



# Memorandum

**Meeting Details:** January 11, 2023 - BOC Regular Meeting  
**Prepared For:** Hon. Mayor and Board of Commissioners  
**Staff Contact:** Andrew Morris, GIS Technician, Community Development Department  
**Subject:** Ordinance 2023-02 Amending FLUM to add John's Pass Village Activity Center 1st Reading

---

## **Background**

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.

This is the companion ordinance to Ordinance 2023-01 and, upon completion of reviews by outside agencies, the ordinance will be advertised and considered for adoption at second reading by the Board of Commissioners.

## **Discussion**

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 located 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.

## **Fiscal Impact**

N/A

**Recommendation(s)**

Following public hearing on November 28, 2022, the Planning Commission recommended approval of Ordinance 2023-02 by a vote of 5 to 1. Staff concurs with the Planning Commission's recommendation.

**Attachments/Corresponding Documents**

- Ordinance 2023-02