



Memorandum

Meeting Details: January 11, 2023 - BOC Regular Meeting
Prepared For: Hon. Mayor and Board of Commissioners
Staff Contact: Andrew Morris, GIS Technician, Community Development Department
Subject: Ordinance 2023-01 John's Pass Village Activity Center Plan - 1st Reading & Public Hearing

Background

Ordinance 2023-01, upon final approval, will adopt the John's Pass Village Activity Center Plan.

This is the first reading of the ordinance and provides for transmittal to and consideration by Forward Pinellas and the Countywide Planning Authority, as well as the Florida State Department of Economic Opportunity and related State agencies.

Upon completion of these outside review agencies, the ordinance will be advertised and considered for adoption at second reading by the Board of Commissioners.

Discussion

The John's Pass Village Activity Center Plan proposes a specific set of land use guidelines and standards designed to reflect and address the unique make-up and challenges of this important mixed-use tourist-oriented focal point in the Madeira Beach and Pinellas County communities.

This Plan documents the purpose, background, existing and proposed land use characteristics, transportation and sustainability considerations, design principles and implementation strategies.

The purposes of the Activity Center Plan are as follows:

1. To establish the standards and means to preserve and rebuild the existing character, uses, and density/intensity of John's Pass Village in the event of a disaster.
2. To reconcile inconsistencies among existing land use characteristics in the City Comprehensive Plan and the Countywide Rules Standards.
3. To provide for consistency and enhancement in the Activity Center for future improvement, revitalization, and potential redevelopment within the Village.

In brief, the John's Pass Village Activity Center Plan is a comprehensive attempt to memorialize the character and function of this tourist, commercial, and cultural center, and to provide for future enhancement and revitalization.

Fiscal Impact

N/A

Recommendation(s)

Following the Planning Commission hearing and action, staff reviewed comments made by the public, the deliberations of the Planning Commission and offers two revisions and one correction for consideration by the Board of Commissioners as follows:

1. Reduce the proposed residential density in the Transitional Character District from 24 to 18 dwelling units per acre. This change would match the residential density currently permitted in the Resort Facilities Medium category of the current plan on the west side of Gulf Boulevard. (See pgs. 31, 33 attached)
2. Reword the description of allowed uses in the Transitional District to clearly differentiate the level of commercial use allowed on the east and west sides of Gulf Boulevard. Commercial use on the west side of Gulf Boulevard in this district will continue to be limited to a maximum of 20 percent of building floor area as is currently the case. (See pg. 31 attached)
3. the public parking count for the parking lot near the 133rd Ave W. beach access point to 5 parking spaces. (See pg. 40 attached)

Staff recommends approval of Ordinance 2023-01 at first reading as recommended by the Planning Commission with the above outlined revisions.

Attachments/Corresponding Documents

- Ordinance 2023-01 and John's Pass Village Activity Center Plan
- Proposed John's Pass Village Activity Center Plan Edits