



Memorandum

Meeting Details: March 13, 2024 - BOC Regular Meeting
Prepared For: Hon. Mayor Rostek and the City of Madeira Beach Board of Commissioners
Staff Contact: Madeira Beach Community Development Department
Subject: Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center) Second Reading and Public Hearing

Background

Ordinance 2023-01 adopts the John's Pass Village Activity Center Plan (Special Area Plan) for the John's Pass Village Activity Center area. Ordinance 2023-02 amends the Future Land Use Map of the Madeira Beach Comprehensive Plan to change the John's Pass Village Activity Center Area from Commercial General, Recreation/Open Space, Residential Medium, Residential/Office/Retail, and Resort Facilities Medium to Activity Center.

The Board of County Commissioners, in their role as the Countywide Planning Authority (CPA) adopted Ordinance 24-6 (#CW-23-03), which amended the Countywide Plan Map on February 20, 2024. Ordinance 24-6 (#CW23-03) amended the Countywide Plan Map an area generally bounded by 133rd Ave. W. to the west, John's Pass to the east, Boca Ciega Bay to the north, and the Gulf of Mexico from Retail & Services (R&S), Resort (R), Residential Medium (RM), and Recreation/Open Space (R/OS) to Activity Center (AC). Since the Countywide Plan Map Amendment #CW-23-03 was adopted, the City of Madeira Beach is now able to bring Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center) to second reading and public hearing for adoption. The Florida Commerce Bureau of Community Planning and Growth, Southwest Florida Water Management District, and Florida Department of Environmental Protection reviewed the John's Pass Village Activity Center Plan (as originally submitted) with no concern or comments.

Discussion

The John's Pass Village Activity Center Plan proposes a specific set of land use guidelines and standards designed to reflect and address the unique make-up and challenges of this important mixed-use tourist-oriented focal point in the Madeira Beach and Pinellas County communities.

This Plan documents the purpose, background, existing and proposed land use characteristics, transportation and sustainability considerations, design principles and implementation strategies.

The purposes of the Activity Center Plan are as follows:

1. To establish the standards and means to preserve and rebuild the existing character, uses, and density/intensity of John's Pass Village in the event of a disaster.
2. To reconcile inconsistencies among existing land use characteristics in the City Comprehensive Plan and the Countywide Rules Standards.
3. To provide for consistency and enhancement in the Activity Center for future improvement, revitalization, and potential redevelopment within the Village.

In brief, the John's Pass Village Activity Center Plan is a comprehensive attempt to memorialize the character and function of this tourist, commercial, and cultural center, and to provide for future enhancement and revitalization. The adoption of Ordinance 24-6 (#CW-23-03) implemented an Activity Center Future Land Use designation on the Countywide Plan Map for the John's Pass Village Activity Center. To implement the John's Pass Village Activity Center Plan, the City still must amend the City of Madeira Beach's Future Land Use Map to designate the John's Pass Village Activity Center area as an Activity Center.

The area encompassed within the Activity Center is approximately 27 acres. The Activity Center extends from the properties west of Gulf Boulevard to Boca Ciega Bay on the east, and from John's Pass north to 133rd Avenue East. Most of the area east of Gulf Boulevard is currently designated Commercial General, with a small portion at the northeast corner of the proposed Activity Center designated Residential/Office/Retail on the City Future Land Use Map. The Countywide Plan Map designates this area as Retail & Services. These areas east of Gulf Boulevard are approximately 12 acres of the 27 acres, or 45 percent of the Activity Center. These categories represent the traditional center and focal point of John's Pass Village. The area west of Gulf Boulevard has a City Future Land Use Map designation of Resort Facilities Medium. The Countywide Plan Map

category for this area is Resort. This area is some 11 acres or 41 percent of the Activity Center. These “Resort” classifications consist of a mix of residential and temporary lodging uses that form the western edge and are an integral part of John’s Pass Village. The final two existing plan categories are in the Transitional district, which includes a small 0.46-acre area of Recreation/Open Space that is part of private development along Gulf Boulevard on the inland side of the Coastal Construction Control Line. The Recreation/Open Space designation on the east side of Gulf Boulevard is due to a utility easement that traverses the property. Properties designated as Residential Medium on the Future Land Use maps of both the City and Countywide Plans are located along the east side of Pelican Lane, characterized by a mix of residential and temporary lodging uses.

Fiscal Impact

N/A

Recommendation(s)

Staff recommends the adoption of Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center) and for the final adoption transmittal to the Florida Commerce Bureau of Community Planning and Growth.

Attachments/Corresponding Documents

- Ordinance 2023-01 (John's Pass Village Activity Center Plan)
- Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center)
- Business Impact Estimate
- Regional and Statewide Agency Responses
- Ordinance 24-6 (#CW-23-03)
- Legal Ad