

An aerial photograph of John's Pass Village, Florida, showing a mix of residential and commercial buildings along the waterfront. The water is filled with numerous boats and yachts. The text "John's Pass Village Activity Center Zoning" is overlaid in white on a dark, semi-transparent rectangular background.

# John's Pass Village Activity Center Zoning

# WHY

- Protect the Village
- Compatible redevelopment
- Consistency with the Countywide Plan
- Proactive instead of Reactive Planning

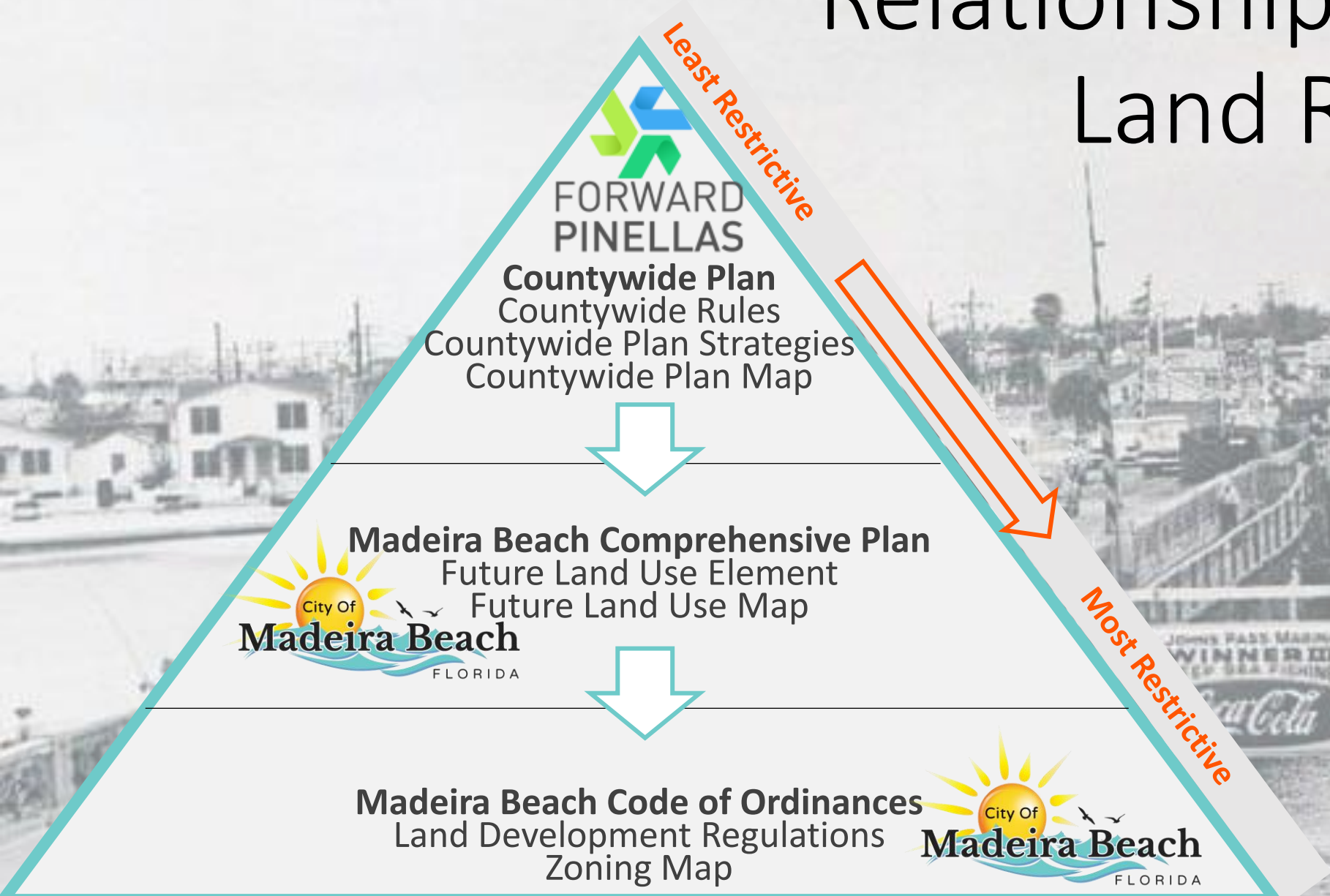
**Legend**

— John's Pass Village Activity Center Study Area

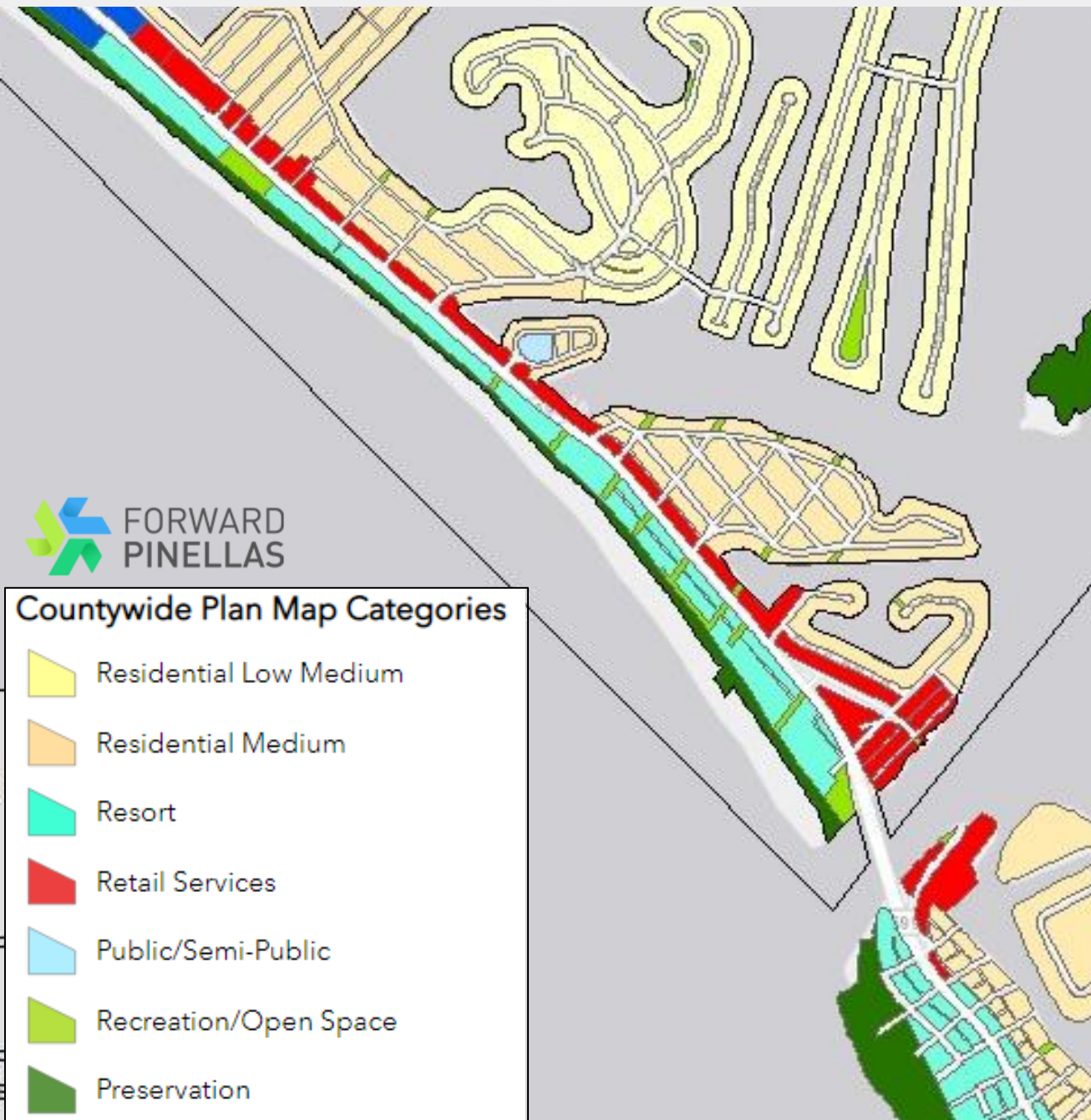
0.1 0.05 0 0.1 Miles



# Relationship with Local Land Regulations



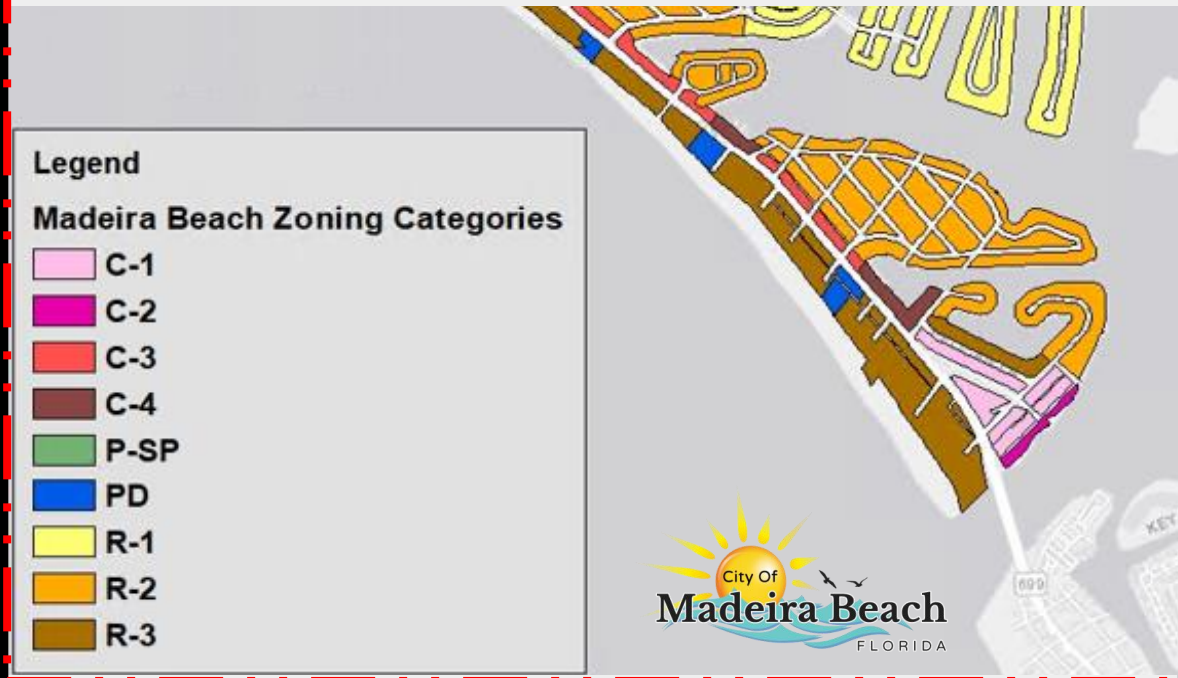
# COUNTYWIDE PLAN MAP



## Countywide Plan Map Categories

- Residential Low Medium
- Residential Medium
- Resort
- Retail Services
- Public/Semi-Public
- Recreation/Open Space
- Preservation

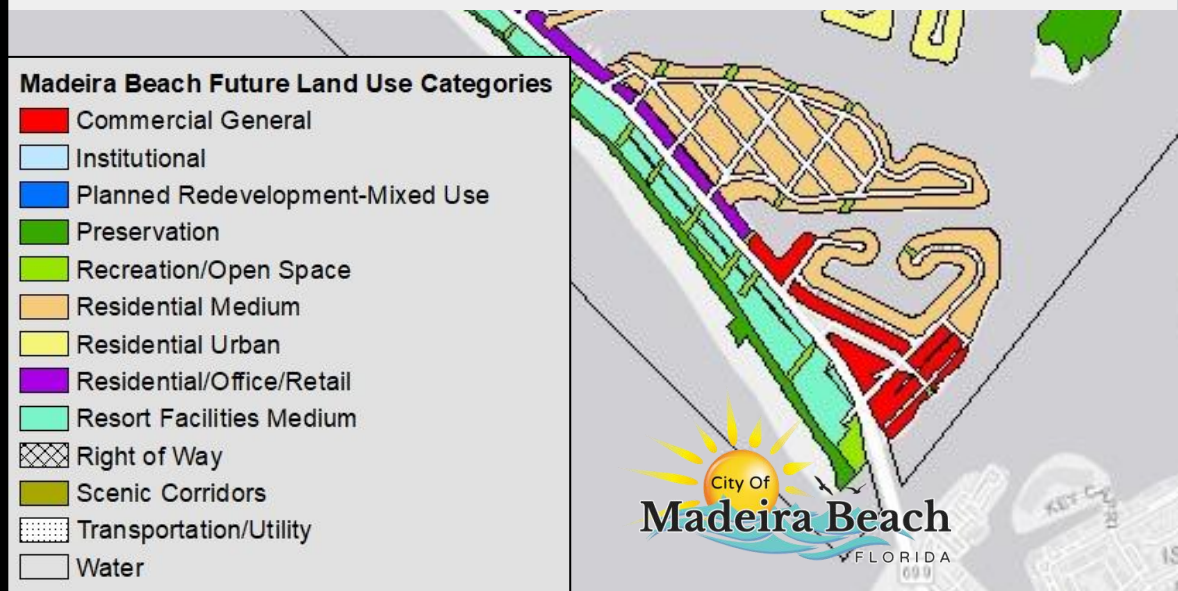
# MADEIRA BEACH ZONING MAP



- Legend**
- Madeira Beach Zoning Categories**
- C-1
  - C-2
  - C-3
  - C-4
  - P-SP
  - PD
  - R-1
  - R-2
  - R-3



# MADEIRA BEACH FUTURE LAND USE MAP



- Madeira Beach Future Land Use Categories**
- Commercial General
  - Institutional
  - Planned Redevelopment-Mixed Use
  - Preservation
  - Recreation/Open Space
  - Residential Medium
  - Residential Urban
  - Residential/Office/Retail
  - Resort Facilities Medium
  - Right of Way
  - Scenic Corridors
  - Transportation/Utility
  - Water



# John's Pass Village Activity Center



# Proposed Activity Center Plan: Character Districts

Traditional Village

Commercial Core

Boardwalk

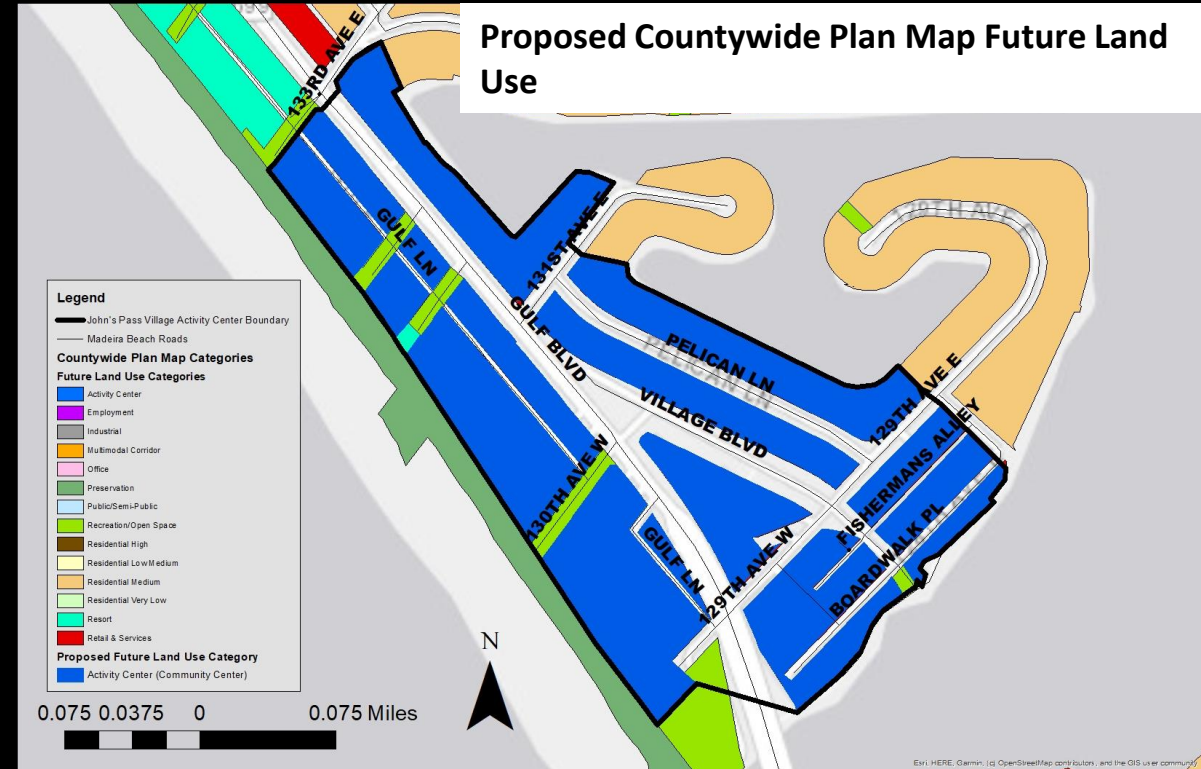
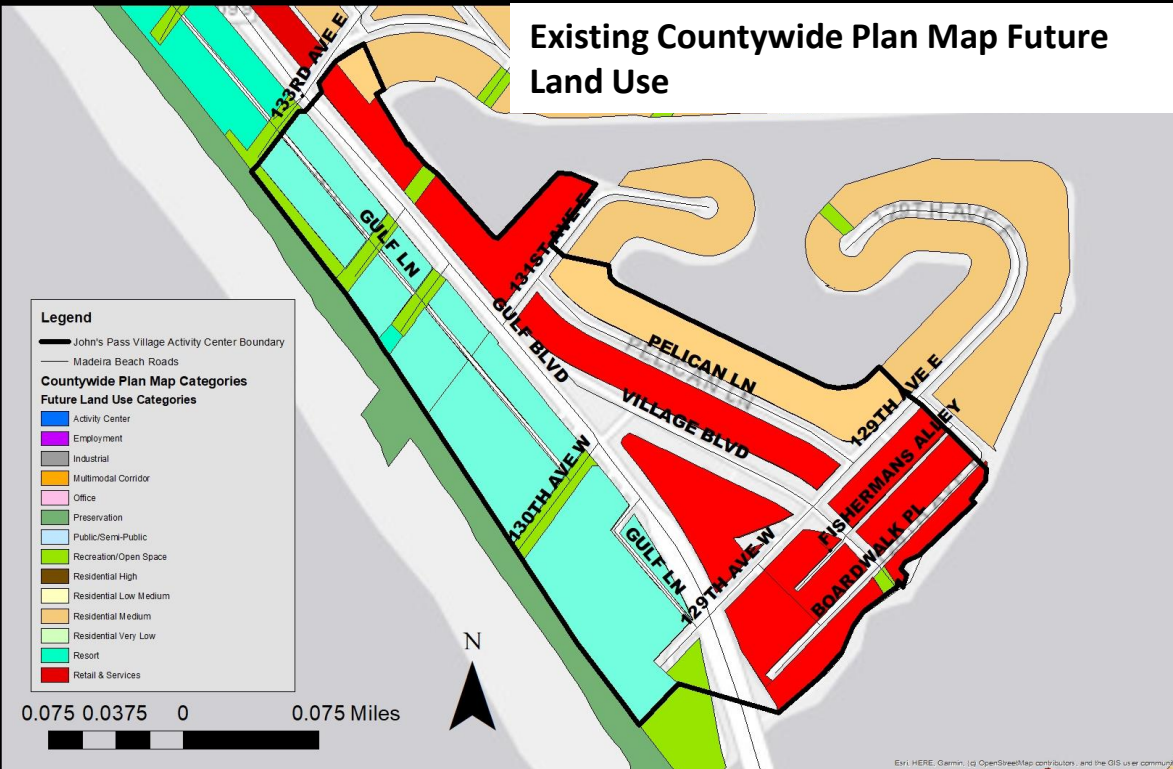
John's Pass Resort

Low Intensity Mixed Use

Transitional

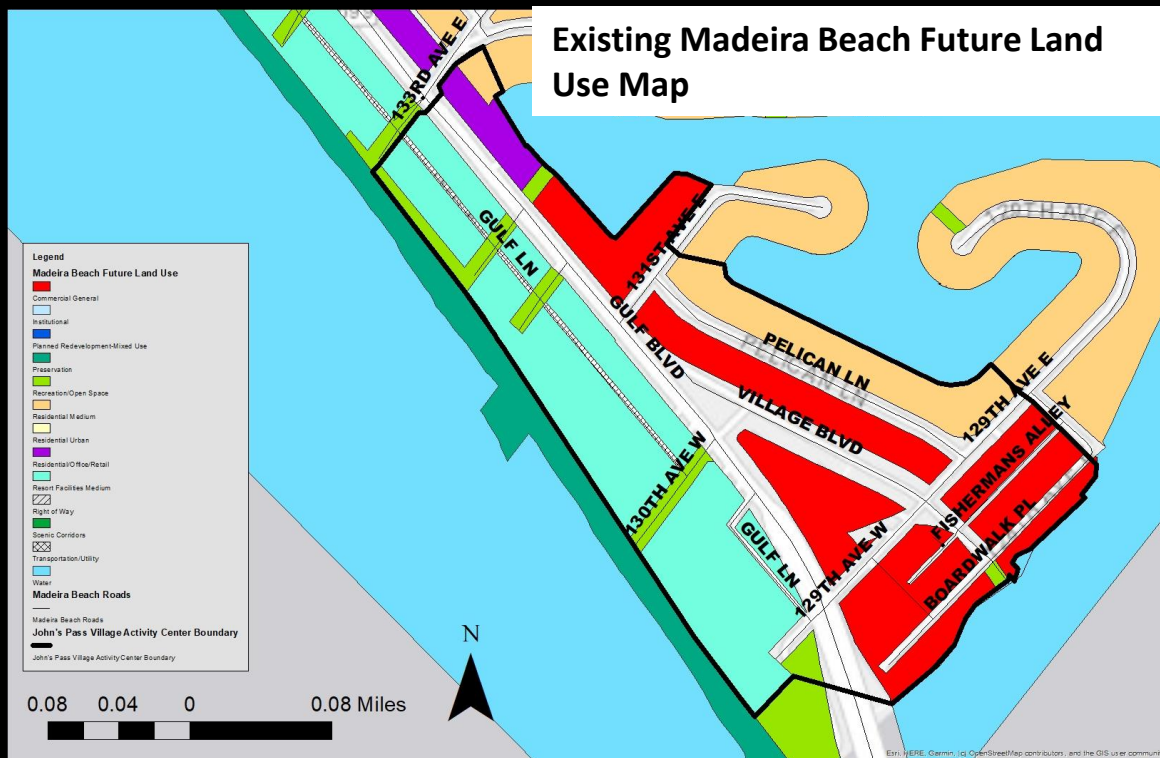


# Countywide Plan Map

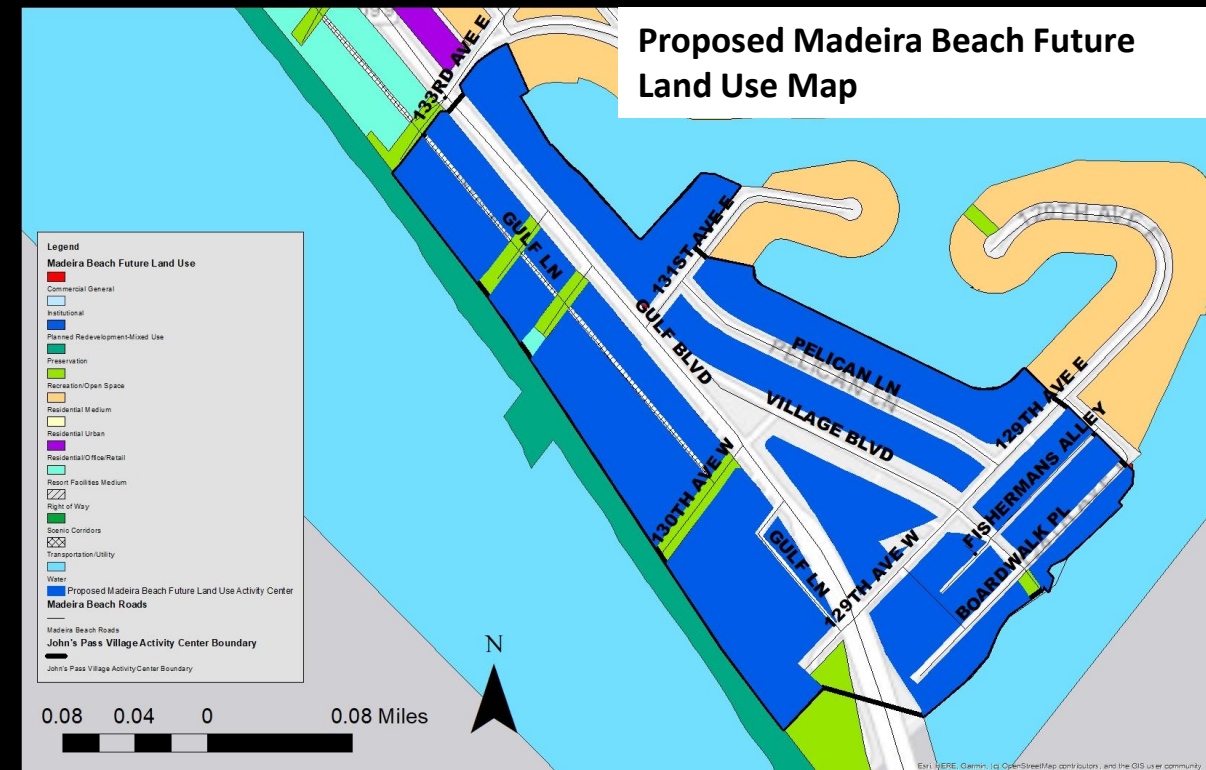


# Madeira Beach Future Land Use Map

Existing Madeira Beach Future Land Use Map

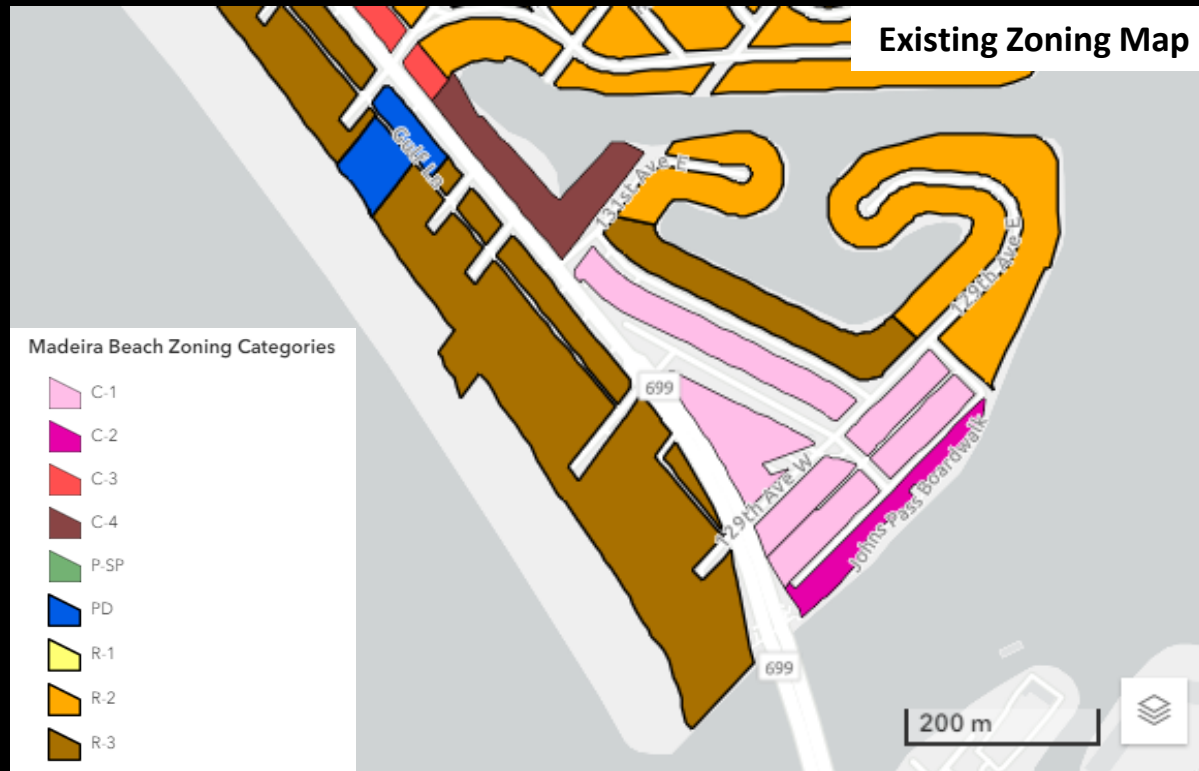


Proposed Madeira Beach Future Land Use Map





# Madeira Beach Zoning Map



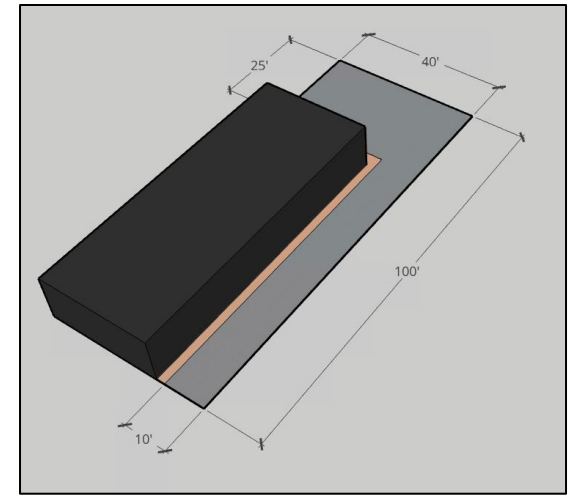
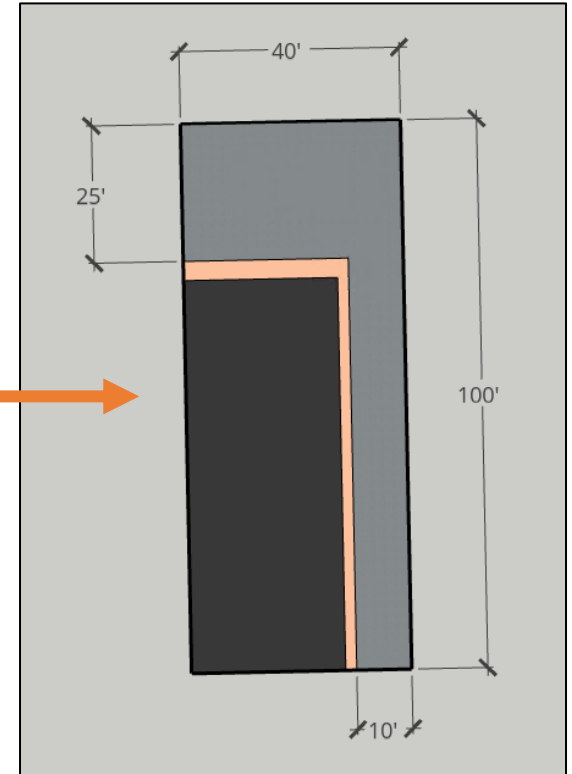
# Madeira Beach Land Development Regulations

## C-1 Zoning

Setbacks: Front Yard (none), Side Yard (10 ft one side), Rear Yard (25 ft)

Height: 34 ft

Floor Area Ratio: 0.55 for commercial uses



# Madeira Beach Code of Ordinances

## Zoning Districts

- Setbacks
- Height
- Special Requirements
  - Design Standards
    - not allowed for single-family and duplex
    - Architectural features
  - Buffering Requirements
    - Zone-specific landscaping

## Land Development Regulations

- Landscaping
- Sidewalks and Driveways
- Accessory Structures
- Parking Standards
- Swimming Pools

# Planning and Urban Design Principles

## The Activity Center Plan includes Design Policies and Principles based on:

- The City Comprehensive Plan which supports the special character and unique design features of John's Pass Village
- The Countywide Strategies Plan that requires certain design principles be addressed, including:
  - Location, size and density/intensity standards
  - Connectivity
  - Site orientation
  - Public realm enhancements
  - Ground floor design and use
  - Transition to neighborhoods



# IMPLEMENTATION STRATEGIES

## Plan Adoption and Implementation Steps

01

Amend City's Comprehensive Plan to create Activity Center category Ordinance 2023-15

02

Initial City action to adopt Activity Center Plan Ordinance 2023-01  
Initial City action to amend Future Land Use map Ordinance 2023-02

03

CPA Meeting  
02/20/24

Amend Countywide Plan to establish Activity Center on the Countywide Plan Map and the Land Use Strategy Map (PAC/PPC/CPA)

04

BOC Meeting  
03/13/2024

Final City action to adopt Activity Center Plan Ordinance 2023-01  
Final City action to amend Future Land Use map Ordinance 2023-02

05

Amend City's Land Development Code to establish Activity Center zoning districts

Administer and implement the Activity Center Plan

# Boardwalk



- **Allowed Uses:** Commercial, Commercial Recreation, and Services
- **Intensity:** FAR 1.5
- **Density:** Residential 0 UPA and Temporary Lodging 0 UPA



# Commercial Core



- **Allowed Uses:** Residential, Temporary Lodging, and Commercial
- **Intensity:** FAR 2.0, and FAR 2.2-3.0 with Development Agreement
- **Density:** Residential 15 UPA, Temporary Lodging 60 UPA, and Temporary Lodging 75-100 UPA with Development Agreement



# John's Pass Resort

- **Allowed Uses:** Residential, Temporary Lodging, and Commercial only up to 20 percent of the building floor area
- **Intensity:** FAR 2.0, and FAR 2.2-2.5 with Development Agreement
- **Density:** Residential 18 UPA, Temporary Lodging 60 UPA, and Temporary Lodging 75-100 UPA with Development Agreement





# Low Intensity Mixed Use

- **Allowed Uses:** Residential, Temporary Lodging, and Commercial only up to 20 percent of the building floor area.
- **Intensity:** FAR 1.5, and 2.0 with Development Agreement
- **Density:** Residential 18 UPA, Temporary Lodging 40 UPA, and 60 UPA with Development Agreement.



# Traditional Village

- **Allowed Uses:** Residential, Temporary Lodging, and Commercial.
- **Intensity:** FAR 2.0
- **Density:** Residential 15 UPA, and Temporary Lodging 45 UPA



# Transitional

- **Allowed Uses:** retail and services, restaurant, office, temporary lodging, and residential units (Commercial only up to 20 percent of the building floor area on Westside of Gulf Boulevard).
- **Intensity:** FAR 1.5, and 2.0 FAR with Development Agreement
- **Density:** Residential 18 UPA, Temporary Lodging 50 UPA, and Temporary Lodging 75 UPA with Development Agreement

