



**CITY OF MADEIRA BEACH**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
 (727) 391-9951 EXT. 255 ♦ PLANNING@MADEIRABEACHFL.GOV



**REZONING APPLICATION FOR PLANNED DEVELOPMENT (PD)**

- PD Zoning Change**..... \$2,500.00  
 Each subsequent submittal (plus hourly rate of assigned staff) is \$500.00
- Development Agreement**..... \$500.00

If the applicant is NOT the property owner, signed and notarized authorization of this rezoning application from the property owner must be submitted with the rezoning application materials

**Applicant**

Name: William Karns Enterprises, Inc  
 Address: 101 150th 150th Avenue, Madeira Beach, Florida 33708  
 Telephone: (727) 367-3000 Email: wkarns@karnsenterprises.com

**Property Owner**

Name: JVP Hotel Property, LLC  
 Address: 101 150th 150th Avenue, Madeira Beach, Florida 33708  
 Telephone: (727) 367-3000 Email: wkarns@karnsenterprises.com

**Name of the Development:** Johns Pass Village Hotel

**Property to be developed:** (Street Address or location of the vacant lot): \_\_\_\_\_

125 129th Avenue East, Madeira Beach, Florida 33708

**Parcel ID(s) of the property to be developed:** See attached development plan, sheet C1 (Cover).

**Legal Description of the property to be developed:** See attached development plan, sheet C1 (Cover).

**Approximate Lot Area:** 59,982 sf square ft. 1.37 acres

**Current Zoning Category:** C-1

**Madeira Beach Future Land Use Category:** Activity Center

**Countywide Plan Map Category:** Activity Center

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## Instructions for Submittal

Upload this application along with supporting documentation (i.e. PD report and preliminary development plan) and any other material the applicant wants the city to consider to the MGO portal.

Rezoning to Planned Development (PD) requires a neighborhood meeting and multiple public hearings. The applicant is responsible for adhering to the requirements of the neighborhood meeting (Section 110-392) and uploading all required documents to the MGO portal (i.e. mailed notices, records of the neighborhood meeting). City staff will schedule the first public hearing, the local planning agency (planning commission), once the application is complete for full review and city staff have a recommendation on the PD rezoning.

Development agreements must adhere to Section 110-388 Application for PD Zoning, Section 110-396 Changes in development plan, and Chapter 86 Administration, Article IV. Development Agreements of the Madeira Beach Code of Ordinances.

## Madeira Beach Code of Ordinances

### Reimbursement of expenses (Sec. 110-390)

The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager or his/her designee, to review and process a planned development (PD) district.

Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the city for such costs. Failure by the applicant to make such reimbursement when due shall delay the recording of the approved development order, until paid.

## Madeira Beach Fees & Collection Procedure Manual

### Planned Development (PD) and Planned Development Amendments

- (1) Development Meetings – Charged as plan review meetings at the combined hourly rate of all staff assigned by the Planning Director.
- (2) Plan Review
  - a. Preliminary plan and standards review \$1,500.00
  - b. First Plan and Standards Plan Review \$2,500.00
  - c. Each Subsequent Submittal \$500.00
- (3) Minor modifications not requiring full site plan, neighborhood/community meetings or zoning map amendment or amendment of the planned development agreement \$1,000.00
- (4) Major modifications to be charged by the full rate for a new Planned Development
- (5) Development Agreement application fee of \$500.00 and charges will include all staff and consulting time at hourly rates plus benefits and will be paid prior to execution of the Development Agreement Ordinance.

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**ALL REZONING APPLICATIONS FOR THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT SHALL INCLUDE A RESPONSE TO THE CRITERIA LISTED BELOW  
(Sec. 110-388):**

Applications for the Planned Development (PD) Zoning District require a preliminary development plan establishing the basis for the proposed planned development. All application fees must be paid prior to city staff reviewing the PD preliminary development plan.

A development agreement is required when rezoning any property to PD and must go to the Local Planning Agency (Planning Commission) at the same public hearing as the rezoning, before the Board of Commissioners as a discussion item at the first public hearing as the rezoning, and before the Board of Commissioners at the second reading and public hearing as the rezoning. See Chapter 86, Administration, Article IV. Development Agreements for more information on development agreements.

If the project proposes using the alternative temporary lodging use standards, the development agreement must also follow all required standards in the Forward Pinellas Countywide Rules. In addition, the proposed intensities and densities cannot exceed the allowable maximums as described in the Madeira Beach Comprehensive Plan.

PD Report

A narrative of the PD preliminary development plan (PD Report) must include the following information:

- a) How the proposal meets the requirements of the comprehensive plan, land development regulations, and any special area plan standards of the City; and
- b) How the proposal meets the requirements of the Countywide Rules; and
- c) Why the project is requesting flexibility of the land development regulations of the zoning district prior to rezoning to PD; and
- d) The impact on neighboring properties in use and development pattern (e.g. setbacks, building heights).

Preliminary Development Plans

Three hard copies of the signed and sealed preliminary development plan and a digital submission all of which must provide the following:

- a) Legal description, zoning district(s) prior to PD rezoning, future land use (Madeira Beach comprehensive plan) and plan category (Countywide Plan).
- b) Existing use(s) and proposed use(s).
- c) Site area in square feet and acres.
- d) Signed and sealed survey.
- e) Setbacks for zoning district prior to PD rezoning Current required and proposed setbacks.
- f) North arrow and scale: engineering scale no smaller than one inch equals 50 feet.
- g) Site data table with current standards (for zoning district(s) prior to PD rezoning) and proposed development standards including at a minimum:
  - 1. Gross floor area and heated floor area of existing and proposed (in square feet);
  - 2. Building coverage (in square feet);
  - 3. Open space (in square feet);
  - 4. Impervious surface area (in square feet) and impervious surface ratio;
  - 5. Density and intensity (including ratios for mixed use);

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6. Quantity and type of parking spaces and parking requirements;
  7. Building height(s) measured from the design flood elevation and the total number of stories, include the maximum allowable height from the zoning district prior to PD rezoning;
  8. Preservation area(s) (in total square feet);
- h) Buffering standards, e.g., design standards to buffer neighboring properties from commercial activities, construction impacts, vehicular traffic, etc.;
  - i) Solid waste disposal container(s) location and access;
  - j) Tree survey, indicating the species and size of all existing trees, four inches or greater caliper measured at breast height;
  - k) Landscape design standards and plans that must, at a minimum meet requirements in Chapter 106, Article II of this Code.
  - l) Building envelope and general egress, and ingress locations;
  - m) Conceptual stormwater drainage plan based on maximum proposed development coverage adequate to meet the minimum standards of SWFWMD and this Code, to ensure no additional off-site impacts, and to resolve existing drainage problems deemed necessary by the city;
  - n) If a dune system impact is anticipated, the concept plan must address proposed changes, reconstruction, and replanting; and
  - o) Details of any design, performance criteria, or project commitments agreed to at the neighborhood meeting.
  - p) Mobility and access plan indicating:
    1. Proposed curb cuts and off-site traffic access management;
    2. Location and function for required sidewalk, bicycle, and other multimodal improvements;
    3. On-site circulation; and,
    4. If impacting a collector or arterial road or required by FDOT, a transportation impact study prepared by a registered Florida engineer for submittal and review by city staff and other governing agencies.
  - q) All architectural design standards and guidelines in the comprehensive plan, special area plan or zoning district prior to rezoning PD must be met at a minimum. Additional design specifications can be required as a condition of approval during the public hearing process.
  - r) Record of notice of, and transcribed and video record of the required neighborhood meeting.

### **Local Planning Agency (Planning Commission) Review (Section 110-391)**

The local planning agency (LPA) will review the PD zoning district application and PD Preliminary development plan to ensure the following criteria are met. The LPA must recommend denial if the application fails to meet the following criteria. If the application meets the following criteria, the LPA may recommend approval, approval with conditions, or denial.

- 1) The PD report and preliminary development plan must be consistent with the comprehensive plan, including, but not limited to the future land use map and future land use element goals, objectives, and policies.
- 2) The PD report and preliminary development plan must promote the project's compatibility with adjacent land uses.
- 3) The PD report and preliminary development plan must take in consideration the public facilities and services available to reasonably assure the city that the demand for services necessitated by the intensity of uses allowed will not exceed the adopted levels of services for such public facilities and services. Consistency will be verified during the construction permitting phase.

- 4) The PD report and preliminary development plan must not conflict with the public interest and must promote the public health, safety and welfare.
- 5) The PD report and preliminary development plan must be consistent with the intent and purpose of this Code, specifically the criteria contained in section 110-388 and the general criteria required of the board of commissioner's review provided in section 110-393 of this Code.

### **Board of Commissioners Review (Section 110-393)**

The board of commissioners shall consider the recommendation of the local planning agency while analyzing the PD zoning application and preliminary development plan. The board of commissioners shall review the PD preliminary development plan in conformance with the criteria listed in section 110-388 and the following general conditions:

- (1) Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.
- (2) The development shall comply with the comprehensive plan and shall have positive effect on the surrounding area and city as a whole.
- (3) Stipulations of approval of a planned development may include requirements to construct improvements, dedicate property and easements, or contribute money to improvements to public facilities such as roadways, ~~new~~ medians, sanitary sewer and water facilities, drainage systems, street lighting, landscaping, signage, parks and recreational facilities, walkways and sidewalks, burying of utility lines along abutting rights-of-way or streetscape improvements.
- (4) A minimum of a ten-foot wide sidewalk shall be provided along any street right-of-way or on private property by easement dedication to the city if the right-of-way is of insufficient width. The board of commissioners can reduce the minimum sidewalk width if there are engineering or environmental limitations making a ten-foot wide sidewalk not feasible.
- (5) The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.
- (6) Streets, utilities, drainage systems, landscaping, recreation areas, building heights, size and scale, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.
- (7) Visual character and community amenities shall be equal or better in quality than that required by a similar development designed with the zoning district standards prior to rezoning to PD.
- (8) Open space shall be adequate for the type of development being proposed
- (9) Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.
- (10) In the case of developments, which are to be constructed in several phases, the proposed phases shall be shown on the overall development plan. The proposed construction phases shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will

not cause a general public problem. Each phase should be able to be completed entirely such that each phase may be independently provided a Certificate of Occupancy.

Lastly, the board of commissioners must review the preliminary development plan in detail. Such drawings shall define the physical character of the project, including all building and architectural treatments. The board of commissioners' review will ensure conformance with the following design standards:

- (1) Treatment of the sides and rear of all buildings within the planned development shall be compatible in amenity and appearance to treatment given to street frontages of the same buildings.
- (2) All buildings in the layout and design shall be an integral part of the development and have convenient pedestrian access to and from adjacent uses.
- (3) Individual buildings shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.
- (4) Landscape treatments for walkways, plazas, arcades, roads, and service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area. The landscape plan submittal shall include the anticipated appearance of the trees and landscape materials after five years of growth to visually provide their size and proportion relative to the proposed buildings, view corridors, curb appeal, pedestrian corridors, etc.
- (5) The project's scale, and the size, color and proportion of building elements, components and materials are appropriate and harmonious with surrounding neighborhood characteristics.
- (6) All mechanical equipment, electrical equipment, roof top equipment, refuse areas associated with this project shall not be visible from the public right-of-way.
- (7) Appropriate building materials are being used. The use or employment of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article:
  - a. Corrugated metal siding;
  - b. Prefabricated metal buildings or their components;
  - c. Primary colors or black;
  - d. False windows or doors, unless used on a parking structure or level to blend into the built environment; and
  - e. Unmodified formula and trademark buildings and structures.
- (8) The project's location and design adequately protects or enhances unique site characteristics such as those related to scenic views, natural vistas, waterways or similar features.
- (9) The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. The landscape submittal shall include a description of each tree and plant proposed on site by type and details relative to maximum height/size and color at maturity.

## Time limitations (Sec. 110-397)

- (a) Upon failure to complete plans for the proposed development plan within six months of the neighborhood information meeting; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee. The city manager may administratively grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.
- (b) Upon failure to complete plans for the proposed development plan within six months of receiving the technical review comments of the city staff and reviewing agencies; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee or any site plan review fee. The city manager may administratively grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.
- (c) Upon the effective date of an ordinance authorizing a PD district, construction shall commence within 24 months.
- (d) Upon application filed prior to or on the date of commencement set forth in (c), the city manager may grant a one-year extension of the commencement date upon a determination that a good faith effort to commence construction prior to the commencement date has been made. The city manager may administratively grant up to three one-year extensions. Thereafter, the board of commissioners by resolution may grant a one-year extension of the commencement date upon a determination that a good faith effort to commence construction prior to the commencement date has been made.
- (e) Upon failure to commence construction within the specified time or failure to comply with Section 104.5 of the Florida Building Code:
  - (1) The ordinance rezoning this site to PD shall be automatically deemed repealed;
  - (2) The zoning for the site shall revert to the zoning classification that existed on the site prior to approval thereof; and
  - (3) No further development shall occur on site and no building permit or development order shall be issued thereafter under the terms of the PD district.
- (f) "Construction" for purposes of this section, shall mean obtaining a building permit for a structure or structures authorized in the PD district and initiating substantial site and structural improvements, not including land clearing, land filling and soil compaction.

**CERTIFICATION**

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I hereby certify that I have read Section 110-390 and understand that I must reimburse the City for all expenses it incurred to review and process this application. These expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services and advertising. I will reimburse the city for these expenses within 30 days of receipt of the city's invoice. I understand that if I fail to reimburse the city within 30 days the recording of the approved development order will be delayed until the city is paid.

***I have received a copy of Sec. 110-388. - Application for PD zoning, read and understand the reasons necessary for granting this application and the procedure, which will take place at the required Public Hearings.***

Property Owner's  
Signature:



Date: 3-29-25

STATE OF Florida

COUNTY OF Pinellas

Before me, this 29th day of April, 2025, appeared in person

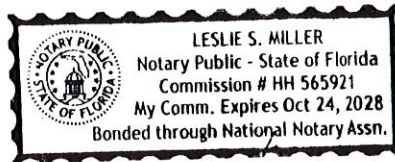
William Karns who, being sworn, deposes and says that the forgoing  
(name of property owner)

is true and correct certification and who is  personally know to me or has produced  
as identification.

  
(notary signature)

Commission Expires: 10/24/2028

Stamp



***NOTICE:*** Persons are advised that, if they decide to appeal any decision made at any public hearing associated with this application, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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