



Memorandum

Meeting Details: July 1, 2024 – Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Madeira Beach Community Development Department
Subject: John's Pass Village Activity Center Zoning Draft

Background

The City of Madeira Beach Board of Commissioners adopted Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center) on March 13, 2024. These ordinances updated the Madeira Beach Comprehensive Plan and Future Land Use Map. Ordinance 2023-01 and Ordinance 2023-02 did not change the Land Development Regulations (LDRs) in the Madeira Beach Code of Ordinances or amend the Madeira Beach Zoning Map. The Madeira Beach Code of Ordinances LDRs and Madeira Beach Zoning Map must be amended within one (1) year of the adoption of the John's Pass Village (JPV) Activity Center Plan and amendment to the City's Future Land Use Map.

Discussion

The City of Madeira Beach Community Development Department held three JPV Zoning Public Workshops on April 13th, April 18th, and April 20th. City staff presented each character district to explain the characteristics, existing structures, and current zoning requirements. Participants were broken up into groups, each group discussed potential zoning requirements and important features around each character district. In general participants preferred the following concepts:

- Protect the existing built environment and characteristics of JPV and nearby neighborhoods.
- Maintain height limits similar to existing built structures, but do not increase height limits to be as high as previously approved Planned Developments or variances.

- Focus on pedestrian friendly designs that enhance walkability.

Based on feedback from these workshops, city staff developed a rough draft of the land development regulations (LDRs) for the John's Pass Village Activity Center Plan (JPV). The LDRs for the JPV will be located in an appendix of the Madeira Beach Code of Ordinances. A map showing each Character District will be included in the appendix. Each Character District will have standards and regulations related to principle uses, accessory uses, setbacks, height, densities/intensities, impervious surface ratio, and design guidelines. The various standards and regulations will each have their own section within the appendix.

Fiscal Impact

N/A

Recommendation(s)

City Staff would like input from the Planning Commission on any additional suggestions that could be included in the draft LDRs for the JPVAC Zoning District.

Attachments/Corresponding Documents

John's Pass Village Activity Center LDRs Draft

John's Pass Village Zoning Summary Workshop Worksheet

Existing Zoning for John's Pass Village Activity Center Map

John's Pass Village Activity Center Character District Map