



# Memorandum

**Meeting Details:** April 1, 2024 – Planning Commission Meeting  
**Prepared For:** Planning Commission  
**Staff Contact:** Madeira Beach Community Development Department  
**Subject:** John's Pass Village Activity Center Zoning Workshops

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## **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. In early 2024, the Community Development Department conducted a round of public workshops to get feedback from the community and has more planned in April.

## **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 tables of the current zoning setbacks and heights, the existing minimum/maximum/average building setbacks, highest building heights, and potential setbacks and heights for each Character District. All the “proposed” height and setbacks are subject to change based on research, input from city staff (Fire, Public Works, Building, Planning), public input, and input from public meetings. This is meant for a starting point for discussion.

**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**

Summary Table of current zoning, existing built, and potential proposed height, and setbacks.

Existing Zoning for John’s Pass Village Map

John’s Pass Village Activity Center Character District Map