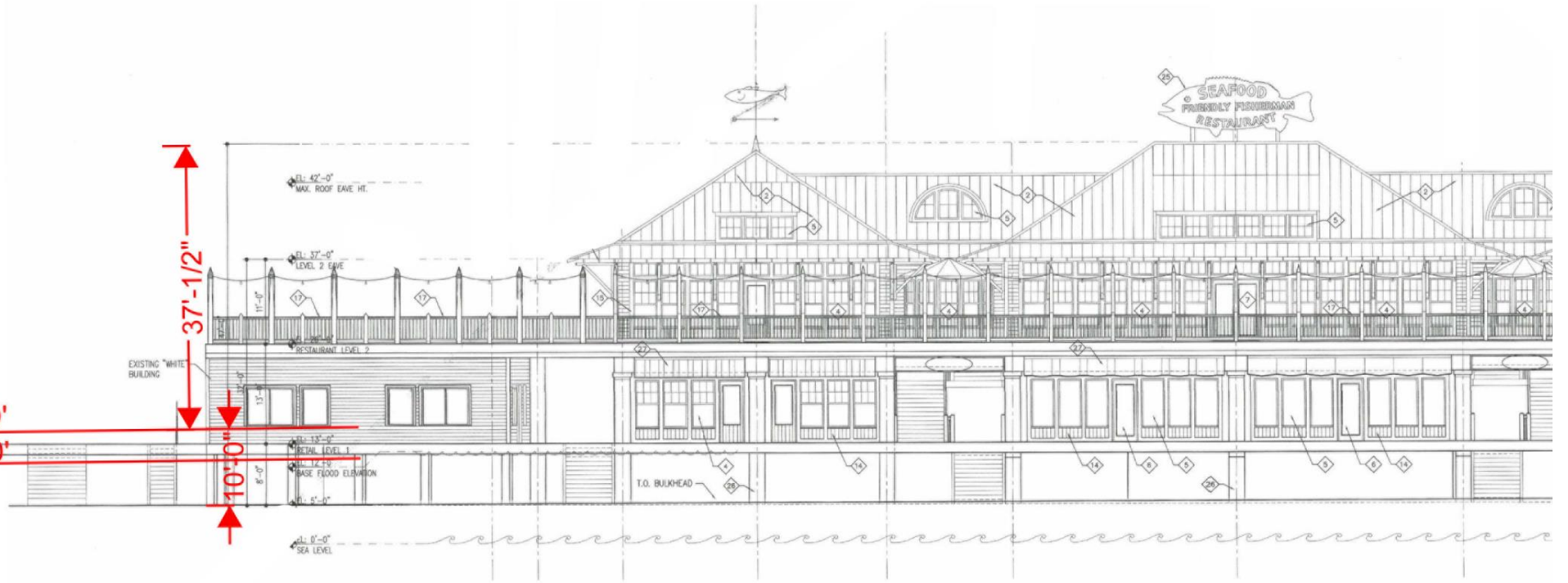


Example Existing C-2 Zoning District

Setbacks: Front Yard (20 ft),
Side Yard (5 ft one side),
Rear Yard/waterfront (none)

Height: 34 ft





37'-1/2"

DFE - 15.00'

BFE - 11.00'

10'-0"

EL: 42'-0"
MAX. ROOF EAVE HT.

EL: 37'-0"
LEVEL 2 EAVE

EL: 13'-6"
RETAIL LEVEL 1

EL: 12'-0"
BASE FLOOD ELEVATION

EL: 5'-0"
SEA LEVEL

EXISTING WHITE BUILDING

RESTAURANT LEVEL 2

T.O. BULKHEAD

SEAFOOD
FRIENDLY FISHERMAN
RESTAURANT



Commercial Core

EXISTING C-1 Zoning

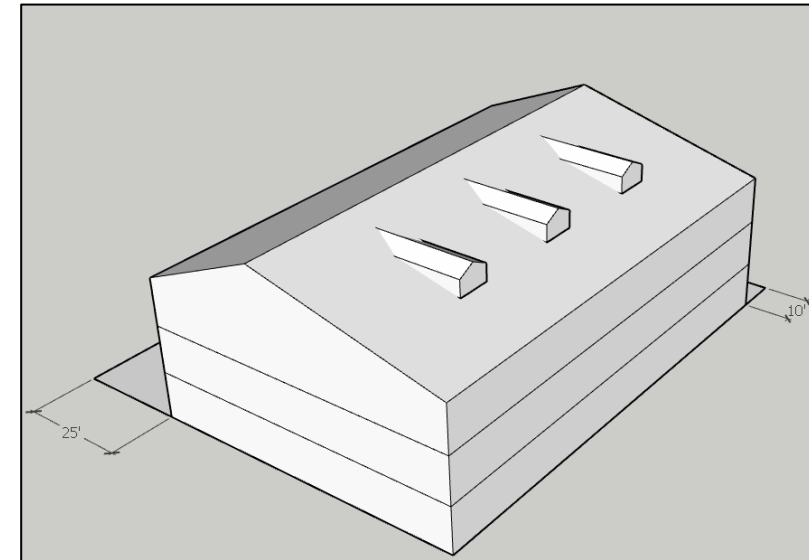
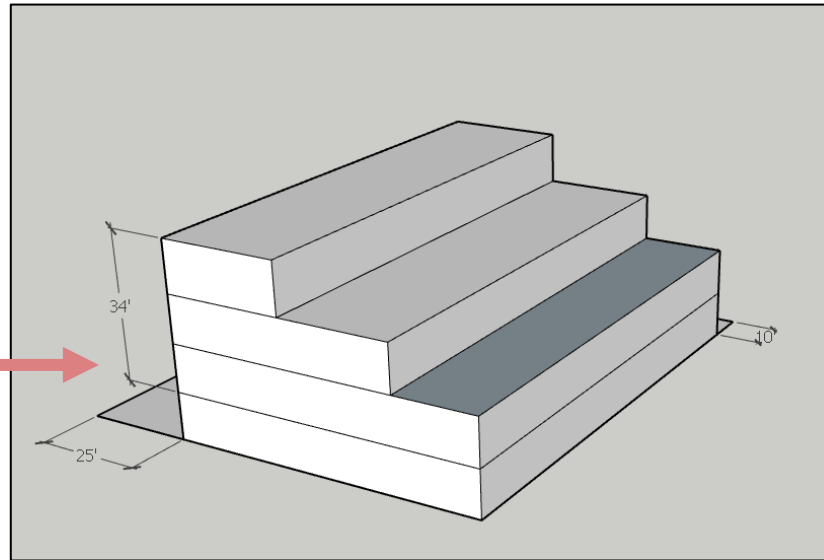
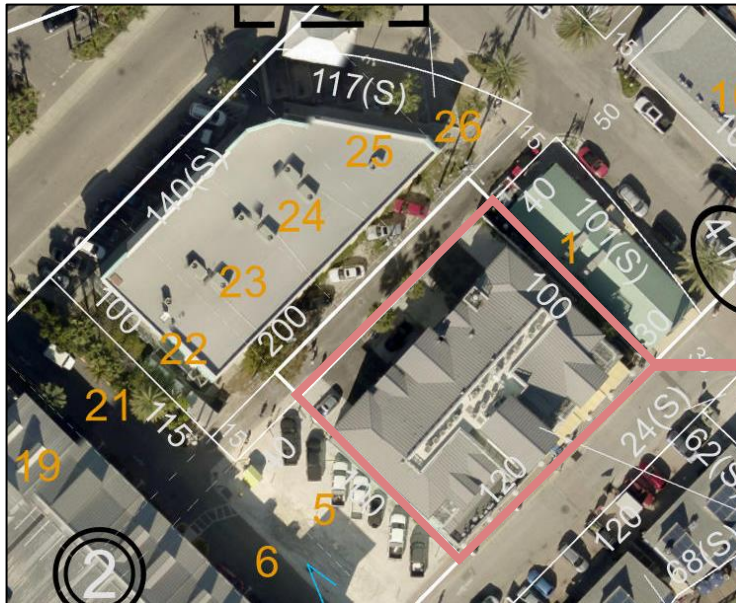
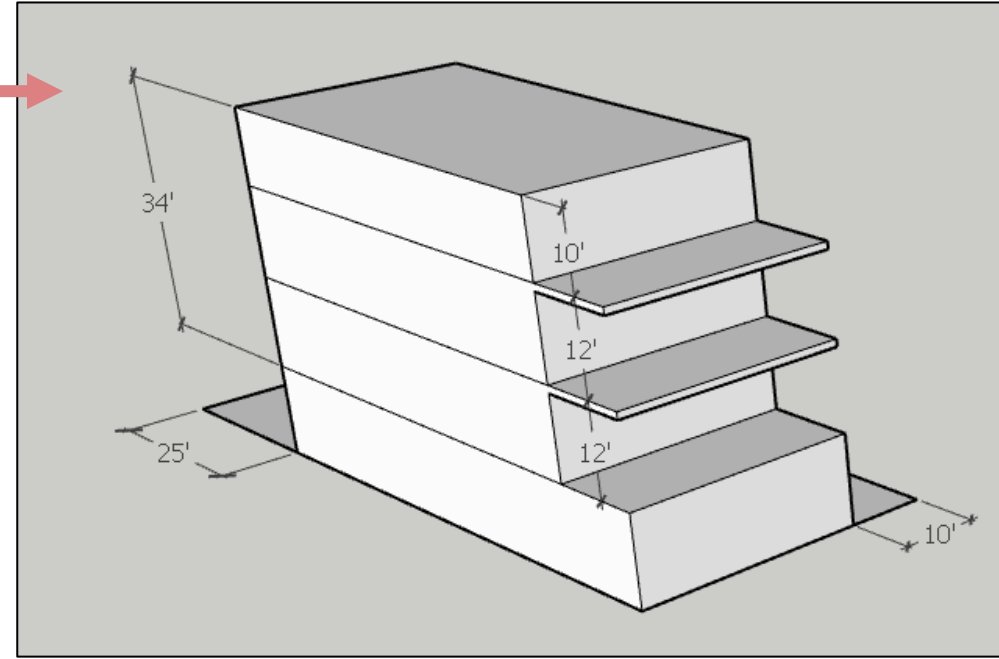
- **Setbacks**
 - **Front: none**
 - **Side: 10' on one side**
 - **Rear: 25'**
- **Height (from DFE): 34'**



Example Existing C-1 Zoning District

Setbacks: Front Yard (none), Side Yard (10 ft one side), Rear Yard (25 ft)

Height: 34 ft





EXISTING R-3 Zoning

- **Setbacks**

- **Front:**

- **Single fam to triplex: 20'**
 - **Multifamily, hotel, commercial: 25'**

- **Side:**

- **Single fam to triplex < 50' wide: 5'**
 - **Single fam to triplex > 50' wide and multifamily, hotel and commercial: 10'**

- **Rear: 25' or CCCL (if on beach)**

- **Height (from DFE): 44'**

- **Special Requirement: hotels or multifamily abuts residential an additional 5' setback**

John's Pass Resort

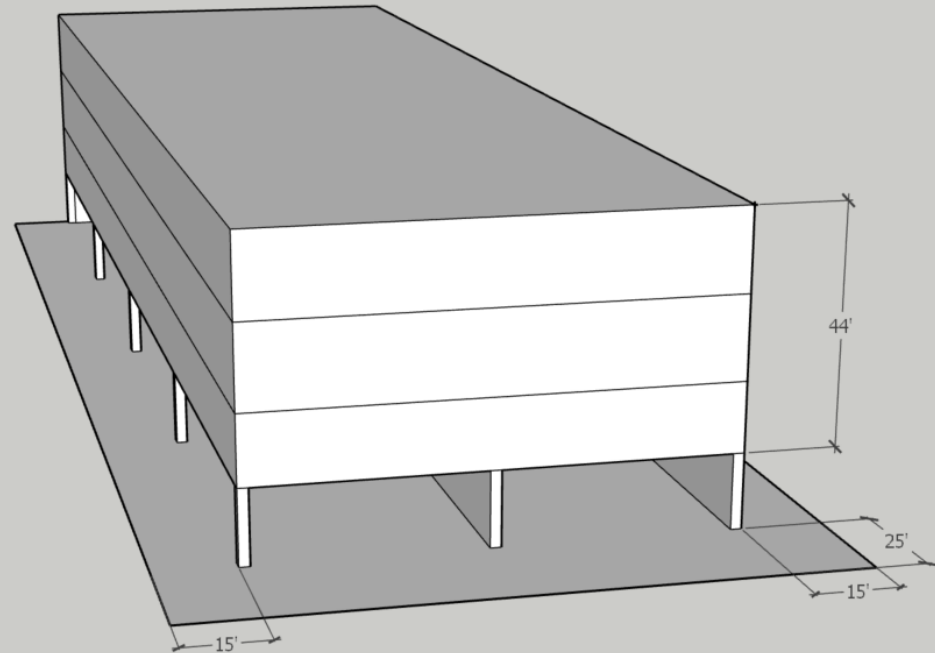
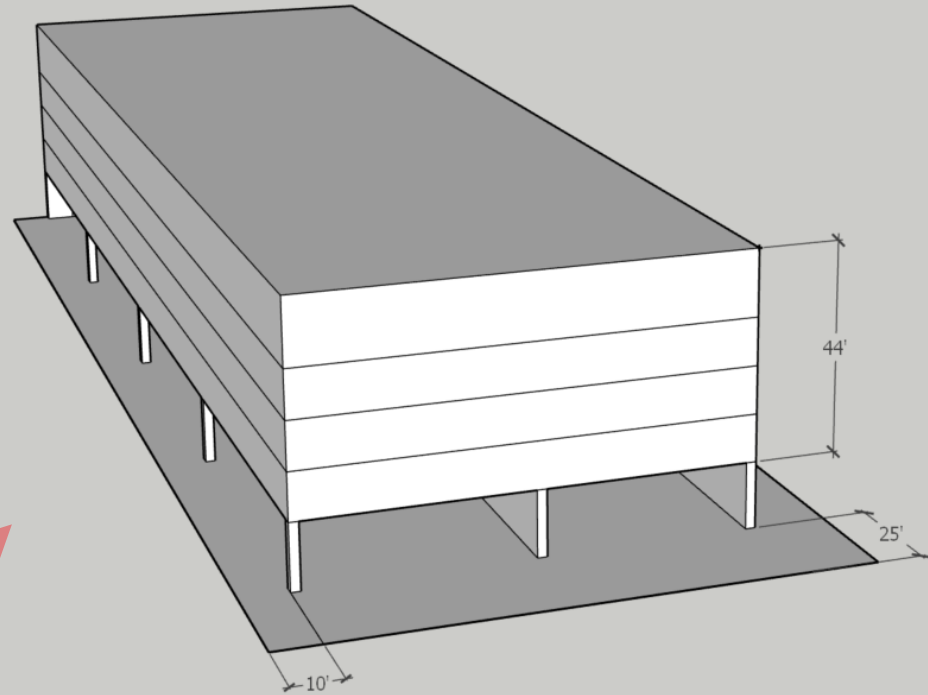


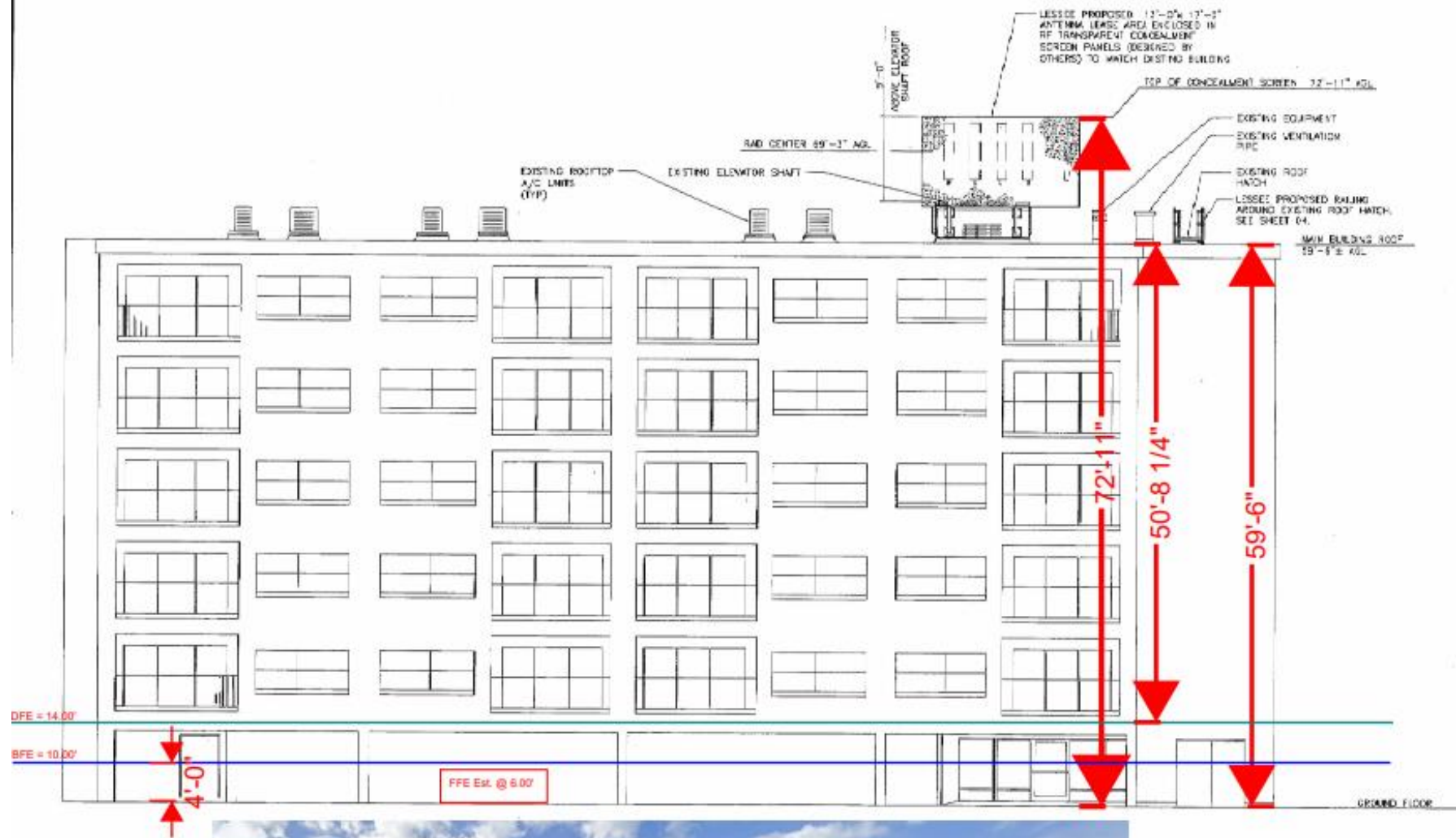
Example Existing R-3 Zoning District

Setbacks: Front Yard (20-25'),
Side Yard (5-10'), Rear Yard
(CCCL if on the beach, or 25')

*additional 5' side setback if
hotel or multifamily next to
residential

Height: 44 ft





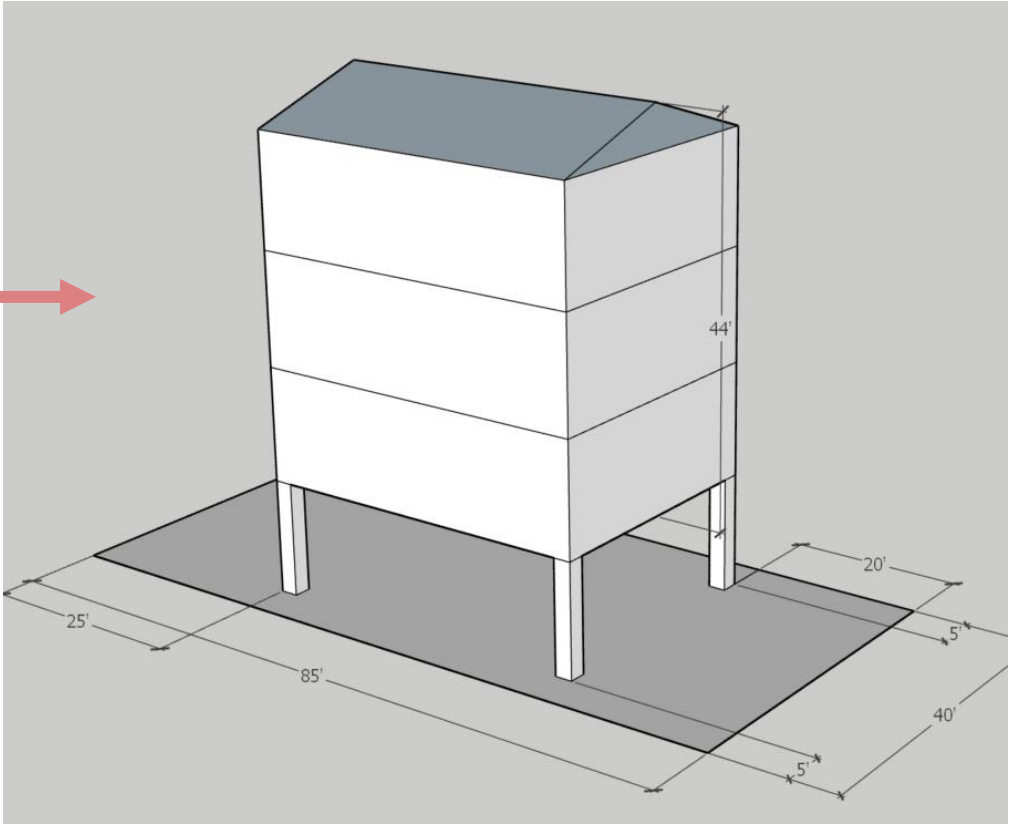
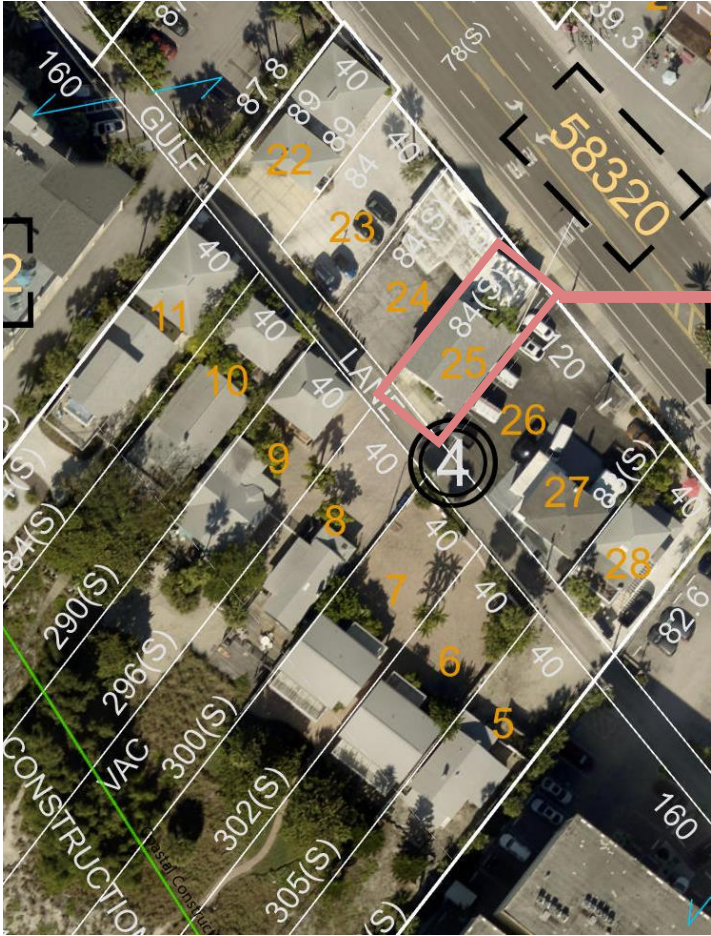
Example

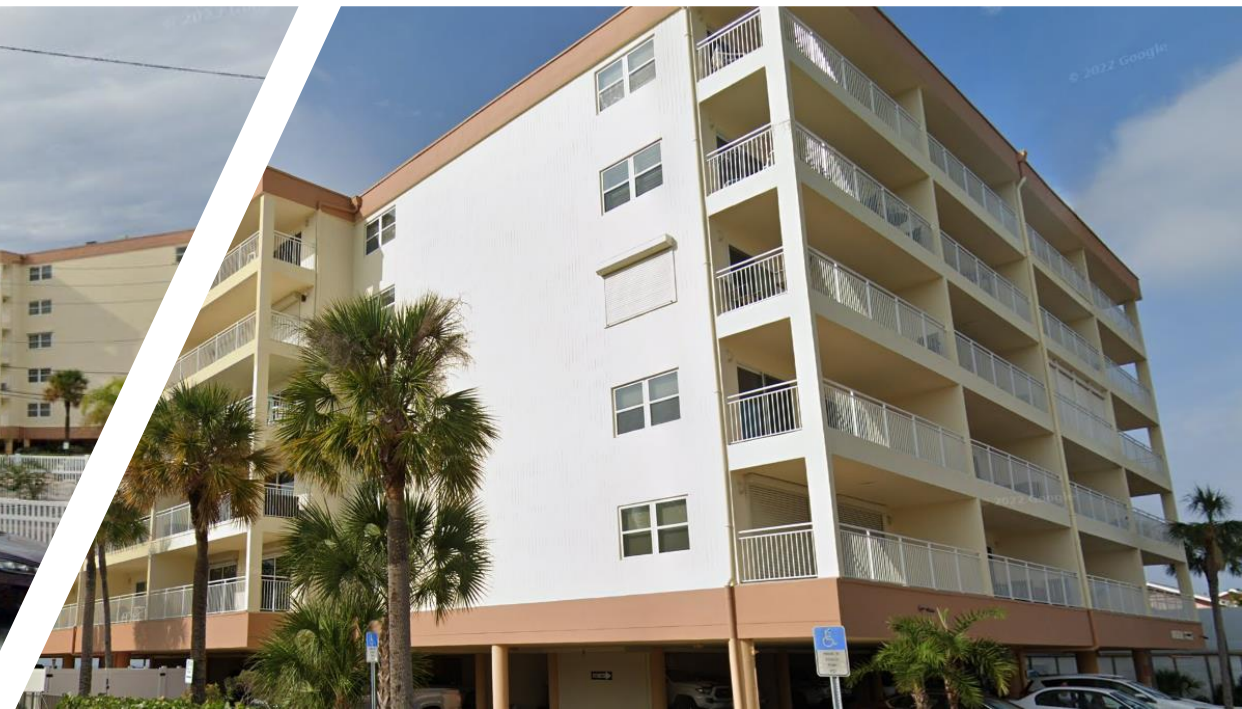
Existing R-3 Zoning District

Setbacks: Front Yard (20-25'), Side Yard (5-10'), Rear Yard (CCCL if on the beach, or 25')

*additional 5' side setback if hotel or multifamily next to residential

Height: 44 ft





EXISTING R-3 Zoning

- **Setbacks**

- **Front:**

- Single fam to triplex: 20'
 - Multifamily, hotel, commercial: 25'

- **Side:**

- Single fam to triplex < 50' wide: 5'
 - Single fam to triplex > 50' wide and multifamily, hotel and commercial: 10'

- **Rear: 25' or CCCL (if on beach)**

- **Height (from DFE): 44'**

Low Intensity Mixed Use

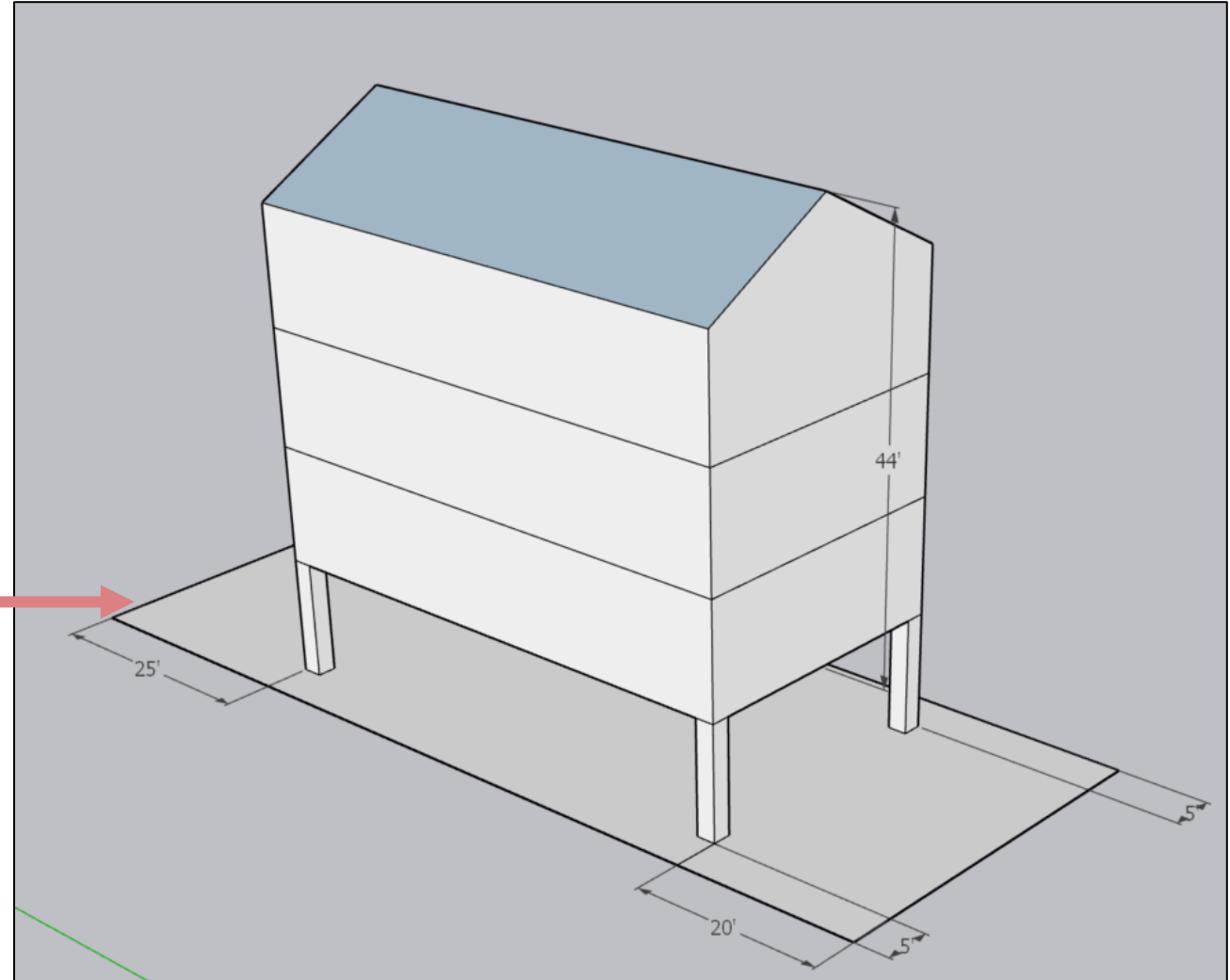


Example

Existing R-3 Zoning District

Setbacks: Front Yard (20-25'), Side Yard (5-10'), Rear Yard (CCCL if on the beach, or 25')

Height: 44 ft

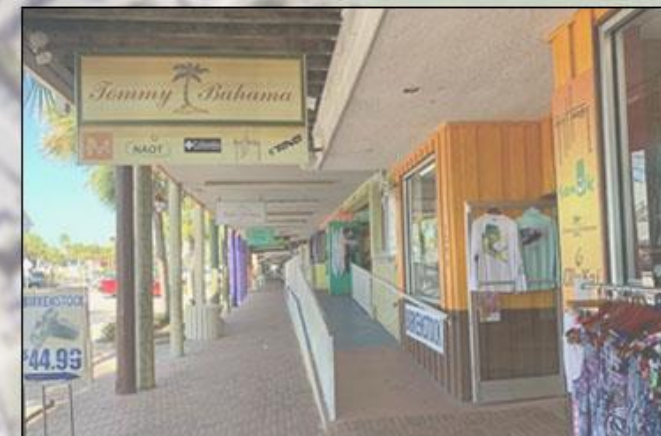




Traditional Village

EXISTING C-1 Zoning

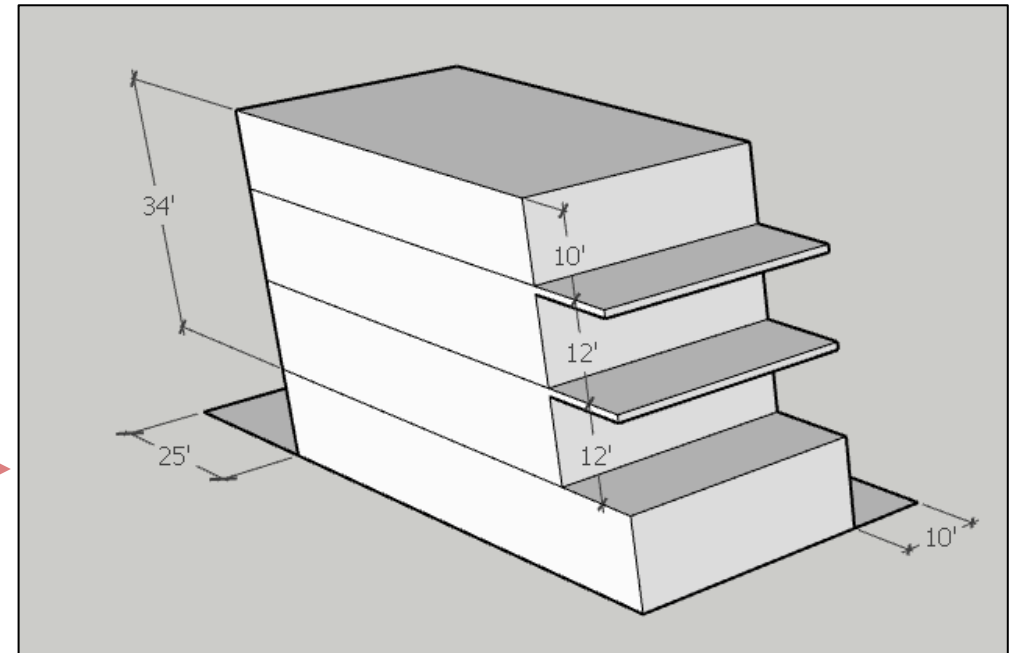
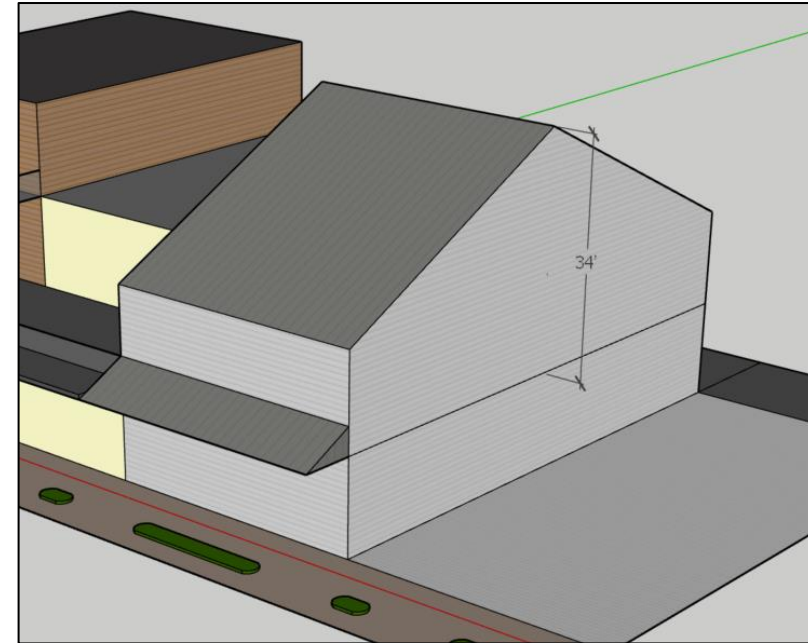
- Setbacks
 - Front: none
 - Side: 10' on one side
 - Rear: 25'
- Height (from DFE): 34'



Example Existing C-1 Zoning District

Setbacks: Front Yard (none), Side Yard (10 ft one side), Rear Yard (25 ft)

Height: 34 ft





EXISTING R-3 Zoning

• Setbacks

• Front:

- Single fam to triplex: 20'
- Multifamily, hotel, commercial: 25'

• Side:

- Single fam to triplex < 50' wide: 5'
- Single fam to triplex > 50' wide and multifamily, hotel and commercial: 10'

- Rear: 25' or CCCL (if on beach)

• Height (from DFE): 44'

EXISTING PD Zoning

- One PD zoned property exists.

Transitional



EXISTING C-4 Zoning

• Setbacks

- Front: 25'
- Side: 10' to 33% of width
- Rear: 18'

- Height (from DFE): 34'

EXISTING C-3 Zoning

• Setbacks

- Front: 25'
- Side: 10' to 33% of width
- Rear: 10'

- Height (from DFE):

Commercial 34',
Multifamily/hotel: 44'

EXISTING R-2 Zoning

• Setbacks

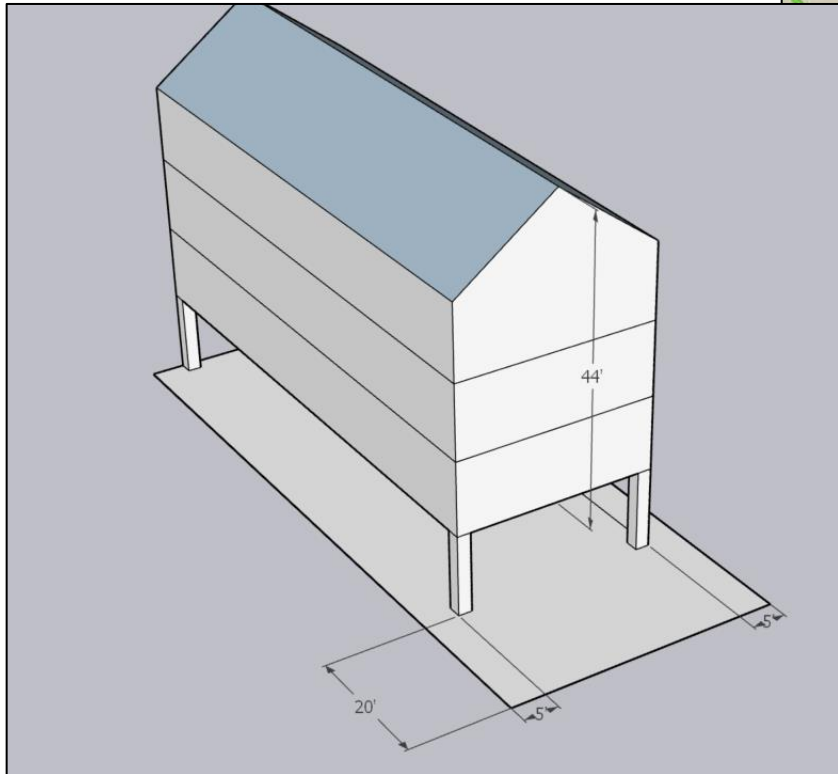
- Front: 20'
- Side: 5-12'
- Rear: 25'

- Height (from DFE): 40'

Example Existing R-3 Zoning District

Setbacks: Front Yard (20-25'), Side Yard (5-10'), Rear Yard (CCCL if on the beach, or 25')

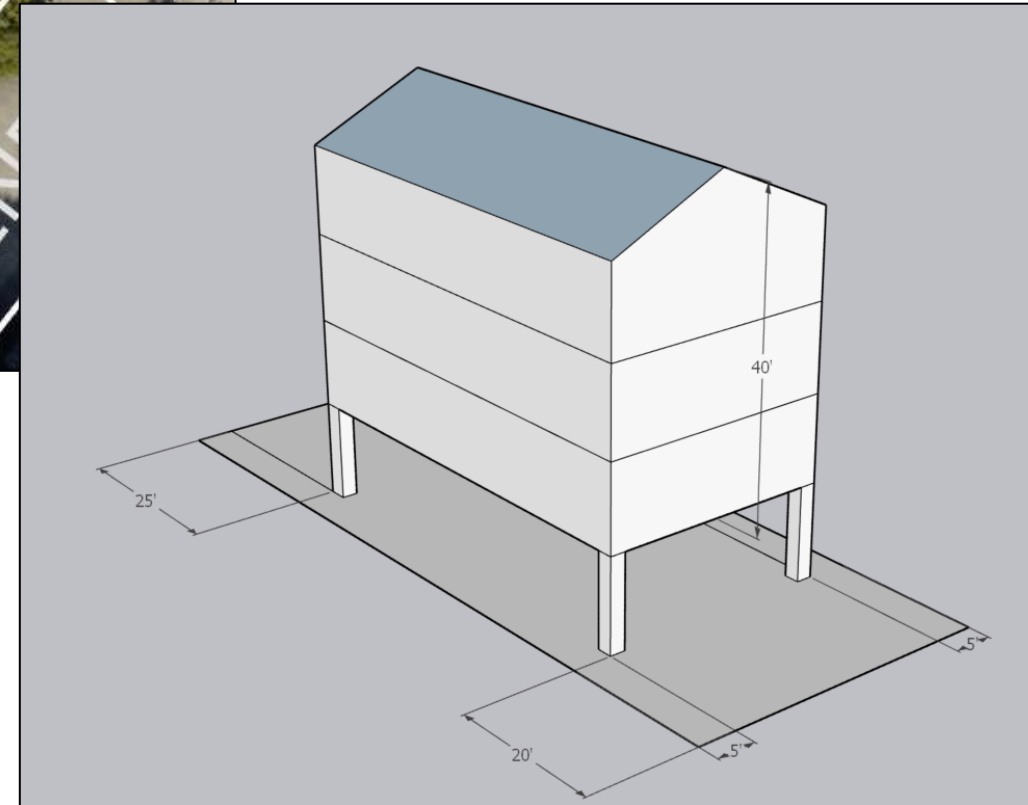
Height: 44 ft



Example Existing R-2 Zoning District

Setbacks: Front Yard (20'), Side Yard (5-12'), Rear Yard (25')

Height: 40 ft

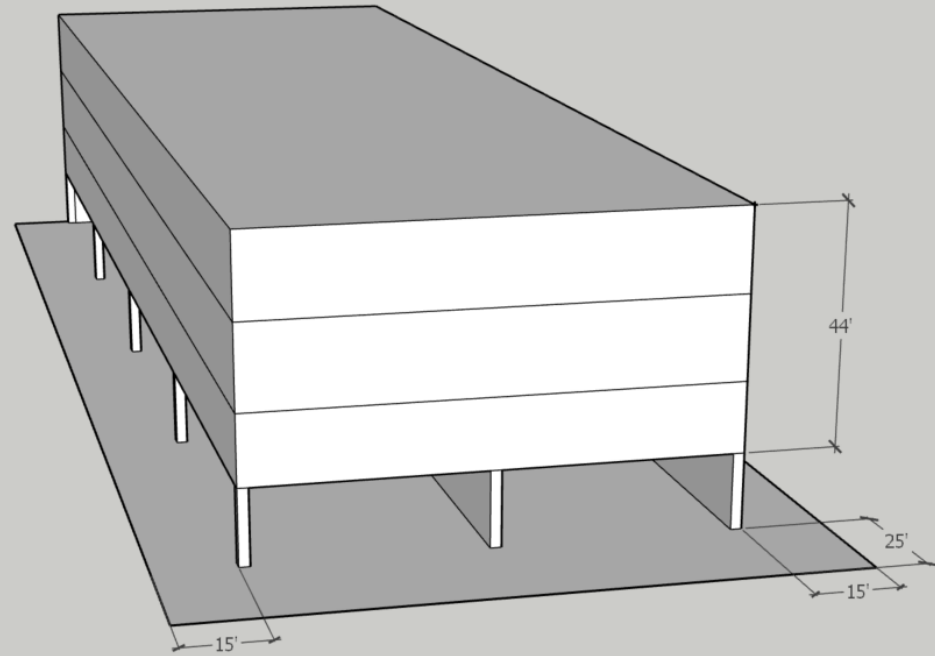
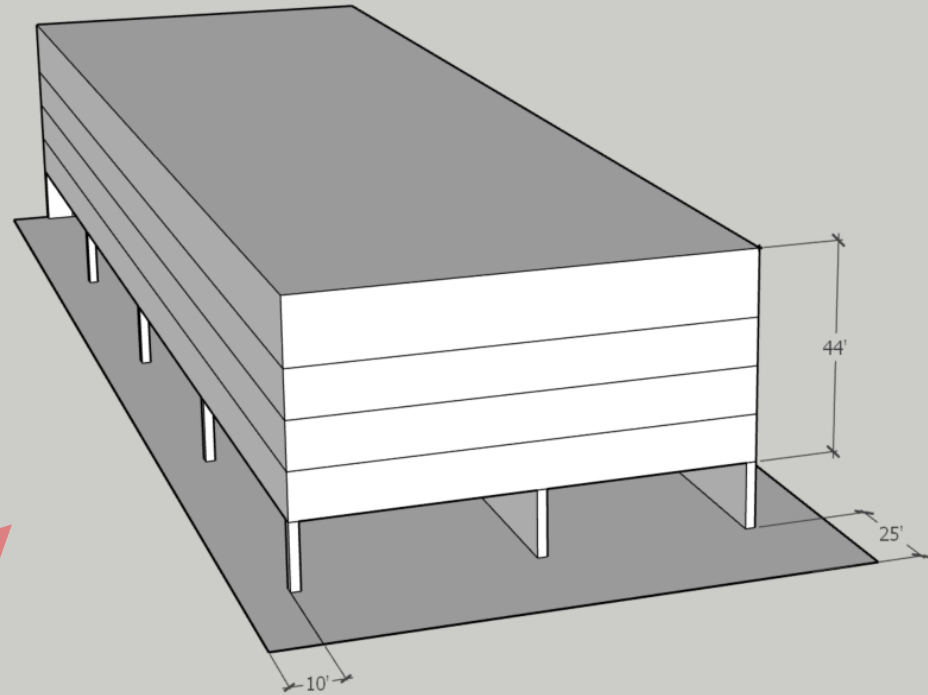


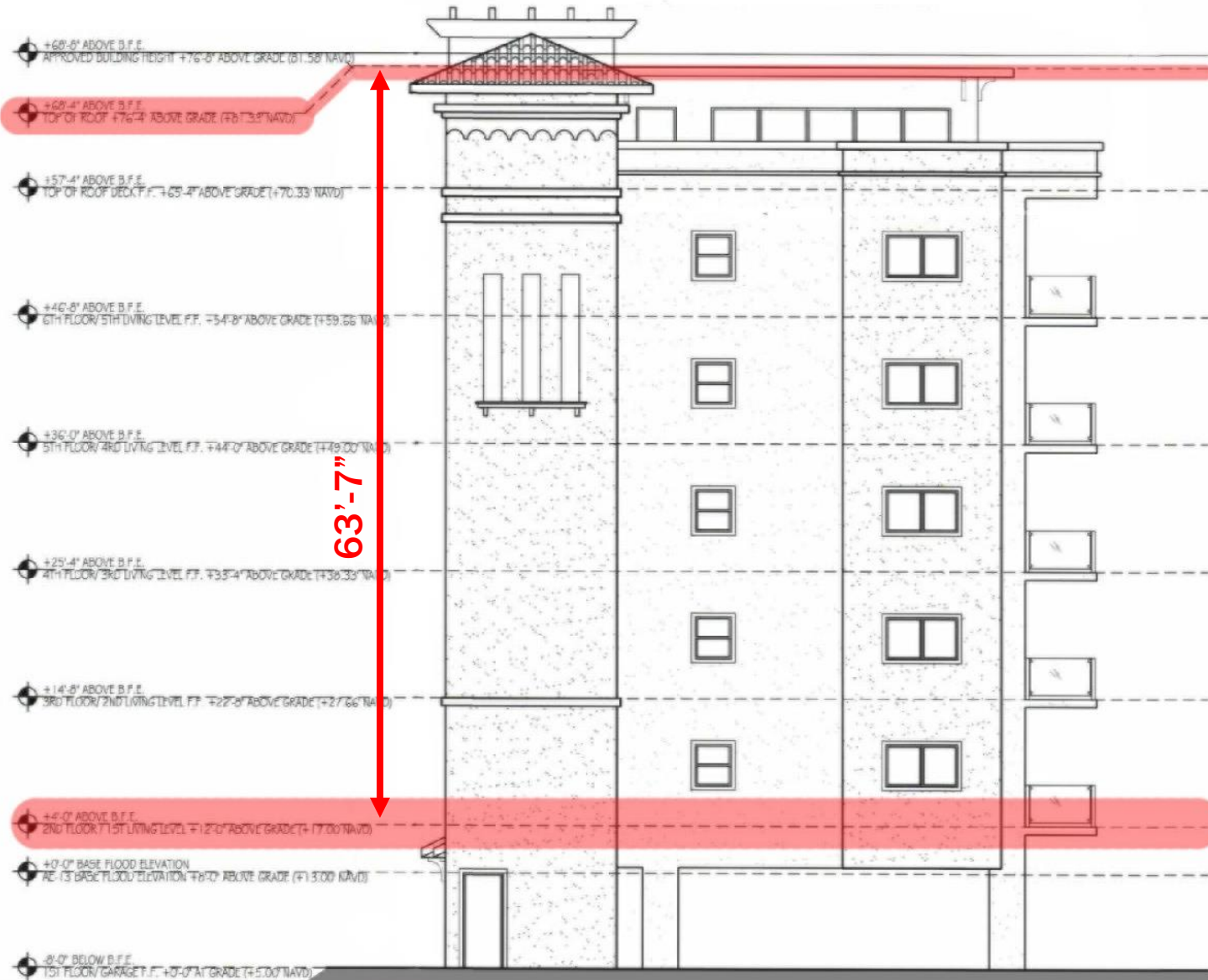
Example Existing R-3 Zoning District

Setbacks: Front Yard (20-25'),
Side Yard (5-10'), Rear Yard
(CCCL if on the beach, or 25')

*additional 5' side setback if
hotel or multifamily next to
residential

Height: 44 ft





63'-7"

