



Memorandum

Meeting Details: March 12, 2025 – Planning Commission Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Ordinance 2025-11: Alcoholic Beverages, 1st Reading and Public Hearing

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. In 2024 the C-1 Tourist Commercial Zoning District was renamed the John's Pass Village Activity Center Zoning District (Ordinance 2024-10), the John's Pass Activity Center was then rezoned to C-1 Zoning District (Ordinance 2024-11), and Ordinance 2024-12 deleted the C-2 Zoning District.

Discussion

The Alcoholic Beverages Division in the Land Development Regulations references all Zoning Districts. The John's Pass Village Activity Center area had a variety of zoning districts prior to rezoning to C-1. Ordinance 2025-11 memorializes the alcoholic beverage uses prior to the 2024 rezoning in each character district, includes PD zoning district, updates the city manager pronoun from strictly him, and classifies what is an alcoholic beverage expansion and site plan requirements.

Fiscal Impact

N/A

Recommendation(s)

Planning Commission and City Staff recommends the approval of Ordinance 2025-11.

Attachments/Corresponding Documents

- Ordinance 2025-11: Alcoholic Beverages
- Ordinance 2025-11: Alcoholic Beverages Business Impact Statement
- Forward Pinellas Review Letter