

John's Pass Village Activity Center Zoning Public Workshop

What is this?

The City of Madeira Beach is in the process of a land use change at the county and city level. 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 six new Zoning Districts. The new zoning is all contingent on the land use being adopted at the county and city level.

What to do?

Grab a marker and fill out the SWOT analysis at each station.

A SWOT analysis is a strategic planning technique to help identify Strengths, Weaknesses, Opportunities, and Threats. Keep your comments geared toward the area identified at the station and try to focus on issues that might be addressed through the Land Development Regulations and planning.

Your comments are valuable!

Through the SWOT analysis we are not only gathering information for 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 new zoning district and areas to fill out. We want your input! Please fill these out and leave them at the front door after you have visited all the district stations.

Next steps.

After these initial zoning meetings there will be Planning Commission and Board of Commissioner workshops before having other public workshops. We are early in the process of these zoning districts 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 floor) *	Highest Existing Building in each district (stories from at grade, *each story can be about +/- 14 feet)
Boardwalk	C-2	Front: 20' Rear: None Side:5' one side	34 Feet	3 Stories
Commercial Core	C-1	Front: none Rear: 25' Side: 10' one side	34 Feet	6 Stories
Traditional Village	C-1	Front: none Rear: 25' Side: 10' one side	34 Feet	2 Stories
Low-Intensity Mixed Use	R-3	Front: 20-25' Rear: CCCL-25' Side:5-10'	44 feet	4 Stories and Roof Top Access
John's Pass Resort	R-3	Front: 20-25' Rear: CCCL-25' Side:5-10'	44 feet	6 Stories
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: 10-18' Side: 10-20' C-4: Front: 25' Rear: 18' Side: 10-20'	44 feet (west), 34 to 44 feet (east)	7 Stories

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 14 feet.

District	Proposed Front Setback and Use	Proposed Side Setback and Use	Proposed Rear Setback and Use	Stories from at grade	Additional Standards
Boardwalk					
Commercial Core					
Traditional Village					
Low-Intensity Mixed Use					
John's Pass Resort					
Transitional					

Additional Comments: