

February 27, 2024

Ms. Jennifer Rowan
Senior Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Subject: Proposed Comprehensive Plan Amendment 180-Day Deadline Advanced Notification
City of Madeira Beach 23-03ESR, ORD 2023-01 & 2023-02

Dear Ms. Rowan:

Section 163.3184(3), Florida Statutes (F.S.), states that a proposed amendment shall be deemed withdrawn if the local government fails to hold the second public hearing (the adoption hearing) within 180 days after receipt of agency comments, unless extended by agreement with notice to the Department and to any affected person that provided comments on the amendment.

According to our records City of Madeira Beach has a proposed comprehensive plan amendment package that is nearing the 180-day timeframe, and we have not received notice of an agreement to extend the 180-day deadline. The proposed package is numbered **23-03ESR** and was transmitted to the Department on **August 8, 2023**. The Department's report was sent on **September 7, 2023**. Attached is a copy of the original transmittal letter to help facilitate your records. **The 180-day deadline to adopt the proposed amendment has been extended to April 10, 2024.**

When the amendment package is adopted, please submit the adopted amendment pursuant to Section 163.3184, F.S. for compliance review. A complete amendment package in PDF format can be uploaded to the Comprehensive Plan Upload Portal at <https://flcom.my.salesforce-Sites.com/cp/>. **The adopted amendment must be transmitted within 10-working days after the second public hearing pursuant to Section 163.3184(3)(c)2., F.S.**

If the adoption date was extended consistent with Section 163.3184, F.S., please notify the Department in a timely manner so we may update our records. If you are anticipating extending the 180-day deadline it should be extended and the notification received by the Department before the 180-day deadline expires.

If the proposed amendment package **was not adopted and has been withdrawn**, please submit a letter to the Department indicating that the local government has formally withdrawn the amendment package.

All information should be addressed to the Florida Department of Commerce and sent to my attention. If you have any questions concerning this request, I can be reached at 850.717.8491 or via email at Donna.Harris@Commerce.fl.gov.

Sincerely,

A handwritten signature in blue ink that reads "Donna Harris".

Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/

Enclosure: Transmittal Letter



300 Municipal Drive
Madeira Beach, Florida 33708
(727) 391-9951
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www.madeirabeachfl.gov

August 8, 2023

Donna Harris
Plan Processing
Florida Commerce
Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

RE: Proposed Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending the FLUM to add John's Pass Village Activity Center) Amendment Package Submittal Letter

Dear Donna Harris,

City of Madeira Beach, **ORDINANCE 2023-01; AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING THE MADEIRA BEACH JOHN'S PASS VILLAGE ACTIVITY CENTER PLAN; PROVIDING FOR AN INTRODUCTORY STATEMENT OF PLAN PURPOSE AND OVERVIEW; PROVIDING FOR BACKGROUND HISTORY AND COMMUNITY ENGAGEMENT; PROVIDING FOR THE PLAN AREA, EXISTING AND PROPOSED USES AND DENSITY/INTENSITY STANDARDS, AND DISTINCT CHARACTER DISTRICTS; PROVIDING FOR TRANSPORTATION IMPACTS AND CONNECTIVITY; PROVIDING FOR COASTAL HIGH HAZARD AREA CONSIDERATIONS; PROVIDING FOR PLANNING AND URBAN DESIGN PRINCIPLES; PROVIDING FOR IMPLEMENTATION STRATEGIES; PROVIDING FOR TRANSMITTAL TO, AND CONSIDERATION BY, FORWARD PINELLAS AND THE COUNTYWIDE PLANNING AUTHORITY; PROVIDING FOR TRANSMITTAL TO THE FLORIDA STATE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR THEIR REVIEW AND COMMENT; PROVIDING FOR THE FILING OF THIS AMENDMENT IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND**

PROVIDING FOR AN EFFECTIVE DATE, and ORDINANCE 2023-02; AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP DESIGNATION OF THE CITY'S COMPREHENSIVE PLAN FROM COMMERCIAL GENERAL, RECREATION/OPEN SPACE, RESIDENTIAL MEDIUM, RESIDENTIAL/ OFFICE/RETAIL, AND RESORT FACILITIES MEDIUM TO ACTIVITY CENTER FOR THE AREA AS SET FORTH IN THE ACCOMPANYING LEGAL DESCRIPTION IN EXHIBIT A ATTACHED HERETO AND HEREBY MADE A PART OF THIS ORDINANCE; PROVIDING FOR FUTURE REVITALIZATION AND DEVELOPMENT WITHIN THE ACTIVITY CENTER CATEGORY TO BE CONSISTENT WITH AND PURSUANT TO THE PROCEDURES, GUIDELINES AND STANDARDS OF THE JOHN'S PASS VILLAGE ACTIVITY CENTER PLAN AS ADOPTED BY ORDINANCE 2023-01, AND AS SUCH PLAN MAY BE IMPLEMENTED AND ADMINISTERED THROUGH THE ADOPTION OF A JOHN'S PASS VILLAGE ACTIVITY CENTER ZONING DISTRICT(S); PROVIDING FOR TRANSMITTAL TO AND CONSIDERATION BY FORWARD PINELLAS AND THE COUNTYWIDE PLANNING AUTHORITY FOR A CORRESPONDING AMENDMENT OF THE COUNTYWIDE FUTURE LAND USE MAP TO THE COUNTYWIDE PLAN CATEGORY OF ACTIVITY CENTER (COMMUNITY CENTER); PROVIDING FOR TRANSMITTAL TO THE FLORIDA STATE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR THEIR REVIEW AND COMMENT; PROVIDING FOR THE FILING OF THIS AMENDMENT TO THE CITY FUTURE LAND USE MAP IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, are hereby transmitted to Florida Commerce Plan Processing pursuant to the requirements of 163.3184, *Florida Statutes*.

On November 28, 2022, the Local Planning Agency (LPA) recommended Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending the FLUM to add John's Pass Village Activity Center) to move forward to the First Reading and Public Hearing by the City of Madeira Beach Board of Commissioners. On January 11, 2023, Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending the FLUM to add John's Pass Village Activity Center) went to First Reading and Public Hearing. The Board of Commissioners recommended Ordinance 2023-01 and Ordinance

2023-02 to be transmitted to Forward Pinellas, the Florida Department of Economic Opportunity, and other regional and state agencies required to review amendments.

Ordinance 2023-01, upon final approval, will adopt the John's Pass Village Activity Center Plan. 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.

Ordinance 2023-02, upon final approval, will amend the City's Future Land Use Map to place the Activity Center Plan designation on the map. To implement the John's Pass Village Activity Center Plan, the City must amend the City of Madeira Beach's Future Land Use Map and the Countywide Plan Map to designate the John's Pass Village Activity Center area as 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.

Ordinance 2023-01 and Ordinance 2023-02 do not impact an area of critical state concern. The Amendment Package includes Ordinance 2023-01 (John’s Pass Village Activity Center Plan), Ordinance 2023-02 (Amending the FLUM to add John's Pass Village Activity Center), required support materials for Ordinance 2023-01 and Ordinance 2023-02, the minutes from Local Planning Agency (LPA) meeting, the minutes from the Board of Commissioners Meeting, legal ads, public notice, and the Forward Pinellas Countywide Plan Map Application. Potentially Ordinance 2023-01 and Ordinance 2023-02 would go to second reading and public hearing at the Board of Commissioners meeting in November 2023.

Sincerely,

Jenny Rowan, CFM
Community Development Director
City of Madeira Beach Community
Development Department
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(727) 391-9951 Ext. 255



Andrew Morris, AICP
Long Range Planner
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