

John's Pass Village Activity Center Zoning Public Workshop

What is this?

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 city is required to create corresponding Zoning Districts with this land use change. Since the area for the John's Pass Village Activity Center is composed of different characteristics and uses, the area is subdivided into six different districts which will be codified into the Land Development Regulations (LDRs) through zoning.

What to do?

Sit at a table.

There are round tables scattered throughout the room. Please sit at one, this will be your group through the process. After staff presents each character district you will discuss with your group and one person from each group will present your findings or comments.

Your comments are valuable!

Through group discussions and input we are not only gathering information for the Zoning Districts, but also ideas for other amendments in the Land Development Regulations. All your comments are valuable and will be collected but know that some comments may not be directly associated with Zoning Districts (which is the current step in this process).

Fill out your paper and turn it in at the front door.

On the back of this paper there is information on each character district and areas to fill out. We want your input! Please fill these out and leave them at the front door after our group discussions.

Next steps.

After these zoning meetings there will be Planning Commission and Board of Commissioner workshops before having any official public hearings. We are in the process of creating new zoning in the John's Pass Village area and encourage participation! Keep up to date with what is going on by visiting the City of Madeira Beach's social media pages and website.

Comments and Suggestions

If you want to be contacted for future John's Pass Village Zoning public workshops provide your email:

District	Current Zoning	Current Setbacks	Current Height (measured from DFE – typically first living floor/second floor) *	Highest Existing Building in each district (from DFE)
Boardwalk	C-2	Front: 20' Rear: None Side:5' one side	34 Feet	37 Feet 0.5 Inches
Commercial Core	C-1	Front: none Rear: 25' Side: 10' one side	34 Feet	55 Feet 6.5 Inches
Traditional Village	C-1	Front: none Rear: 25' Side: 10' one side	34 Feet	31 Feet 1.75 Inches
Low-Intensity Mixed Use	R-3	Front: 20-25' Rear: CCCL-25' Side:5-10'	44 feet	44 Feet
John's Pass Resort	R-3	Front: 20-25' Rear: CCCL-25' Side:5-10'	44 feet	50 Feet 8.25 Inches
Transitional	R-3 (west), C-3 and C-4 (east)	R-3: Front: 20-25' Rear: CCCL-25' Side:5-10' C-3: Front: 25' Rear: 10' Side: 10' to 33% of width C-4: Front: 25' Rear: 18' Side: 10' to 33% of width	44 feet (west), 34 to 44 feet (east)	68 Feet 3.5 Inches

Height is measured from Design Flood Elevation (DFE) which is Base Flood Elevation (BFE) plus 4.4 feet. This typically means measurement begins at the bottom of the second story. A story can vary in height but assume an average complete floor or story height is 11-14 feet.

District	Proposed Front Setback and Use	Proposed Side Setback and Use	Proposed Rear Setback and Use	Proposed Height in Feet (From DFE)	Additional Standards
Boardwalk					
Commercial Core					
Traditional Village					
Low-Intensity Mixed Use					
John's Pass Resort					
Transitional					

Additional Comments: