

**Land Use Comparison Chart for John's Pass Village and Gulf Blvd**

Key: Floor Area Ratio (FAR), Density measured as units per acre (UPA) for Residential, Transient Accommodations, or Resort Tourist Accommodations:

Location	City Of Madeira Beach Future Land Use Categories	Current Countywide Plan Categories	Available Countywide Land Use Categories for Madeira Beach
John's Pass Village	<p><u>Commercial General (CG),</u></p> <ol style="list-style-type: none"> <li>1. Residential 0 to 15 UPA single or multifamily</li> <li>2. Temporary lodging density of up to 60 UPA</li> <li>3. Maximum FAR of 1.2 and ISR of 0.9 CG shall not include residential equivalent uses</li> </ol> <p><u>Residential Medium (RM)</u></p> <ol style="list-style-type: none"> <li>1. Residential 15 UPA.</li> <li>2. R-2 Maximum FAR 0.80, R-3 Maximum FAR 0.65</li> </ol>	<p><u>Retail &amp; Services (R&amp;S)</u></p> <ol style="list-style-type: none"> <li>1. Residential 24 UPA</li> <li>2. Temporary lodging density of up to 40 UPA (60 units per acre/1.2 FAR with a Development Agreement)</li> <li>3. Maximum FAR of 0.55 and impervious surface ratio (ISR) of 0.9</li> </ol> <p><u>Residential Medium (RM)</u></p> <ol style="list-style-type: none"> <li>1. Residential 15 UPA</li> <li>2. Maximum FAR of 0.5</li> </ol>	<p><u>Community (Level)(AC) Activity Center –</u></p> <ol style="list-style-type: none"> <li>1. Residential 90 UPA</li> <li>2. Temporary lodging up to 150 UPA</li> <li>3. Maximum FAR of 3.0</li> <li>4. Temporary Lodging Density and Intensity with Development Agreement               <ol style="list-style-type: none"> <li>a. Less Than One Acre: 75 UPA/FAR 2.2</li> <li>b. Between One Acre and Three Acres: 100 UPA/3 FAR</li> <li>c. Greater Than Three Acres: 125 UPA/4.0 FAR</li> </ol> </li> </ol>

<p style="text-align: center;"><b>East Side of Gulf Blvd.</b></p>	<p>Lots along this corridor are designated for <u>Commercial General (CG)</u>, as listed above, or for:</p> <p><u>Residential/Office/Retail (R/O/R)</u>,</p> <ol style="list-style-type: none"> <li>1. 0 to 18 UPA single or multifamily</li> <li>2. Temporary lodging 0-45 UPA</li> <li>3. Maximum FAR of 1.0 and a percentage distribution of 30 to 50 percent residential, 30 to 60 percent nonresidential, and 0 to 20 percent “other” R/O/R shall not include residential equivalent, research/development, and light manufacturing/assembly uses</li> </ol> <p><u>Residential (RM)</u> as listed above.</p>	<p><u>Retail &amp; Services (R&amp;S)</u> as listed above,</p> <p><u>Residential Medium (RM)</u> as listed above.</p>	<p><u>Community (Level) (AC) Activity Center</u> as listed above or:</p> <p><u>Secondary Multimodal Corridor</u></p> <ol style="list-style-type: none"> <li>1. Residential 50 UPA</li> <li>2. Temporary Lodging 85 UPA</li> <li>3. Maximum FAR 3.0</li> <li>4. Temporary Lodging Density and Intensity with Development Agreement: <ol style="list-style-type: none"> <li>a. Less Than One Acre: 75 UPA/FAR 2.2</li> <li>b. Between One Acre and Three Acres: 100 UPA/FAR 3.0</li> <li>c. Greater Than Three Acres: 125 UPA/4.0 FAR</li> </ol> </li> </ol>
---	---	---	--

<b>West Side of Guld BLVD</b>	<u>Resort Facilities Medium (RFM)</u> 1. Residential 0 to 18 UPA 2. Temporary Lodging Density with Development Agreement a. Less than 1 acre: 45 UPA/1.0 FAR b. Between one acre and three acres: 60 UPA/1.5 FAR c. Greater than three acres: 75 UPA/2.0 FAR	<u>Resort (R)</u> 1. Residential 30 Units Per Acre 2. Maximum FAR 1.2 3. Temporary Lodging Use 50 UPA 4. Temporary Lodging Density and Intensity with Development Agreement: a. Less Than One Acre: 75 UPA/FAR 2.2 b. Between One Acre and Three Acres: 100 UPA/3 FAR c. Greater Than Three Acres: 125 UPA/4.0 FAR	<u>Mixed Use Activity Centers</u> as listed above or <u>Secondary Multimodal Corridor</u> as listed above.
-------------------------------	---	---	---