



Memorandum

Meeting Details: April 2, 2025 – Board of Commissioners Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Ordinance 2025-10: Accessory Structures, 2nd Reading and Public Hearing

Background

The John's Pass Village Activity Center was adopted for the Countywide Plan Map, Madeira Beach Comprehensive Plan, and Madeira Beach Land Development Regulations. In 2024 the C-1 Tourist Commercial Zoning District was renamed the John's Pass Village Activity Center Zoning District (Ordinance 2024-10), the John's Pass Activity Center was then rezoned to C-1 Zoning District (Ordinance 2024-11), and Ordinance 2024-12 deleted the C-2 Zoning District.

Discussion

The accessory structures sections in the Code references all Zoning Districts. The John's Pass Village Activity Center previously consisted of the R-3, R-2, C-1, C-2, C-3, and C-4 zoning districts. Ordinance 2025-10 captures what was allowed for accessory structures in each district prior to the rezoning of John's Pass Village Activity Center, recategorizes allowed areas for accessory structures in each Character District, and makes some changes from what was previously allowed. Proposed changes are outlined below:

- Commercial Core and Traditional Village (previously zoned C-1 Tourist Commercial)
 - Previously: accessory structures may be in the side or rear yard. Proposed: accessory structures may only be in the rear yard.
 - Previously: required a 2.5 ft rear setback. Proposed: provides the same setbacks for the principal structure (10 ft rear and 0-10 ft side for Traditional Village and 20 ft rear and 0-10 ft side for Commercial Core)
- Boardwalk (previously zoned C-2 John's Pass Marine Commercial)
 - Exact same standards (Sec. 110-480)
- John's Pass Resort, Transitional (Gulf Side), and Low Intensity Mixed Use (previously zoned R-3 Medium Density Multifamily Residential)
 - *Lots not on water.* Previously: accessory structures may be in the side or rear yard with 5-foot side and 2-foot rear setback. Proposed: accessory structures may be in the side or rear yard with 5-foot rear and side setback.
 - *Lots on water.* Previously: accessory structures may be in the side or rear yards (except for carports) with same setbacks for the principal structure. Proposed: accessory structures must have the same setbacks for the principal structure.
- Transitional (Bay Side) (previously C-3 & C-4 with one small area as R-2)

- Previously: accessory structures may be in the side or rear yards with the same setback for the principal structure. Proposed: accessory structures must have the same setbacks for the principal structure.

Fiscal Impact

N/A

Recommendation(s)

Planning Commission and City Staff recommends the approval of Ordinance 2025-10: Accessory Structures.

Attachments/Corresponding Documents

- Ordinance 2025-10: Accessory Structures
- Ordinance 2025-10: Districts Business Impact Statement
- Forward Pinellas Review Letter