



Memorandum

Meeting Details: May 6, 2024 – Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Madeira Beach Community Development Department
Subject: John's Pass Village Activity Center Zoning Workshop

Background

On March 13, 2024, the City of Madeira Beach Board of Commissioners approved adopting Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center). 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 in the Madeira Beach Code of Ordinances or amend the Madeira Beach Zoning Map. The Madeira Beach Code of Ordinances Land Development Regulations and Madeira Beach Zoning Map must be amended within one (1) year of the adoption of the John's Pass Village Activity Center Plan and amendment to the City's Future Land Use Map. The City of Madeira Beach Community Development Department held John's Pass Village Zoning Public Workshops on April 13th, April 18th, and April 20th. Included in the agenda packet is a draft version of a summary of the results from the public workshops. City staff will present the final results of the public workshops at the May BOC Workshop Meeting.

Discussion

There are various potential options for adopting the Land Development Regulations for the John's Pass Village Activity Center. One option to implement the John's Pass Village Activity Center Plan could be to adopt a John's Pass Village Activity Center Zoning Designation on the Madeira Beach Zoning Map and have a Character Districts map in the Land Development Regulations. The Land Development Regulations for the John's Pass Village Activity Center Plan would be located in an appendix chapter of the Madeira Beach Code of Ordinances. The appendix

chapter would include each Character District within the John's Pass Village Activity Center Plan Zoning Designation. Each Character District will include requirements for setbacks, height, impervious surface ratio, architectural features, and buffering requirements. Attached to this memo are the John's Pass Village Zoning Workshop Presentation, John's Pass Village Zoning Workshop Worksheet, John's Pass Village Zoning Workshop Summary Draft Data Table, Existing Zoning for John's Pass Village Activity Center Map, and John's Pass Village Activity Center Character District Map.

Fiscal Impact

N/A

Recommendation(s)

To continue to engage the public with public workshops and write up ordinances to adopt the land development regulations to support implementing the John's Pass Village Activity Center Plan.

Attachments/Corresponding Documents

John's Pass Village Zoning Workshop Presentation

John's Pass Village Zoning Workshop Worksheet

John's Pass Village Zoning Workshop Summary Draft Data Table

Existing Zoning for John's Pass Village Activity Center Map

John's Pass Village Activity Center Character District Map