



Memorandum

Meeting Details: February 26, 2025 – Board of Commissioners Workshop
Prepared For: Honorable Mayor and Board of Commissioners
Staff Contact: Community Development Department
Subject: Updates to the Code for C-1 and C-2 Zoning District

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. The adoption of the C-1, John's Pass Village Activity Center Zoning District rezoned the entire activity center area to the C-1 Zoning District and removed the C-2 Zoning District.

Discussion

Staff reviewed the Land Development Regulations and found three different places that referenced the C-1 and C-2 Zoning Districts that need to be revised because of the adoption of the John's Pass Village Activity Center. These amendments respond to the adoption of the Activity Center.

Ordinance 2025-09: Fixes the references to the old names of the C-1 and C-2 Zoning Districts.

Ordinance 2025-10: This section 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. A further review of what amendments will be made based on Character Districts.

Ordinance 2025-11: This section 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. A further review of what amendments will be made based on Character Districts.

Fiscal Impact

N/A

Recommendation(s)

Staff recommends the approval of Ordinance 2025-09, Ordinance 2025-10, and Ordinance 2025-11

Attachments/Corresponding Documents

- Ordinance 2025-09 Districts
- Ordinance 2025-09 Districts Business Impact Statement
- Ordinance 2025-10 Accessory Structures
- Ordinance 2025-10 Accessory Structures Business Impact Statement
- Ordinance 2025-11 Alcoholic Beverages
- Ordinance 2025-11 Alcoholic Beverages Business Impact Statement