



Memorandum

Meeting Details: August 5, 2024 – Planning Commission
Prepared For: Planning Commission
Staff Contact: Community Development Department
Subject: Ordinance 2024-11 Rezone John's Pass Village Activity Center area to C-1, John's Pass Village Activity Center Zoning District

Background

The City of Madeira Beach Board of Commissioners adopted Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center) on March 13, 2024. 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 (LDRs) in the Madeira Beach Code of Ordinances or amend the Madeira Beach Zoning Map. The Madeira Beach Code of Ordinances LDRs and Madeira Beach Zoning Map must be amended within one (1) year of the adoption of the John's Pass Village (JPV) Activity Center Plan and amendment to the City's Future Land Use Map.

Discussion

Multiple ordinances need to be created and adopted to implement the JPV Special Area Plan: create the new development standards (Ordinance 2024-09), recategorize and rename the zoning district that will refer to these new development standards (Ordinance 2024-10), rezone the entire JPV Activity Center area (Ordinance 2024-11), and remove and reserve the zoning district that is no longer used (Ordinance 2024-12).

Ordinance 2024-11 rezones the entire JPV Activity Center area to C-1, John's Pass Village Activity Center Zoning District. The future land use in the Madeira Beach Comprehensive Plan is Activity Center and designated Activity Center with the Countywide Plan Map. All three maps

and plans/regulations (Countywide Plan, Madeira Beach Comprehensive Plan, and Madeira Beach Land Development Regulations) will be consistent with the John's Pass Village Activity Center Plan (Special Area Plan) once Ordinance 2024-11 is adopted.

Staff is bringing all four ordinances to the August 5, 2024, Planning Commission meeting for recommendation, after Planning Commission recommendation the first reading and public hearing for all ordinances related to John's Pass Village Activity Center Zoning will go before the BOC.

Fiscal Impact

N/A

Recommendation(s)

Staff recommends approval of Ordinance 2024-11: Rezone John's Pass Village Activity Center area to C-1, John's Pass Village Activity Center Zoning District.

Attachments/Corresponding Documents

- Ordinance 2024-11 (Rezoning the John's Pass Village Activity Center area to C-1)
- Forward Pinellas' Administrative Review Letter
- Legal advertisement
- Mailing notice
- Affidavit of posting