

**ORDINANCE 2024-11**

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING REAL PROPERTY FROM C-1 JOHN'S PASS VILLAGE ACTIVITY CENTER, C-2 JOHN'S PASS MARINE COMMERCIAL, C-3 RETAIL COMMERCIAL, C-4 MARINE COMMERCIAL, PD PLANNED DEVELOPMENT, AND R-3 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL ZONING DISTRICTS TO C-1 JOHN'S PASS VILLAGE ACTIVITY CENTER FOR THE AREA AS SET FORTH IN THE ACCOMPANYING LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NUMBERS LISTED IN EXHIBIT A ATTACHED HERETO AND HEREBY MADE A PART OF THIS ORDINANCE; PROVIDING FOR FUTURE REVITALIZATION AND DEVELOPMENT WITHIN THE ACTIVITY CENTER CATEGORY TO BE CONSISTENT WITH AND PURSUANT TO THE PROCEDURES, GUIDELINES AND STANDARDS OF THE JOHN'S PASS VILLAGE ACTIVITY CENTER PLAN AS ADOPTED BY ORDINANCE 2023-01; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**WHEREAS**, the City of Madeira Beach amended the Future Land Use designations in the John's Pass Village Activity Center Area (Exhibit A) to Activity Center (Ordinance 2023-02) and adopted the John's Pass Village Activity Center Plan (Ordinance 2023-01) in anticipation of rezoning the area and implementing development standards consistent with the John's Pass Village Activity Center Plan; and

**WHEREAS**, the Forward Pinellas Countywide Rules and Countywide Plan Strategies requires a local government to prepare and adopt the standards set forth in a Special Area Plan into the Land Development Regulations within a year from when an Activity Center is adopted; and

**WHEREAS**, this proposed rezoning to C-1 John's Pass Village Activity Center is consistent with and in furtherance of the John's Pass Village Activity Center Plan (Special Area Plan) and the City's Comprehensive Plan; and

**WHEREAS**, Zoning District C-1 John's Pass Village Activity Center states all development standards are set forth in Appendix D, John's Pass Village Activity Center Development Standards; and

**WHEREAS**, the corresponding amendment of the Countywide Plan Map to Activity Center will render the City and Countywide plans for John's Pass Village consistent, as required by the Countywide Rules; and

**WHEREAS**, the Planning Commission has held a public hearing to consider this rezoning and has recommended approval to the Board of Commissioners; and

**WHEREAS**, the recommendations of the Planning Commission and City staff have been found meritorious by the Board of Commissioners; and

**WHEREAS**, the Board of Commissioners has held two public hearings to consider the approval of this rezoning and the adoption of this ordinance.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:**

- SECTION 1:** That the subject properties as described in Exhibit A be rezoned from C-1 John's Pass Village Activity Center, C-2 John's Pass Marine Commercial, C-3 Retail Commercial, C-4 Marine Commercial, PD Planned Development, and R-3 Medium Density Multifamily Residential to C-1 John's Pass Village Activity Center.
- SECTION 2:** That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.
- SECTION 3:** Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.
- SECTION 4:** This rezoning shall take effect immediately upon adoption, provided however it shall not be effective until such time as Ordinance 2024-09 (Adoption of Appendix D) becomes effective. In the event that Ordinance 2024-09 is not approved and adopted by the Board of Commissioners then this Ordinance shall be of no further force and effect.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF  
MADEIRA BEACH, FLORIDA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Anne-Marie Brooks, Mayor

ATTEST:

\_\_\_\_\_  
Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Trask, City Attorney

PASSED ON FIRST READING:

\_\_\_\_\_

PUBLISHED:

\_\_\_\_\_

PASSED ON SECOND READING:

\_\_\_\_\_

PUBLISHED:

\_\_\_\_\_

# EXHIBIT A



**LEGAL DESCRIPTION:**  
**A PORTION OF LAND LYING WITHIN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHERNMOST CORNER OF MADEIRA BAY RESORT 11, A CONDOMINIUM, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 144, PAGE 65, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S24°11'34"E, ALONG THE NORTHWESTERLY LINE OF SAID MADEIRA BAY RESORT II, A DISTANCE OF 149.19 FEET TO THE FACE OF AN EXISTING SEAWALL; THENCE ALONG SAID FACE OF SEAWALL THE FOLLOWING NINE (9) COURSES: 1) S61°27'59"W, A DISTANCE OF 27.41 FEET; 2) S29°58'33"E, A DISTANCE OF 49.24 FEET; 3) S31°10'37"E, A DISTANCE OF 103.75 FEET; 4) S33°51'33"E, A DISTANCE OF 20.25 FEET; 5) N52°27'02"E, A DISTANCE OF 4.57 FEET; 6) S40°26'45"E, A DISTANCE OF 74.53 FEET; 7) S43°10'55"E, A DISTANCE OF 54.23 FEET; 8) S41°00'49"E, A DISTANCE OF 248.62 FEET; 9) S67°00'38"E, A DISTANCE OF 15.64 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 21876, PAGE 195, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N76°47'35"E, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 2.79 FEET TO A POINT ON THE NORTHWESTERLY LINE OF MADEIRA BAY TOWNHOMES CONDOMINIUM AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 133, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) N42°43'24"E, A**

DISTANCE OF 79.47 FEET; 2) N43'26'49"E, A DISTANCE OF 187.06 FEET TO THE NORTHEASTERLY LINE OF SAID MADEIRA BAY TOWNHOMES CONDOMINIUM; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) S77'24'26"E, A DISTANCE OF 31.36 FEET; 2) S65'20'05"E, A DISTANCE OF 81.34 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID MADEIRA BAY TOWNHOMES CONDOMINIUM; THENCE S38'27'08"W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 251.01 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 17, FIRST ADDITION TO BILL WILLIAM'S MADEIRA HARBOR SUBDIVISION AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 67, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S77'25'50"E, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 53.58 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 17; THENCE CONTINUE S77'25'50"E, ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 134.08 FEET TO THE EASTERNMOST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID FIRST ADDITION TO BILL WILLIAM'S MADEIRA HARBOR SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AN ARC LENGTH OF 66.09 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75'44'13", AND A CHORD BEARING S25'18'03"E, A DISTANCE OF 61.39 FEET; 2) S63'10'36"E, A DISTANCE OF 667.55 FEET; 3) ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AN ARC LENGTH OF 159.19 FEET, SAID CURVE HAVING A RADIUS OF 126.84 FEET, A CENTRAL ANGLE OF 71'54'40", AND A CHORD BEARING N80'52'07"E, A DISTANCE OF 148.95 FEET; 4) N44'54'51 "E, A DISTANCE OF 32.67 FEET TO THE NORTHERNMOST CORNER OF LOT 40 OF SAID FIRST ADDITION TO BILL WILLIAM'S MADEIRA HARBOR SUBDIVISION; THENCE S45'05'09"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 40, A DISTANCE OF 115.00 FEET TO THE EASTERNMOST CORNER OF SAID LOT 40; THENCE S49'46'27"E, A DISTANCE OF 46.21 FEET TO THE NORTHERNMOST CORNER OF LOT 20, BLOCK 1, MITCHELL'S BEACH, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S45' 17' 19"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, A DISTANCE OF 100.00 FEET TO THE EASTERNMOST CORNER OF SAID LOT 20; THENCE CONTINUE S45'17'19"E, ACROSS THE 15 FOOT ALLEY BETWEEN LOT 20 AND LOT 1 , BLOCK 1 OF SAID MITCHELL'S BEACH, A DISTANCE OF 15.00 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE S45'17'19"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO THE EASTERNMOST CORNER OF SAID LOT 1; THENCE S45'17'19"E, ALONG THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 144.34 FEET TO THE NORTHWESTERLY LINE OF JOHN'S PASS AS SCALED FROM THE PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) S19'54'27"W, A DISTANCE OF 40.42 FEET; 2) S40'08'37"W, A DISTANCE OF 979.70 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 20649, PAGE 2161, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N15'44'10"W, ALONG SAID SOUTHEASTERLY EXTENSION, A DISTANCE OF 151.80 FEET TO THE SOUTHERNMOST CORNER OF PROPERTY RECORDED IN SAID OFFICIAL RECORDS BOOK 20649, PAGE 2161; THENCE ALONG THE SOUTHWESTERLY

LINE OF THE PROPERTY DESCRIBED IN SAID OFFICIAL RECORDS BOOK 20649, PAGE 2161, THE FOLLOWING THREE (3) COURSES: 1) N15'44'10"W, A DISTANCE OF 23.98 FEET; 2) N29'52'46"W, A DISTANCE OF 142.52 FEET; 3) N47'45'05"W, A DISTANCE OF 49.06 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, S63'23'40"W, A DISTANCE OF 208.70 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF BEACH PLACE CONDOMINIUM AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 42, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S44'56'00"W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 151.97 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN BULKHEAD BOOK 2, PAGE 98, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID COASTAL CONSTRUCTION CONTROL LINE THE FOLLOWING THREE (3) COURSES: 1) N36'31'19"W, A DISTANCE OF 279.81 FEET; 2) N32'15'06"W, A DISTANCE OF 1060.64 FEET; 3) N36'40'40"W, A DISTANCE OF 638.55 FEET TO THE WESTERNMOST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 19051 , PAGE 2259, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N38'23'44"E, ALONG THE NORTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN SAID OFFICIAL RECORDS BOOK 19051, PAGE 2259, A DISTANCE OF 130.30 FEET TO THE NORTHERNMOST CORNER OF SAID PROPERTY; THENCE N38'19'36"E, ACROSS A 15' ALLEY BETWEEN LOT 10 AND LOT 11, BLOCK 6, MITCHELL'S BEACH AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 15.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF BAREFOOT BEACH RESORT SOUTH, A CONDOMINIUM, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 157, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) N38'23'44"E, A DISTANCE OF 71.65 FEET; 2) N83'16'18"E, A DISTANCE OF 20.06 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE, N43'42'42"E, A DISTANCE OF 80.62 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF MADEIRA BAY RESORT II, A CONDOMINIUM AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 144, PAGE 65, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N18'58'49"W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 25.54 FEET TO THE WESTERNMOST CORNER OF SAID MADEIRA BAY RESORT II; THENCE ALONG THE NORTHWESTERLY LINE OF SAID MADEIRA BAY RESORT II THE FOLLOWING TWO (2) COURSES: 1) N38' 18'51 "E, A DISTANCE OF 80.00 FEET; 2) ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AN ARC LENGTH OF 97.48 FEET, SAID CURVE HAVING A RADIUS OF 367.07 FEET, A CENTRAL ANGLE OF 15'12'57", AND A CHORD BEARING N57'33'52"E, A DISTANCE OF 97.20 FEET TO THE POING OF BEGINNING.

CONTAINING 1,778, 197 SQUARE FEET, (40.82 ACRES) MORE OR LESS.

**Properties with the following Parcel Identification Numbers**

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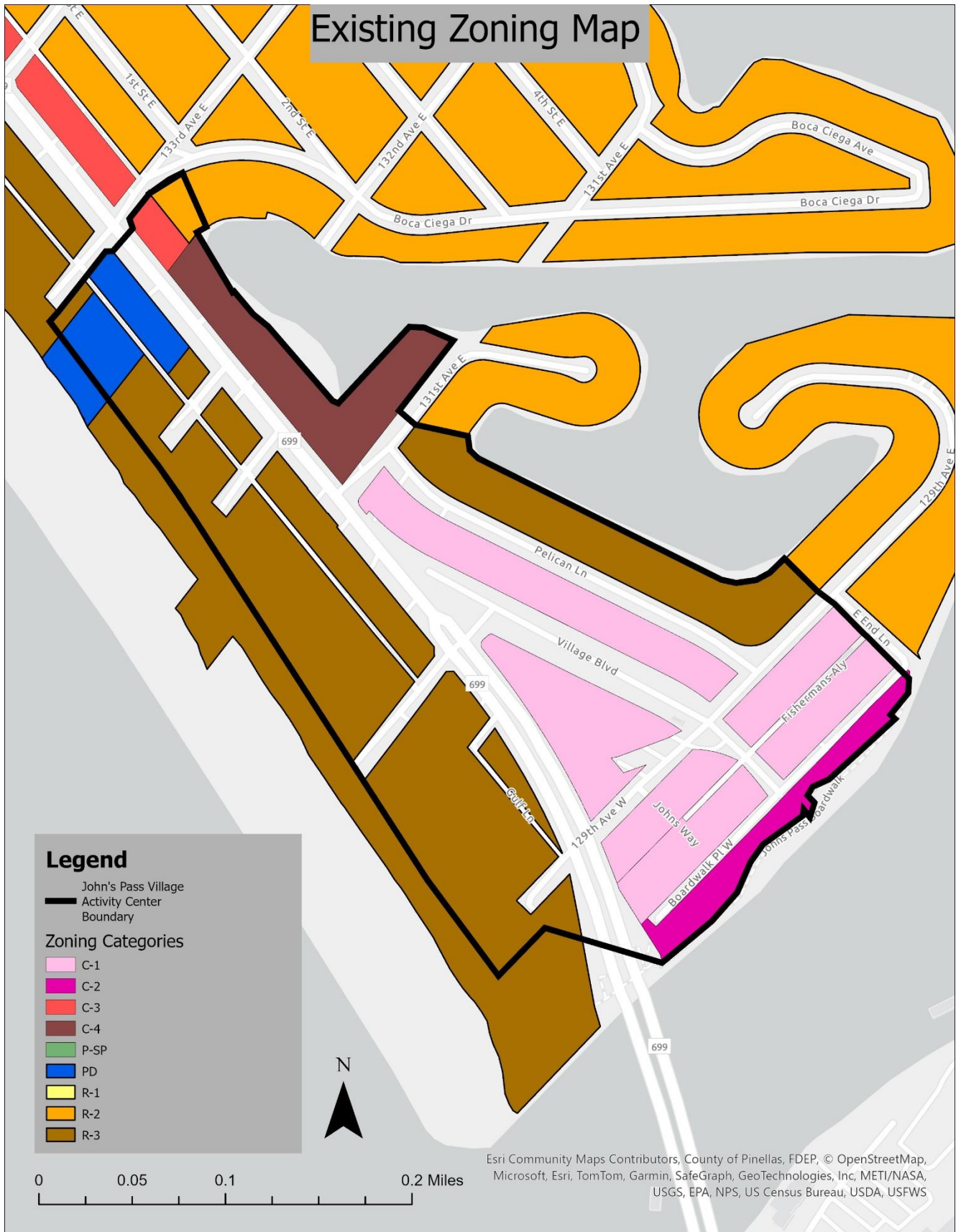


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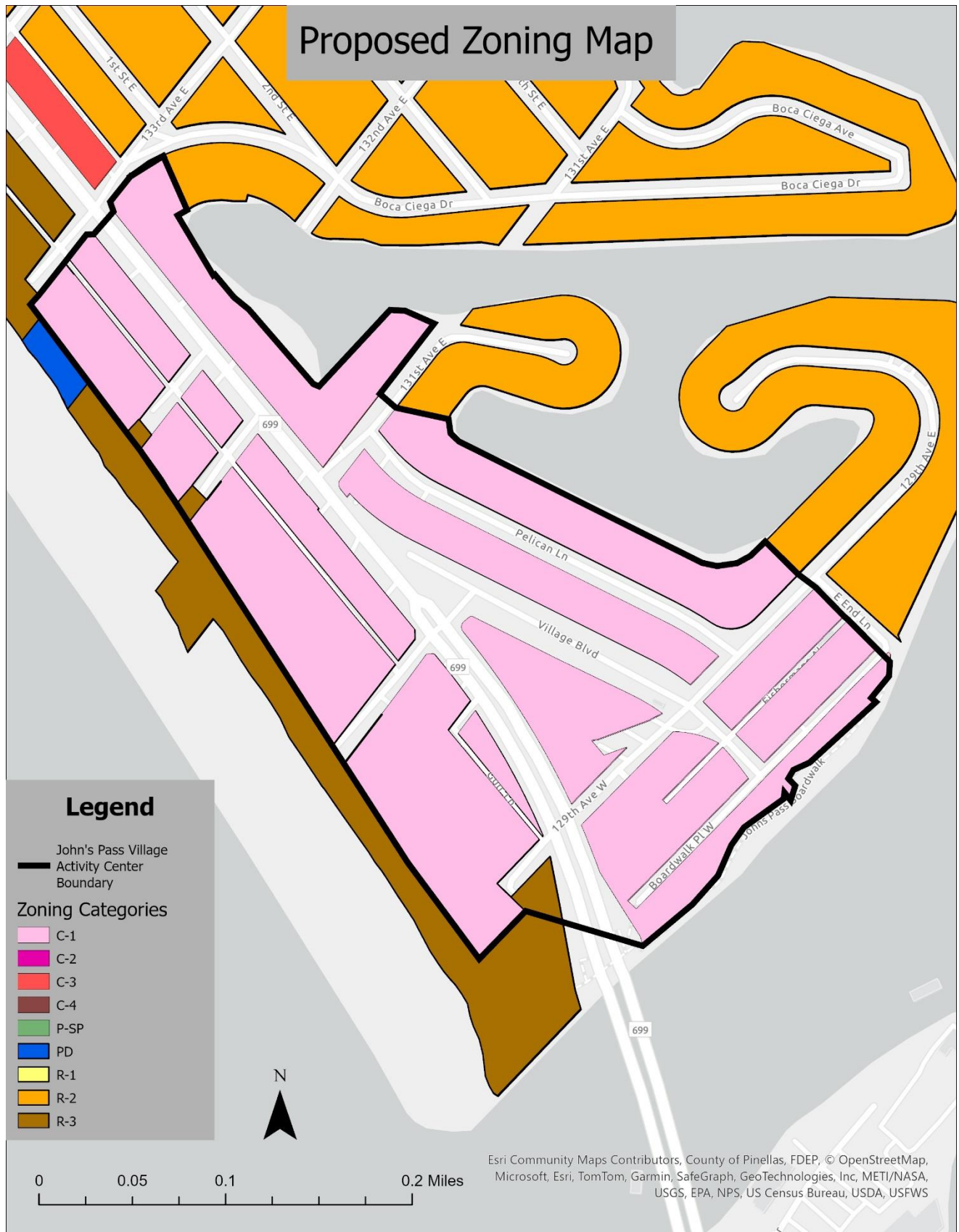
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15 31 15 58320 006 0010	15 31 15 58320 004 0070
15 31 15 54297 000 2100	15 31 15 00000 410 1500
15 31 15 54169 000 1604	15 31 15 19246 000 1020
15 31 15 19246 000 3030	15 31 15 54170 000 6080
15 31 15 97812 000 0170	15 31 15 78644 000 4080
15 31 15 97812 000 0210	15 31 15 05926 002 5120
15 31 15 97812 000 0230	15 31 15 97812 000 0150
15 31 15 05926 002 4100	15 31 15 78644 000 0020
15 31 15 54169 000 0002	15 31 15 58320 002 0050
15 31 15 54169 000 0001	15 31 15 97830 000 0260
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15 31 15 97812 000 0270	15 31 15 78644 000 1070
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15 31 15 58320 005 0050	15 31 15 58320 001 0190
15 31 15 58320 043 0200	15 31 15 58320 001 0040

15 31 15 54326 000 0001	15 31 15 58320 001 0090
15 31 15 54170 000 5090	15 31 15 58320 001 0080
15 31 15 54297 000 1010	15 31 15 58320 001 0140
15 31 15 54297 000 3080	15 31 15 58320 001 0170
15 31 15 54297 000 0001	15 31 15 58320 001 0020
15 31 15 54170 000 4040	15 31 15 58320 001 0200
15 31 15 54297 000 1040	15 31 15 58320 001 0050
15 31 15 05926 001 1010	15 31 15 58320 001 0160
15 31 15 88552 005 2480	15 31 15 58320 001 0070
15 31 15 05926 001 4030	15 31 15 00000 410 1600
15 31 15 05926 002 2060	15 31 15 00000 410 1200
15 31 15 54170 000 3120	15 31 15 54326 000 0302
15 31 15 54169 000 1609	15 31 15 78644 000 5100
15 31 15 54170 000 5070	15 31 15 54177 002 0070
15 31 15 58320 004 0161	15 31 15 78644 000 5110
15 31 15 78644 000 1030	15 31 15 54297 000 1080
15 31 15 54297 000 3130	15 31 15 05926 001 5010
15 31 15 78644 000 1080	15 31 15 54297 000 4150
15 31 15 88552 003 2160	15 31 15 54177 002 0030
15 31 15 54170 000 5080	15 31 15 58320 006 0020
15 31 15 54169 000 1708	15 31 15 54177 001 0030
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15 31 15 54297 000 3010	15 31 15 54170 000 2090
15 31 15 57275 000 0001	15 31 15 54297 000 1070
15 31 15 58320 001 0120	15 31 15 54297 000 2120
15 31 15 58320 001 0110	15 31 15 54170 000 2070
15 31 15 05926 002 2080	15 31 15 78644 000 3020
15 31 15 54297 000 1050	15 31 15 54297 000 5100
15 31 15 54297 000 5040	15 31 15 54170 000 2130
15 31 15 54170 000 4050	15 31 15 78644 000 3040
15 31 15 05926 001 4010	15 31 15 05926 002 1060
15 31 15 54297 000 2080	15 31 15 05926 002 2120
15 31 15 54297 000 2110	15 31 15 05926 002 3120
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15 31 15 54297 000 4080	15 31 15 54297 000 3150
15 31 15 54297 000 2040	15 31 15 54297 000 4140
15 31 15 54297 000 2150	15 31 15 54170 000 6100
15 31 15 54170 000 3010	15 31 15 88552 001 2130
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15 31 15 54169 000 0003	15 31 15 54169 000 1306

EXHIBIT B



# Proposed Zoning Map



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