

An aerial photograph of John's Pass Village Activity Center in St. Petersburg, Florida. The image shows a coastal town with a mix of residential and commercial buildings, a large marina filled with boats, and a beach area on the left. The text "John's Pass Village Activity Center" is overlaid in a large, white, sans-serif font. The entire image is framed by a thin white border.

John's Pass Village Activity Center

WHY

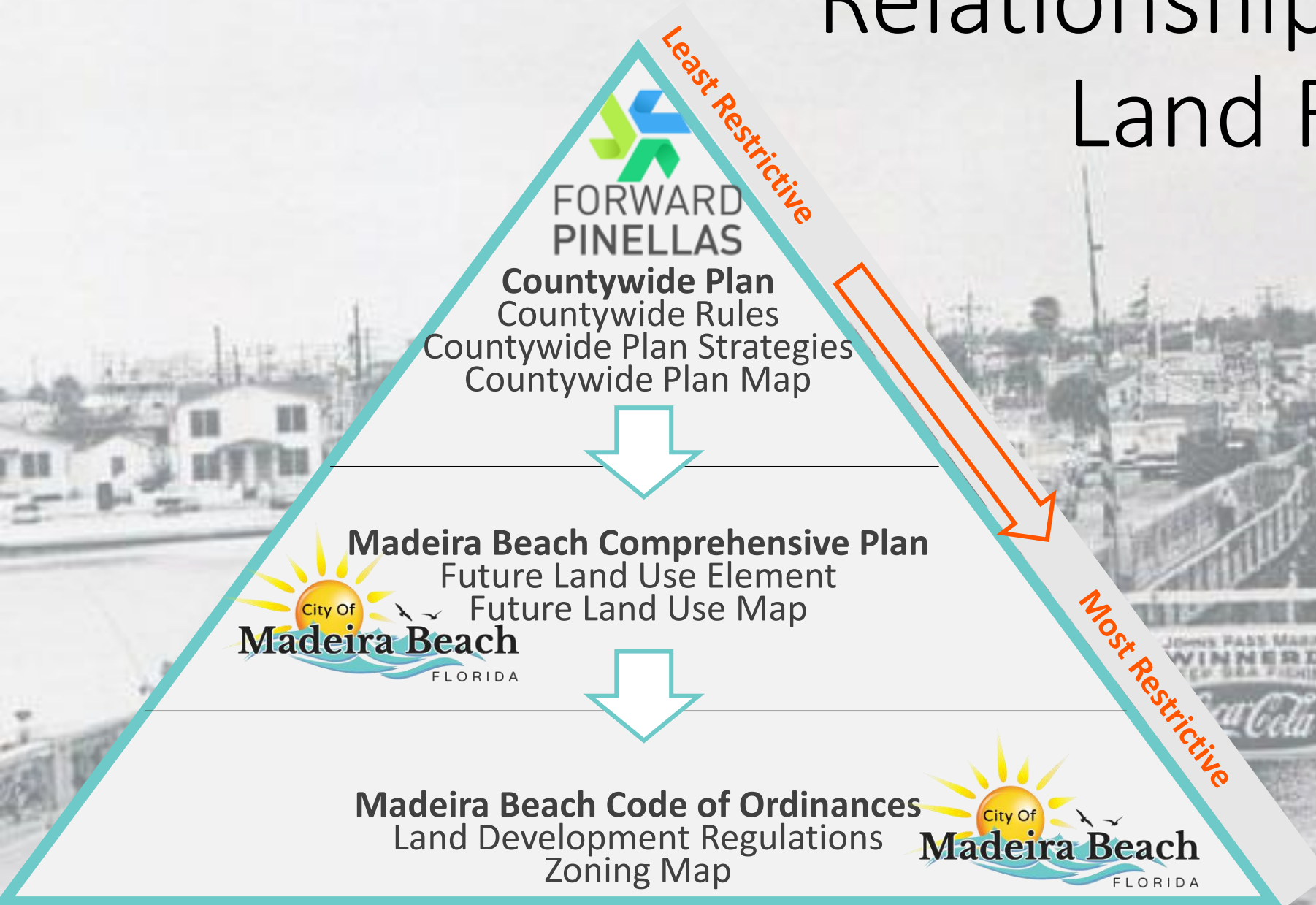
- Protect the Village
- Compatible redevelopment
- Consistency with the Countywide Plan
- Proactive instead of Reactive Planning

Legend

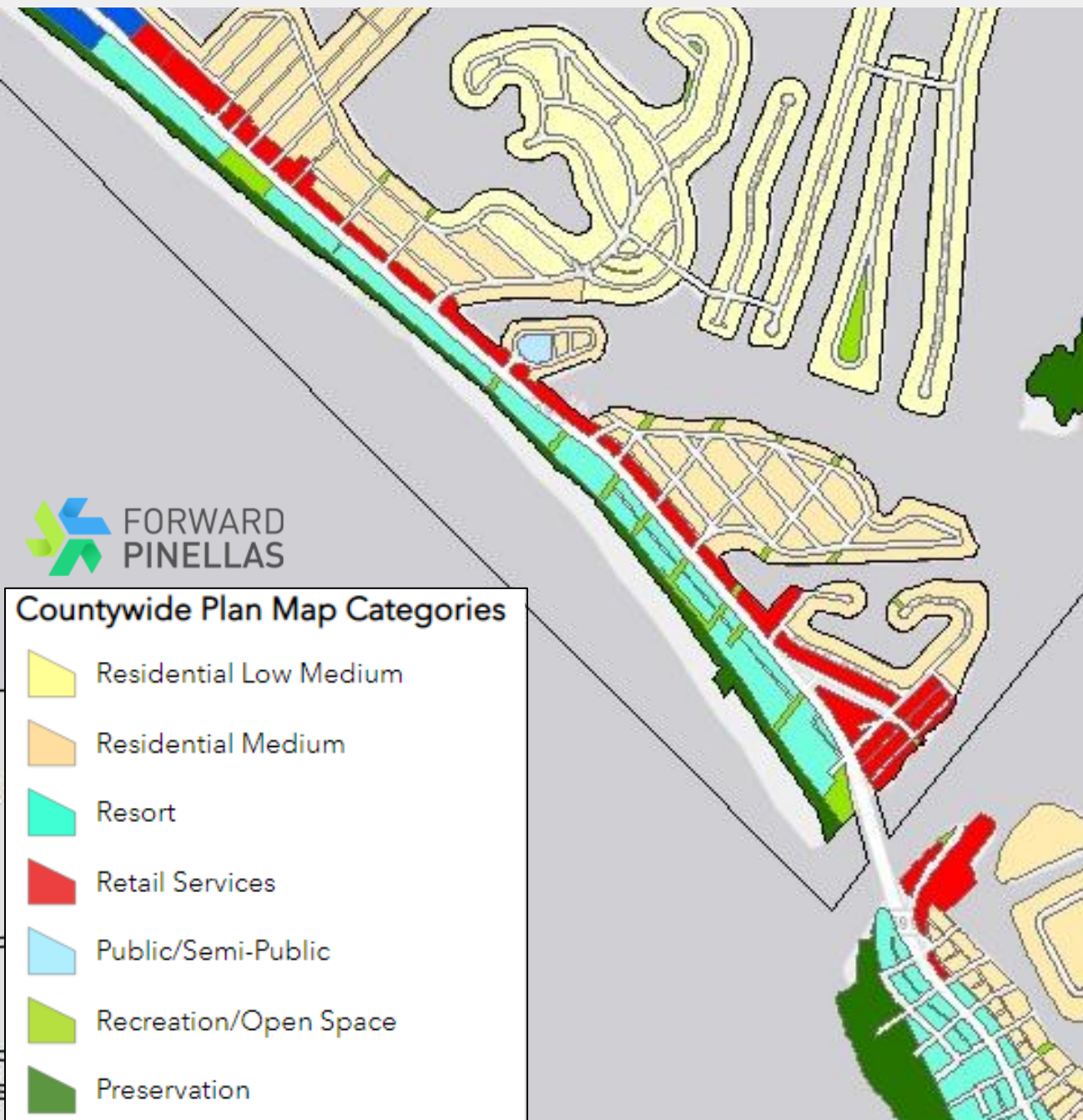
— John's Pass Village Activity Center Study Area



Relationship with Local Land Regulations



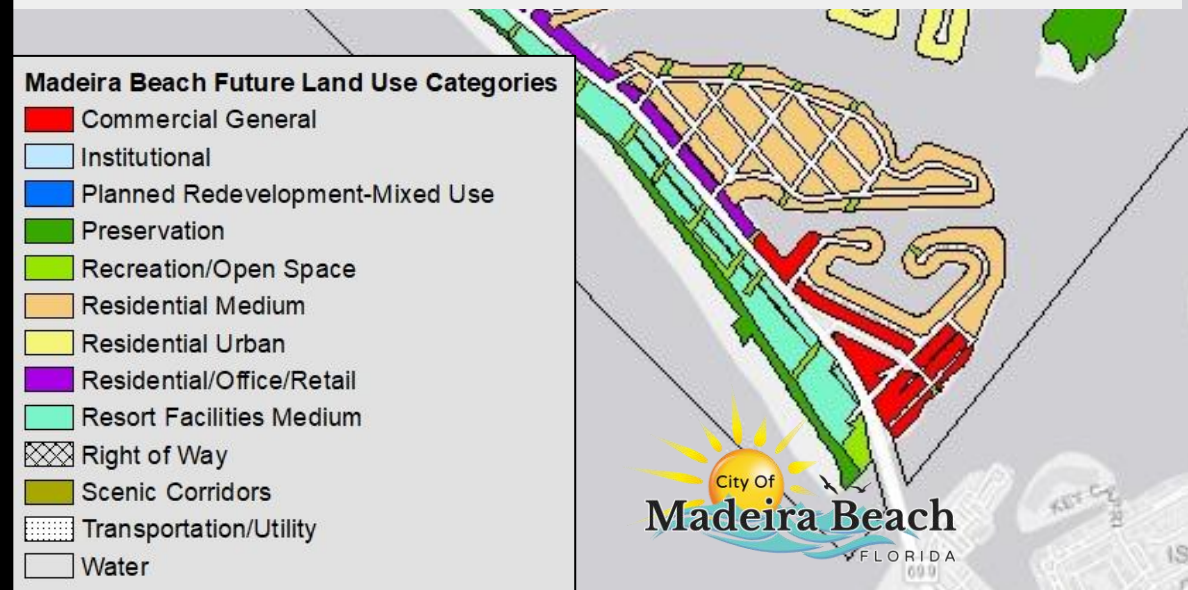
COUNTYWIDE PLAN MAP



MADEIRA BEACH ZONING MAP



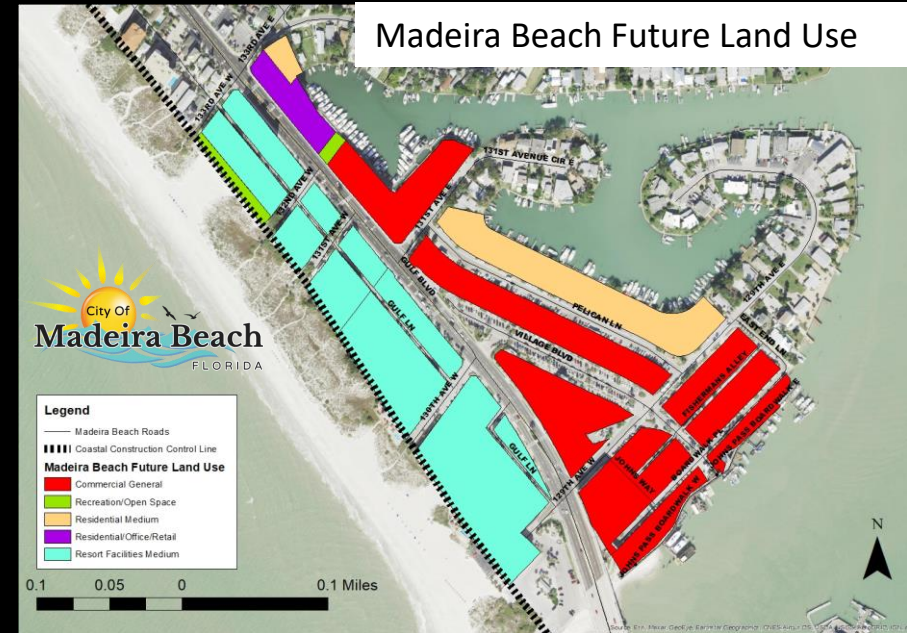
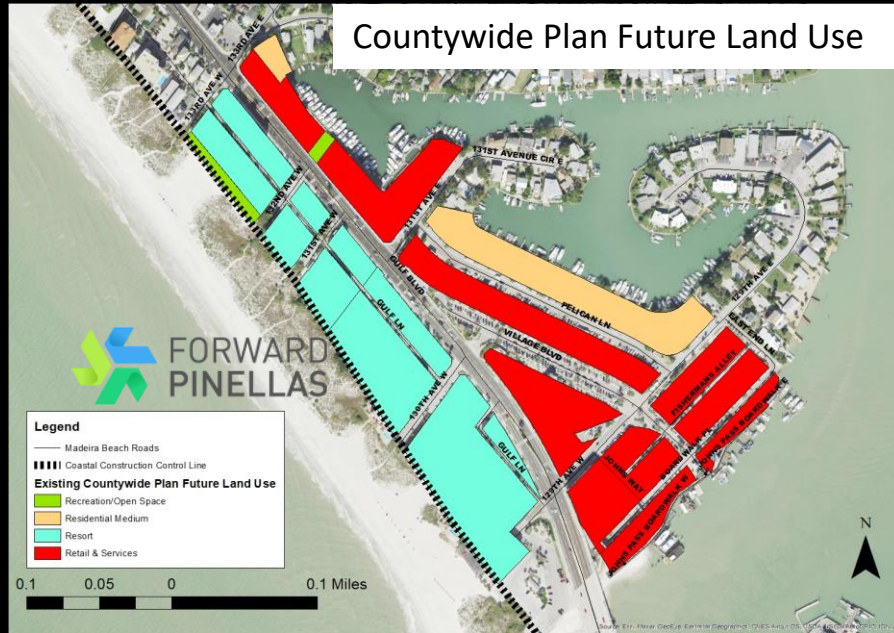
MADEIRA BEACH FUTURE LAND USE MAP



MADEIRA BEACH HISTORY

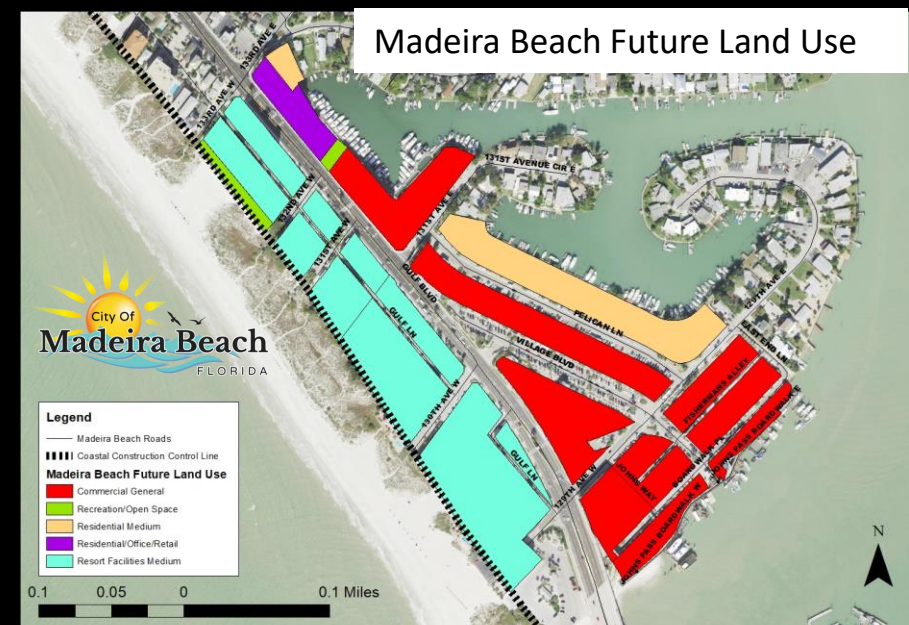
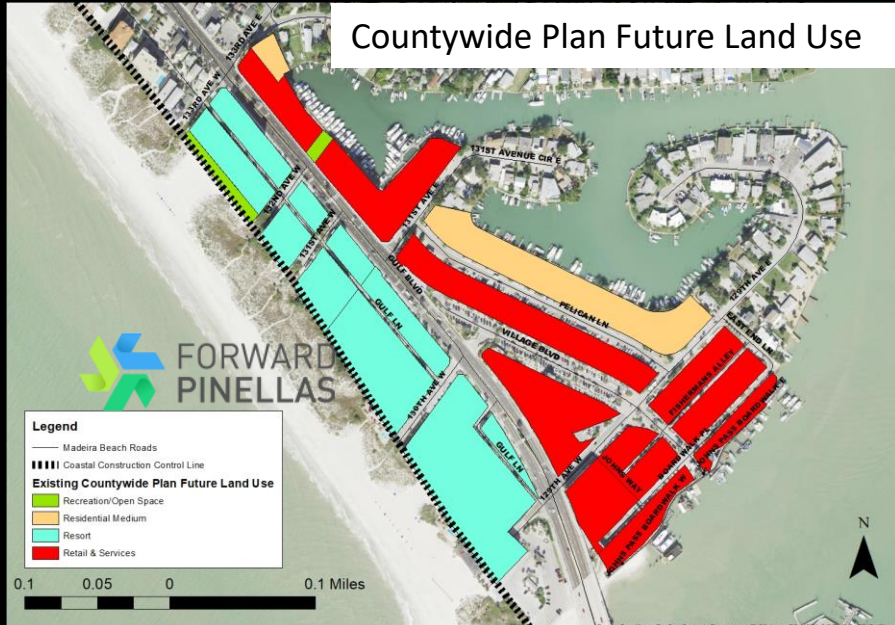
- The Comprehensive Plan was amended in 2007 (Ordinance 1125) to mirror the alternative temporary lodging provision, but the City incorrectly applied them to the entire Commercial General, Retail/Office/Residential, and Resort Facilities Medium area.
- Ordinance 1138 (2008) amended the Land Development Regulations to include the Alternative Temporary Lodging Use Standards, but did not provide standards given “by right” (without using the Alternative Temporary Lodging provision)

PREVIOUS DENSITIES AND INTENSITIES



Countywide Plan Future Land Use			Madiera Beach Comprehensive Plan Future Land Use		
Retail and Services	FAR 0.55 Alt Temp: 1.2	RES UPA: 24 TEMP UPA: 40 Alt Temp UPA: 60	Commercial General	FAR 1.2	RES UPA: 15 TEMP UPA: 60
			Residential/Office/Retail	FAR 1.0	RES UPA: 18 TEMP UPA: 45
Resort	FAR 1.2 Alt Temp: 2.2-4.0	RES UPA: 30 TEMP UPA: 50 Alt Temp UPA: 75-125	Resort Facilities Medium	FAR 1.0 – 2.0 (Depends on Lot Area)	RES UPA: 18 TEMP UPA: 45-75
Residential Medium	FAR 0.5	RES UPA: 15 TEMP UPA: 0	Residential Medium	Not specified in Comp Plan. In Zoning	RES UPA: 15 TEMP UPA: 0
Recreation/Open Space	FAR 0.25	RES UPA: 0 TEMP UPA: 0	Recreation/Open Space	FAR 0.25	RES UPA: 0 TEMP UPA: 0

CURRENT DENSITIES AND INTENSITIES



Countywide Plan Future Land Use			Madeira Beach Comprehensive Plan Future Land Use		
Retail and Services	FAR 0.55 Alt Temp: FAR 1.2	RES UPA: 24 TEMP UPA: 40 Alt Temp UPA: 60	Commercial General	FAR 0.55 for commercial Alt Temp: FAR 1.2	RES UPA: 15 TEMP UPA: 40 Alt Temp UPA: 60
			Residential/Office/Retail	FAR 0.55 for commercial Alt Temp: FAR 1.2	RES UPA: 18 TEMP UPA: 40 Alt Temp UPA: 60
Resort	FAR 1.2 Alt Temp: 2.2-4.0	RES UPA: 30 TEMP UPA: 50 Alt Temp: 75-125	Resort Facilities Medium	FAR 0.55 for commercial Alt Temp: FAR 2.0	RES UPA: 18 TEMP UPA: 50 Alt Temp UPA: 60
Residential Medium	FAR 0.5	RES UPA: 15 TEMP UPA: 0	Residential Medium	Not specified in Comp Plan. In Zoning	RES UPA: 15 TEMP UPA: 0
Recreation/Open Space	FAR 0.25	RES UPA: 0 TEMP UPA: 0	Recreation/Open Space	FAR 0.25	RES UPA: 0 TEMP UPA: 0

EAST SIDE
 FAR: 1.0/1.2
 Temp: 60
 Res: 15

WEST SIDE
 FAR: 1.0-2.0
 Temp: 45-75
 Res: 18

FAR: N/A
 Temp: N/A
 Res: 15

FAR: 1.5/2.0*
 Temp: 40/60*
 Res: 18

FAR: 1.2
 Temp: 60
 Res: 15

FAR: 2.0
 Temp: 45
 Res: 15

FAR: 1.2
 Temp: 60
 Res: 15

FAR: 2.0/2.2-3.0*
 Temp: 60/75-100*
 Res: 15

FAR: 1.2
 Temp: 60
 Res: 15

FAR: 1.5
 Temp: 0
 Res: 0

FAR: 1.0-2.0
 Temp: 45-75
 Res: 18

FAR: 2.0/2.2-2.5*
 Temp: 60/75-100*
 Res: 18

Legend

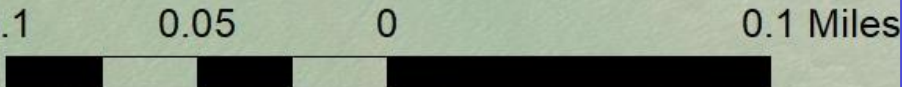
— Madeira Beach Roads

▬▬▬ Coastal Construction Control Line

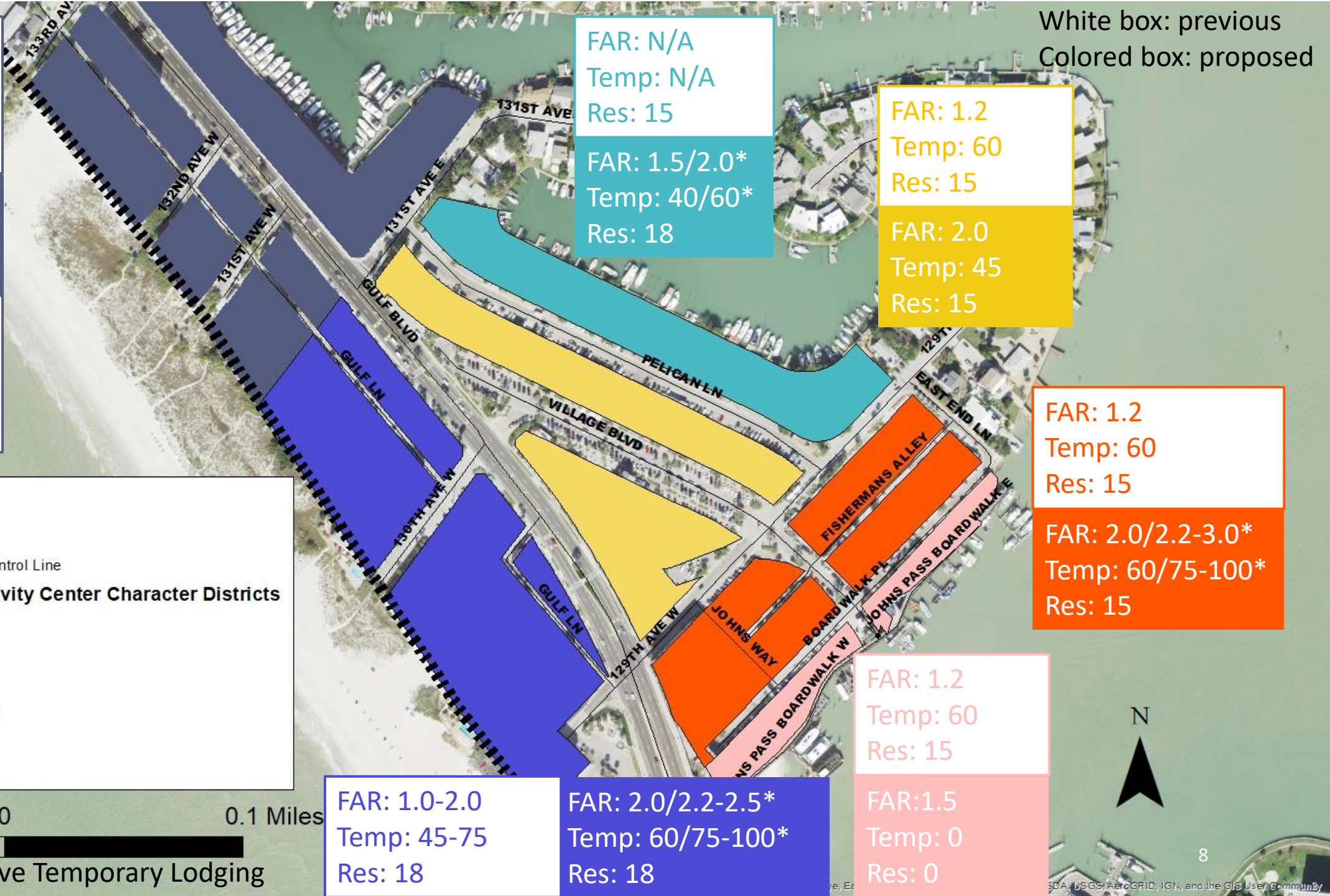
John's Pass Village Activity Center Character Districts

- Boardwalk
- Commercial Core
- John's Pass Resort
- Low Intensity Mixed Use
- Tradional Village
- Transitional

White box: previous
 Colored box: proposed



* Means Alternative Temporary Lodging





John's Pass Village Activity Center



Proposed Activity Center Plan: Character Districts

Traditional Village

Commercial Core

Boardwalk

John's Pass Resort

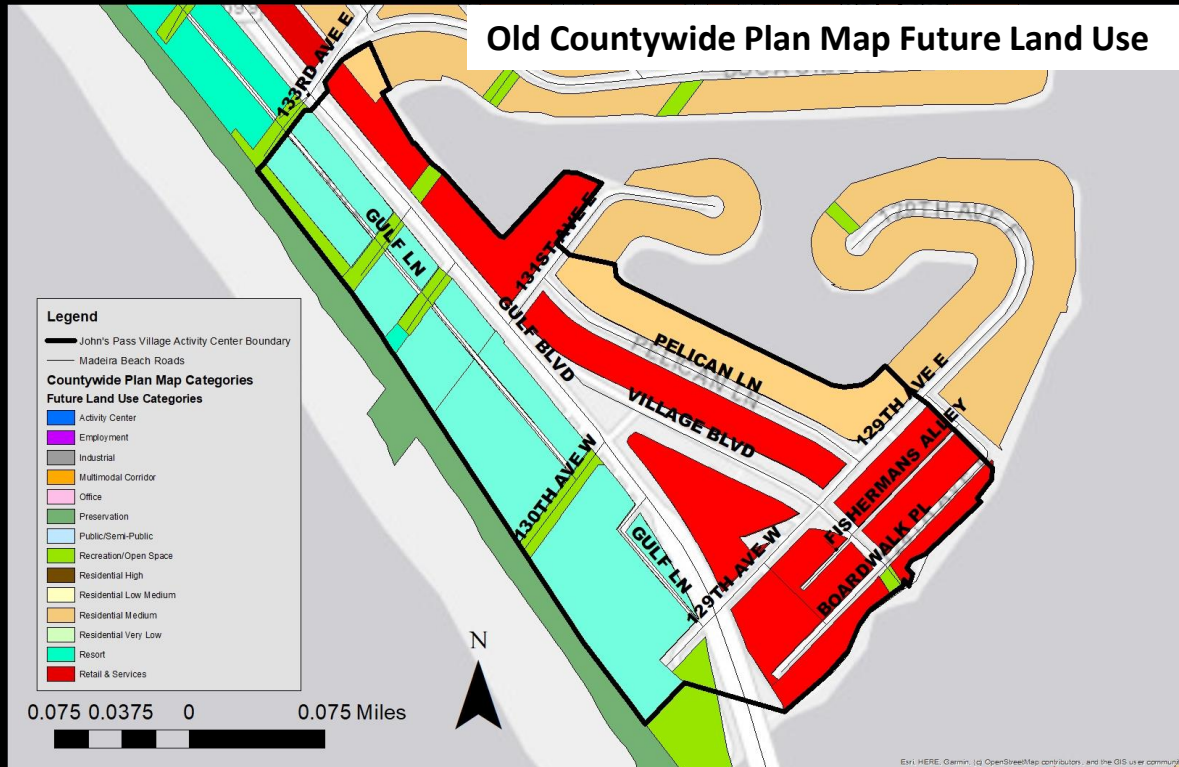
Low Intensity Mixed Use

Transitional

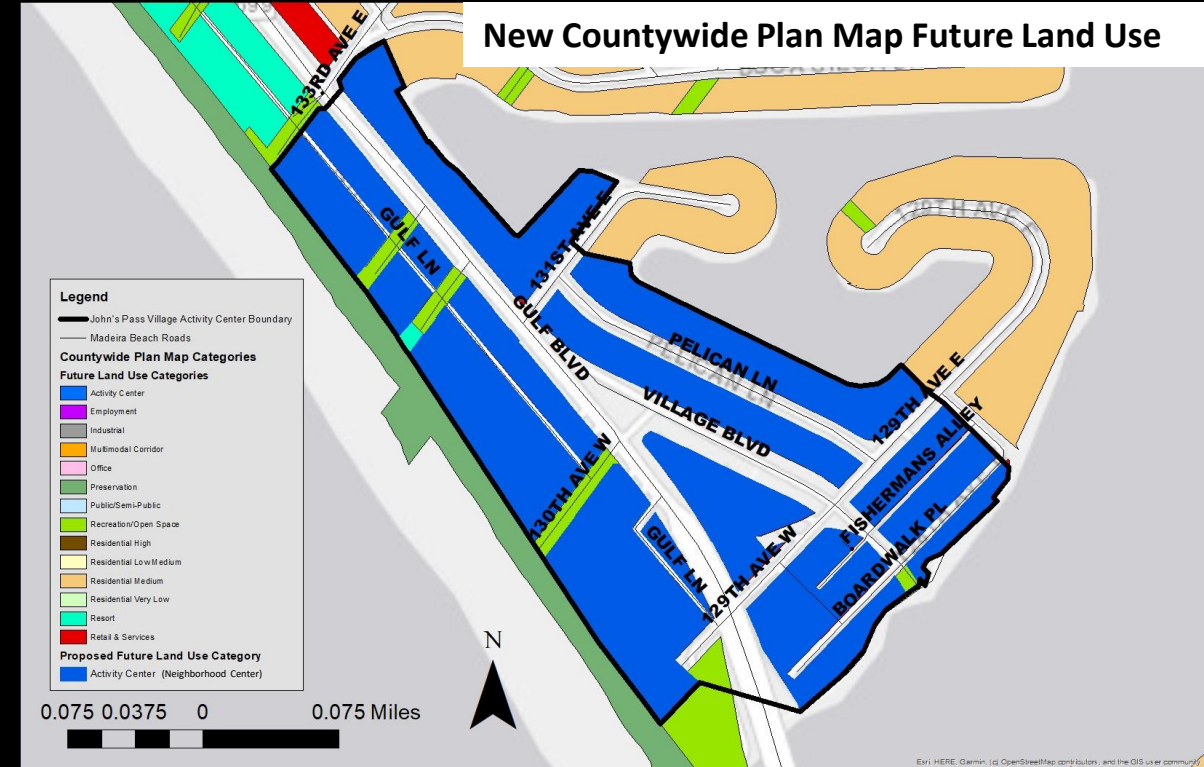


Countywide Plan Map

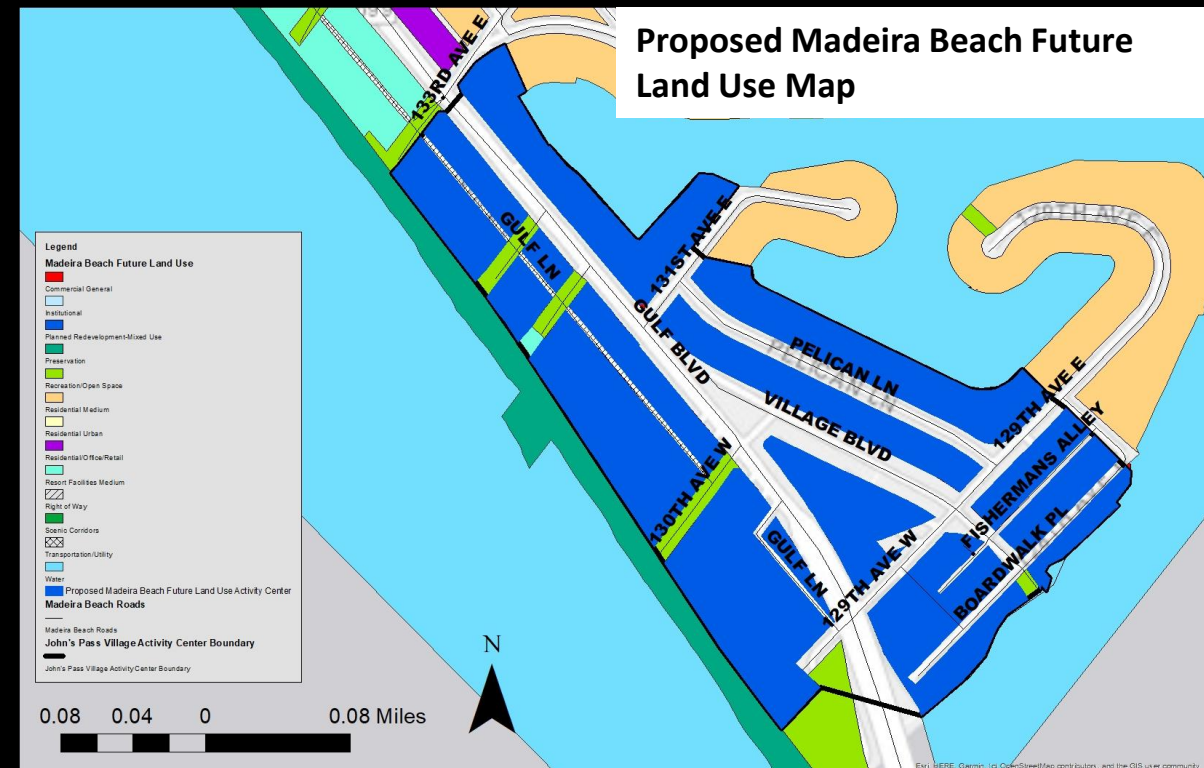
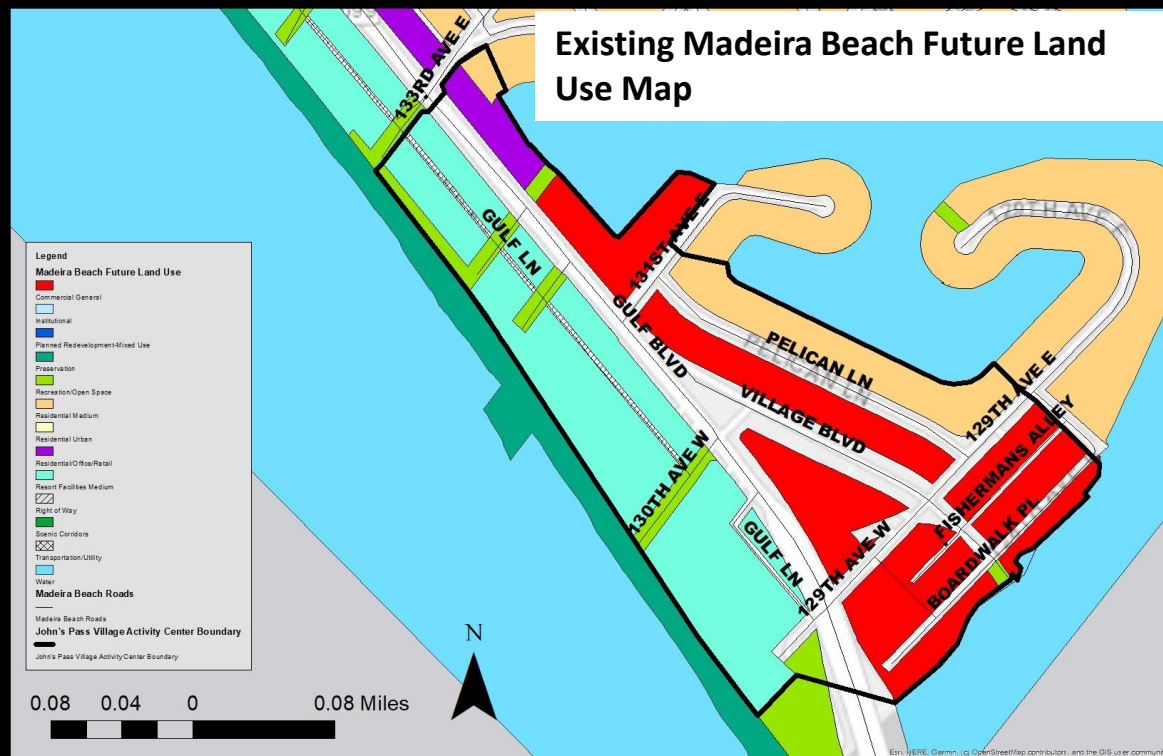
Old Countywide Plan Map Future Land Use



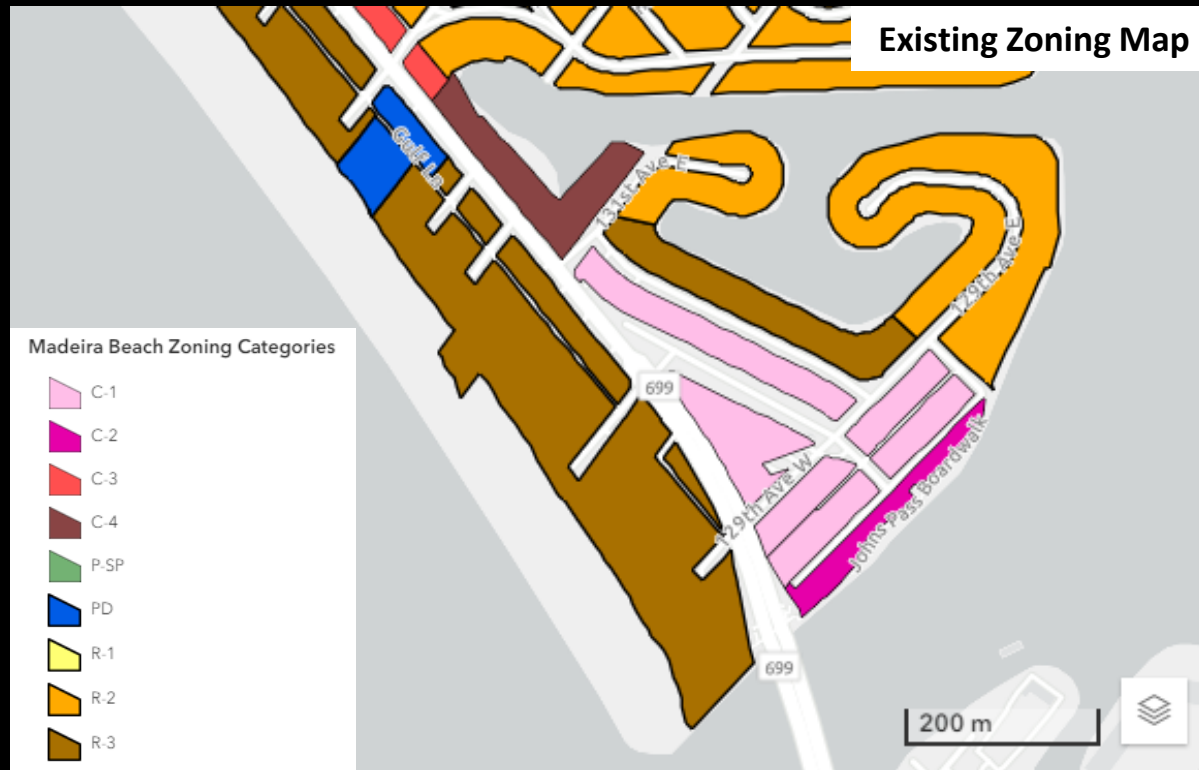
New Countywide Plan Map Future Land Use



Madeira Beach Future Land Use Map



Madeira Beach Zoning Map



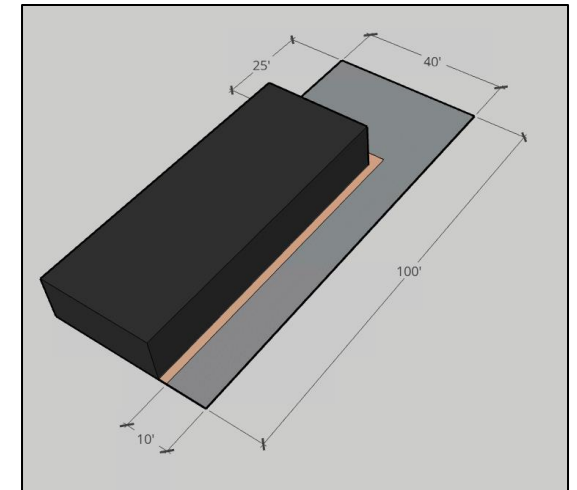
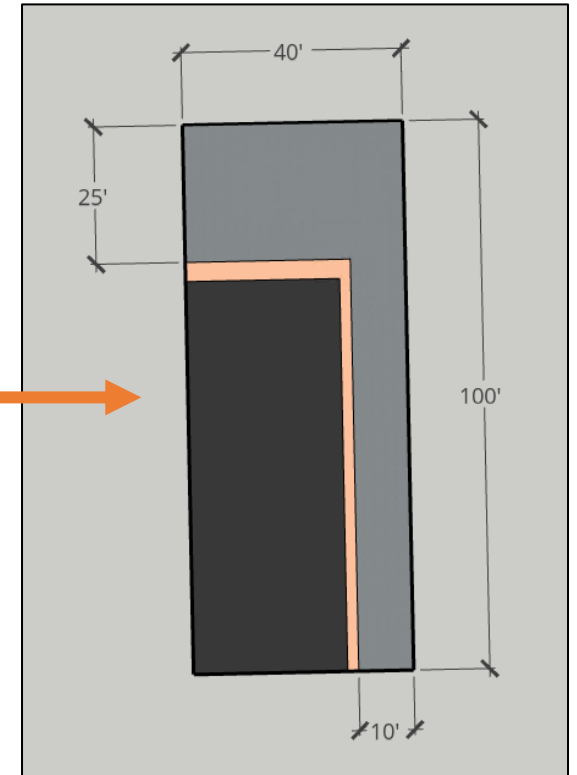
Madeira Beach Land Development Regulations

C-1 Zoning

Setbacks: Front Yard (none), Side Yard (10 ft one side), Rear Yard (25 ft)

Height: 34 ft

Floor Area Ratio: 0.55 for commercial uses



FAR: 1.5/2.0*
Temp: 50/75*
Res: 18

FAR: 1.5/2.0*
Temp: 40/60*
Res: 18

FAR: 2.0
Temp: 45
Res: 15

FAR: 2.0/2.2-3.0*
Temp: 60/75-100*
Res: 15

FAR: 2.0/2.2-2.5*
Temp: 60/75-100*
Res: 18

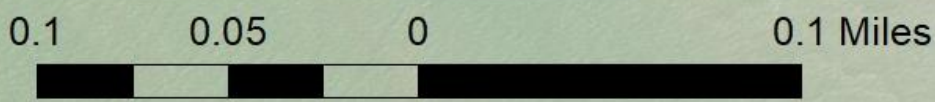
FAR: 1.5
Temp: 0
Res: 0

Legend

— Madeira Beach Roads
▬▬▬ Coastal Construction Control Line

John's Pass Village Activity Center Character Districts

- Boardwalk
- Commercial Core
- John's Pass Resort
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Alternative Temporary Lodging Standards

- Alternative Standards are only allowed with an approved Development Agreement that follows all required standards in the Countywide Rules (next slide)
- Structured parking is counted in FAR
- Development Agreement Local Requirements
 - One Planning Commission Meeting
 - One BOC Meeting
 - Mailed notice to property owners within 300 feet of subject property
 - Advertised in the Newspaper
 - Posted on the property

Alternative Temporary Lodging Standards

Development Agreements to use the Alternative Temporary Lodging Use Standards **must** at a minimum include:

- Concurrency analysis
 - Sanitary sewer, solid waste, drainage, and potable water
- Hurricane Evacuation Plans
 - Comply with local and county evacuation plans and procedures
 - Prepare a legally enforceable mandatory evacuation/closure covenant
- Mobility Management
 - Adequately addresses its impacts on the surrounding road network through mobility improvements
- Design Considerations
 - Building scale, height, width, location, façade treatments, entrances, building design, site improvements, walkways and parking areas, open space, view corridors...etc.
- Operating Characteristics and Restrictions
 - Built, functions, operates and is occupied exclusively as temporary lodging

Other Local Requirements

- Site Plan (Major)
 - New construction or expansions of over 2,001 sq ft of building area
 - Requires Neighborhood Workshop and Planning Commission Approval
 - Extensive review from city staff
- Must meet Zoning and all other Local Regulations
 - Setbacks
 - Height
 - Floodplain requirements
 - Landscaping
 - Drainage
 - Uses
 - Parking
 - Signage
 - Impervious Surface Ratio
 - etc.

IMPLEMENTATION STRATEGIES

Plan Adoption and Implementation Steps

01

Amend City's Comprehensive Plan to create Activity Center category Ordinance 2023-15

02

Initial City action to adopt Activity Center Plan Ordinance 2023-01

Initial City action to amend Future Land Use map Ordinance 2023-02

03

Amend Countywide Plan to establish Activity Center on the Countywide Plan Map and the Land Use Strategy Map (PAC/PPC/CPA)

04

BOC Meeting
03/13/2024

Final City action to adopt Activity Center Plan Ordinance 2023-01

Final City action to amend Future Land Use map Ordinance 2023-02

05

Amend City's Land Development Code to establish Activity Center zoning districts

Administer and implement the Activity Center Plan

Boardwalk



	FAR	Res UPA	Temp UPA
Previous	FAR 1.2	15	60
Current	FAR 0.55	15	40/60*
Proposed	FAR 1.5	0	0



Commercial Core



	FAR	Res UPA	Temp UPA
Previous	FAR 1.2	15	60
Current	FAR 0.55	15	40/60*
Proposed	FAR 2.0/2.2-3.0	15	60/75-100*



John's Pass Resort

	FAR	Res UPA	Temp UPA
Previous	FAR 1.0-2.0	18	45-75
Current	FAR 0.55/2.0*	18	50/60*
Proposed	FAR 2.0/2.2-2.5*	18	60/75-100*



Low Intensity Mixed Use



	FAR	Res UPA	Temp UPA
Previous (zoning)	FAR 1.0-2.0	18	45-75
Previous (comp)	FAR 0.5	15	N/A
Current (zoning)	FAR 0.55/2.0*	18	50/60*
Current (comp)	FAR 0.5	15	N/A
Proposed	FAR 1.5/2.0*	18	40/60*

Traditional Village

	FAR	Res UPA	Temp UPA
Previous	FAR 1.2	15	60
Current	FAR 0.55	15	40/60*
Proposed	FAR 2.0	15	45



Transitional

	FAR	Res UPA	Temp UPA
Previous	FAR 1.0-2.0	15-18	45-75
Current	FAR 0.55/1.2-2.0*	15-18	40/60*
Proposed	FAR 1.5/2.0*	18	50/75*

