



# Memorandum

**Meeting Details:** March 3, 2025 – Planning Commission Meeting  
**Prepared For:** Planning Commission  
**Staff Contact:** Community Development Department  
**Subject:** Ordinance 2025-10: Accessory Structures

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## **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)**

City Staff recommends the approval of Ordinance 2025-10.

## **Attachments/Corresponding Documents**

- Ordinance 2025-10: Accessory Structures
- Ordinance 2025-10: Districts Business Impact Statement
- Forward Pinellas Review Letter