



# Memorandum

**Meeting Details:** August 5, 2024 – Planning Commission Meeting  
**Prepared For:** Planning Commission  
**Staff Contact:** Community Development Department  
**Subject:** Ordinance 2024-12: Amending C-2 to reserve

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## **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 that corresponds with the JPV Activity Center Plan (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 2024-12 removes all standards in the C-2 John's Pass Marine Commercial Zoning District and relabels the district as reserved. C-2 Zoning District encompassed all the land along

the boardwalk in the JPV area which will be designated C-1 JPV Activity Center Zoning District that has it's own standards within Appendix D.

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 2024-12: Amending C-2 to reserve.

**Attachments/Corresponding Documents**

- Ordinance 2024-12 (Amending to C-2 to reserved)
- Legal advertisement