



**JOHN'S PASS VILLAGE PUBLIC  
ZONING WORKSHOP AGENDA**  
**Saturday, April 13, 2024 at 10:00 AM**  
**Commission Chambers, 300 Municipal Drive,**  
**Madeira Beach, FL 33708**

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**Staff presentation followed by round table discussion for community members. There are three meetings scheduled. They will all be the same.**

[Presentation](#) for John's Pass Village April Workshops

<https://madeirabeachfl.gov/johns-pass-activity-center-plan/>

An aerial photograph of John's Pass Village, Florida, showing a mix of residential and commercial buildings along the waterfront. The water is filled with numerous boats and yachts. The sky is clear and blue.

# JOHN'S PASS VILLAGE DISTRICT ZONING

Public Workshops

April 13, 18, and 20, 2024

# LOCAL LAND REGULATIONS



**FORWARD  
PINELLAS**

**Countywide Plan**  
**Countywide Rules**  
**Countywide Plan Strategies**  
**Countywide Plan Map**



**Madeira Beach Comprehensive Plan**  
**Future Land Use Element**  
**Future Land Use Map**



**Madeira Beach Code of Ordinances**  
**Land Development Regulations**  
**Zoning Map**

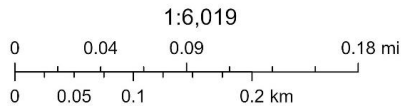


# COUNTYWIDE PLAN MAP



4/5/2024, 9:29:28 AM

- Countywide Plan Map Categories
- Recreation/Open Space
  - Residential Medium
  - Resort
  - Retail Services
  - Preservation
  - Activity Center



Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

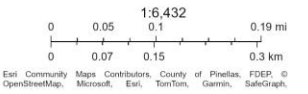
# MADEIRA BEACH ZONING MAP



4/5/2024

Madeira Beach Zoning

- Retail Commercial (C-3)
- Tourist Commercial (C-1)
- John's Pass Marine Commercial (C-2)
- Low Density Multifamily Residential (R-2)
- Marine Commercial (C-4)
- Medium Density Multifamily Residential (R-3)
- Planned Development (PD)



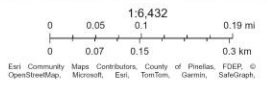
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

# MADEIRA BEACH FUTURE LAND USE MAP



4/5/2024

- Madeira Beach Future Land Use
- Preservation
  - Residential/Office/Retail
  - Resort Facilities Medium
  - Recreation/Open Space
  - Residential Medium
  - Activity Center



Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

# MADEIRA BEACH HISTORY

- 1940-80s: Many of the buildings in John's Pass area were built.
- 1983: Creation of Zoning Districts with uses, height, and setbacks. Many of these did not reflect what was on the ground.
- 2007-08: Amendments to the Comprehensive Plan and Land Development Regulations exceeded the Countywide Plan's maximums.
- 2020-22: Current staff found the inconsistencies and proceeded with public meetings and discussions with Forward Pinellas on how to proceed.
- 2022-24: The John's Pass Village Activity Center was created and adopted at the County and local (Comprehensive Plan) levels.
- Now: Zoning to correspond with the Activity Center must be adopted.

# WHY AN ACTIVITY CENTER?

- Protect the unique character of the Village
- Compatible redevelopment
- Consistency with the Countywide Plan
- Proactive instead of reactive planning

# LAND DEVELOPMENT REGULATIONS (LDR)

## Zoning

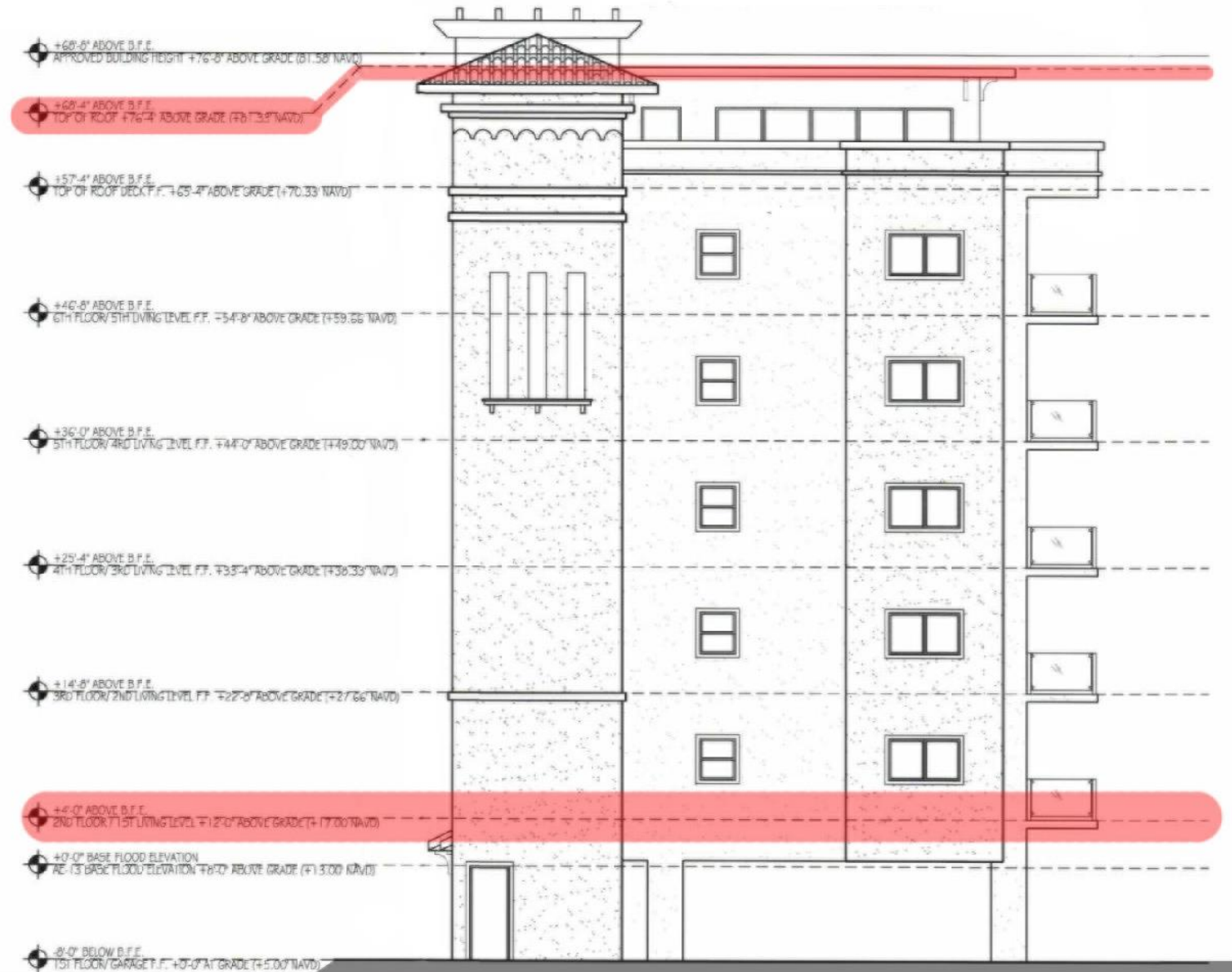
- Uses (primary, accessory, and special exception)
- Setbacks
- Building Height (measured DFE)
- Special Requirements



# HEIGHT

Madeira Beach measures height from Design Flood Elevation (Base Flood Elevation + Freeboard)

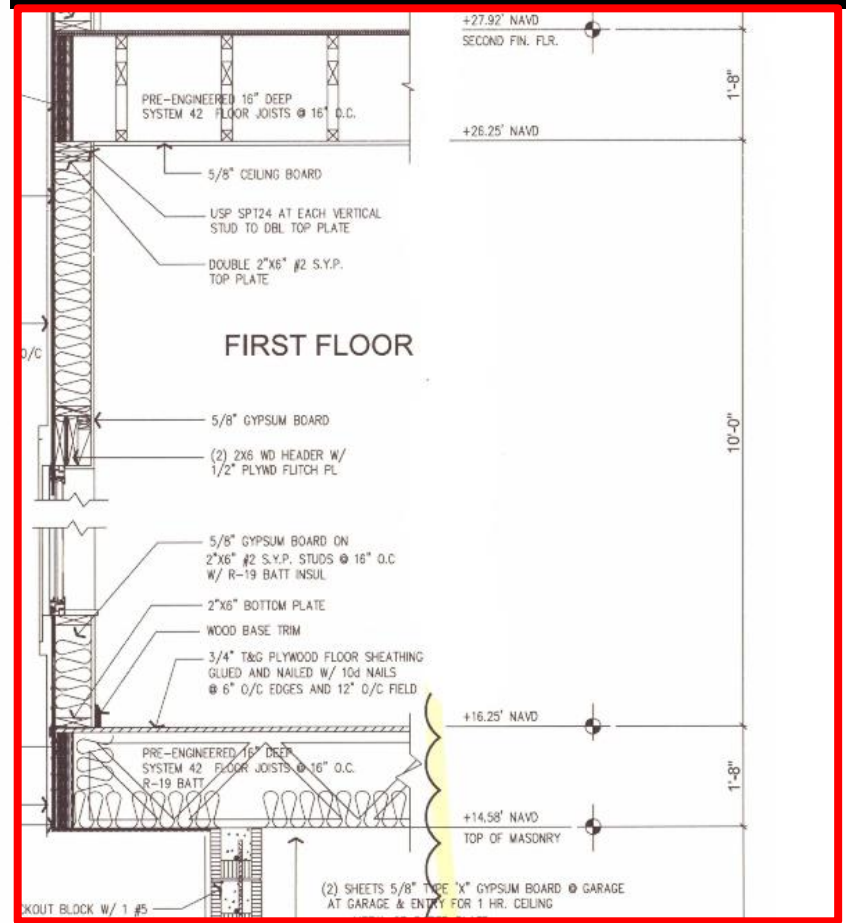
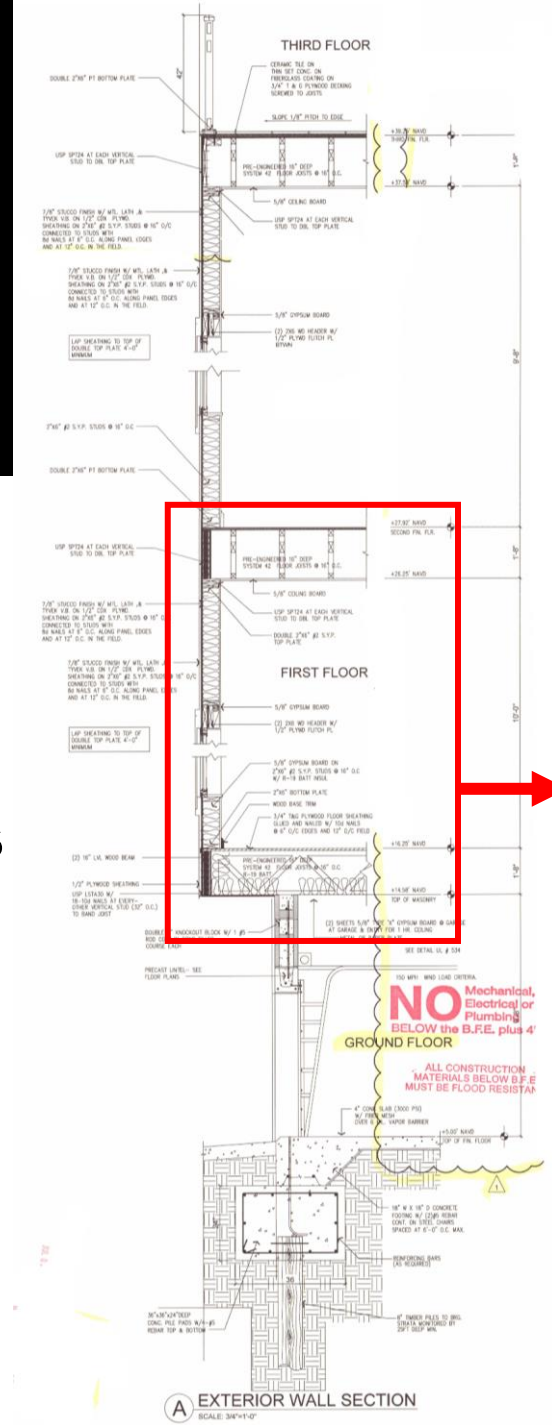
Certain elements can exceed the height (architectural features, mechanical units, etc.)



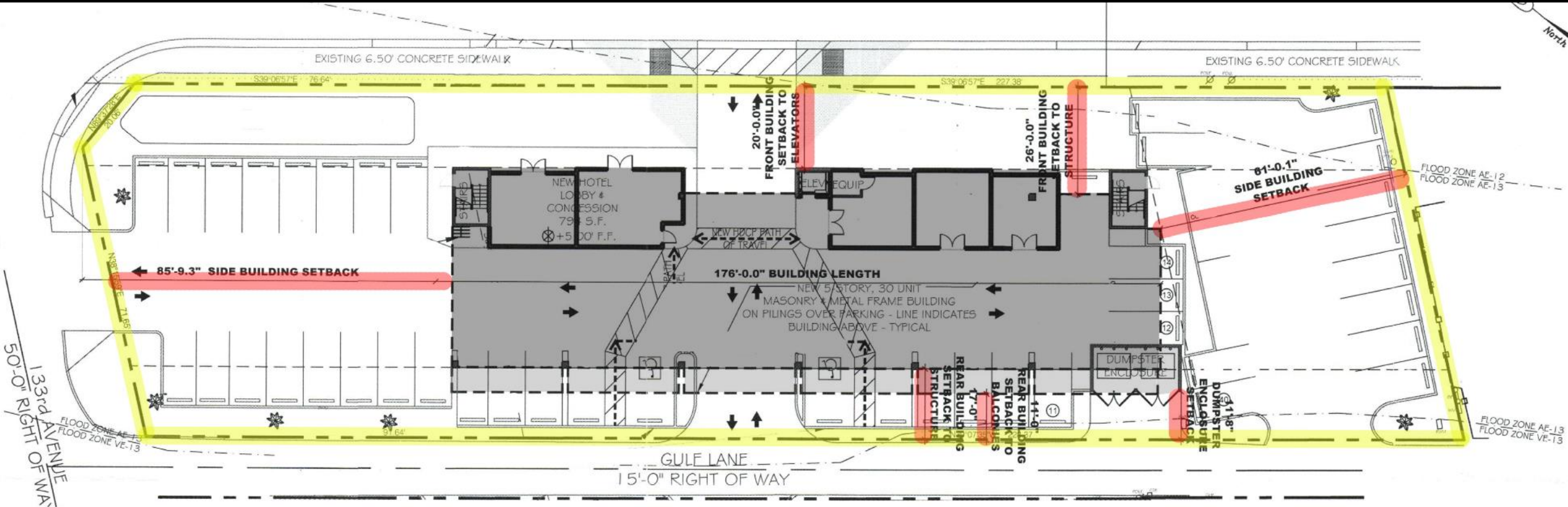


# HEIGHT

- Average Floor Height is 11-14 feet



# SETBACK



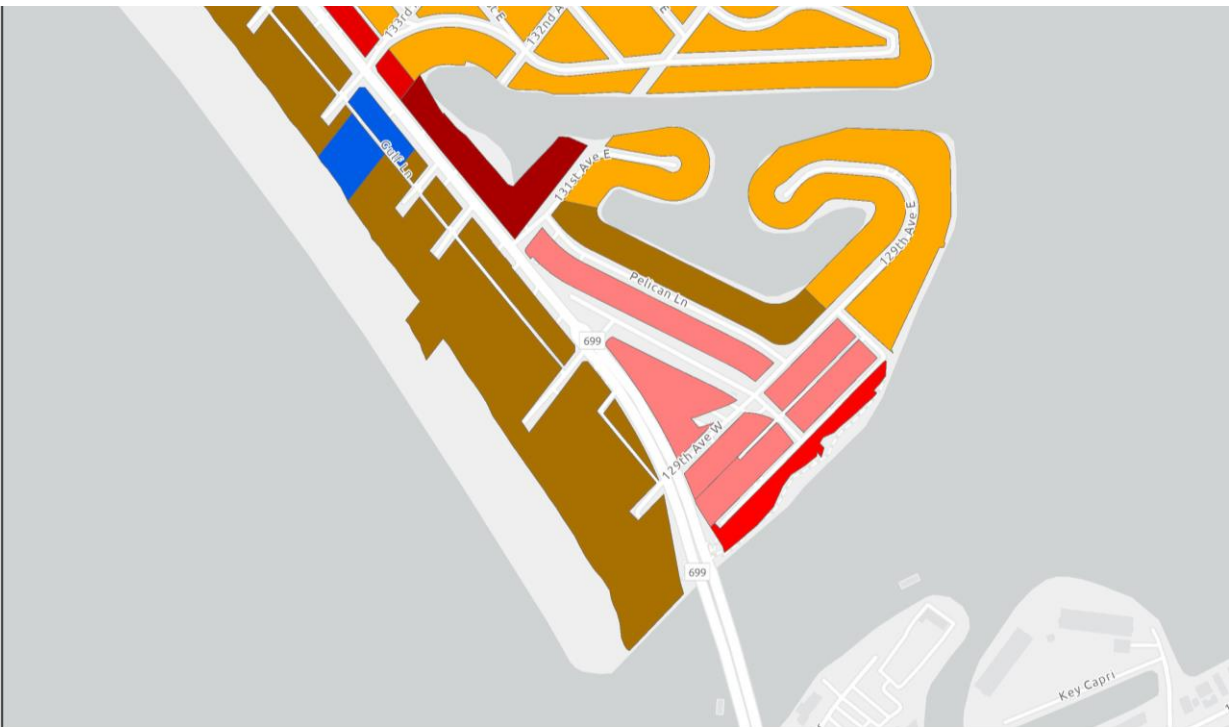
Setbacks vary from district to district and can also change depending on use or lot size.

Setbacks are from the property lines or with a waterfront rear yard from back of seawall or CCCL.

# MADEIRA BEACH ZONING MAP

## Existing Zoning Map

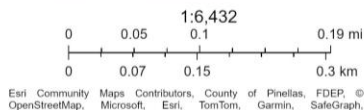
## Proposed Zoning Map



4/5/2024

Madeira Beach Zoning

- |  |                                     |  |  |
|--|-------------------------------------|--|--|
|  | Retail Commercial (C-3)             |  | Low Density Multifamily Residential (R-2)    |
|  | Tourist Commercial (C-1)            |  | Medium Density Multifamily Residential (R-3) |
|  | John's Pass Marine Commercial (C-2) |  | Planned Development (PD)                     |



0.1 0.05 0 0.1 Miles

# Boardwalk

## EXISTING C-2 Zoning

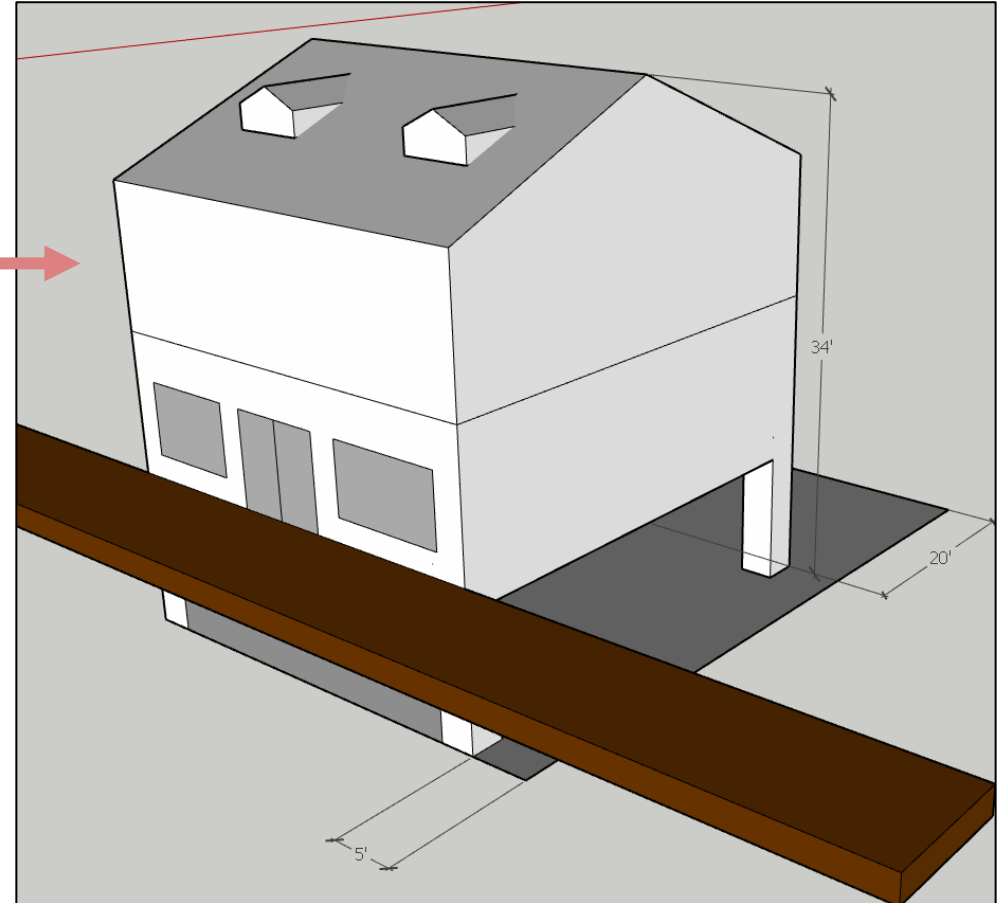
- Setbacks
  - Front: 20'
  - Side: 5' on one side
  - Rear/waterfront: none
- Height (from DFE): 34'

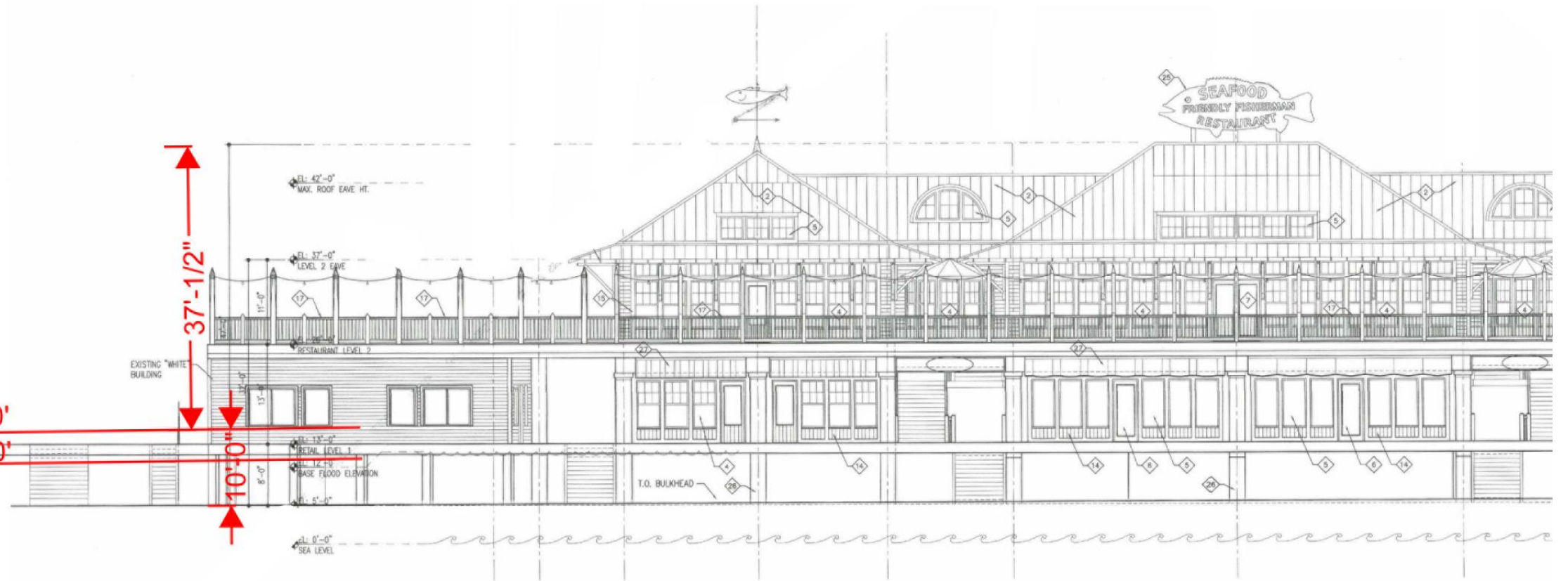


## Example Existing C-2 Zoning District

Setbacks: Front Yard (20 ft),  
Side Yard (5 ft one side),  
Rear Yard/waterfront (none)

Height: 34 ft







# Commercial Core

## EXISTING C-1 Zoning

- **Setbacks**
  - **Front: none**
  - **Side: 10' on one side**
  - **Rear: 25'**
- **Height (from DFE): 34'**

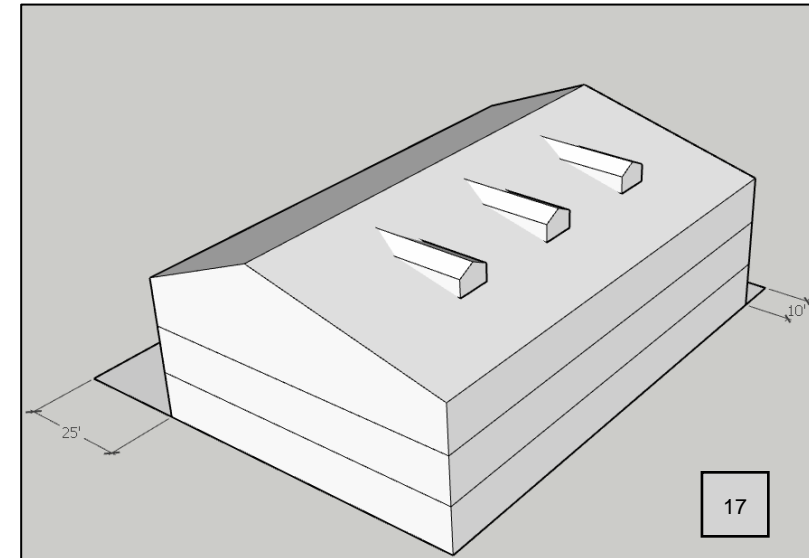
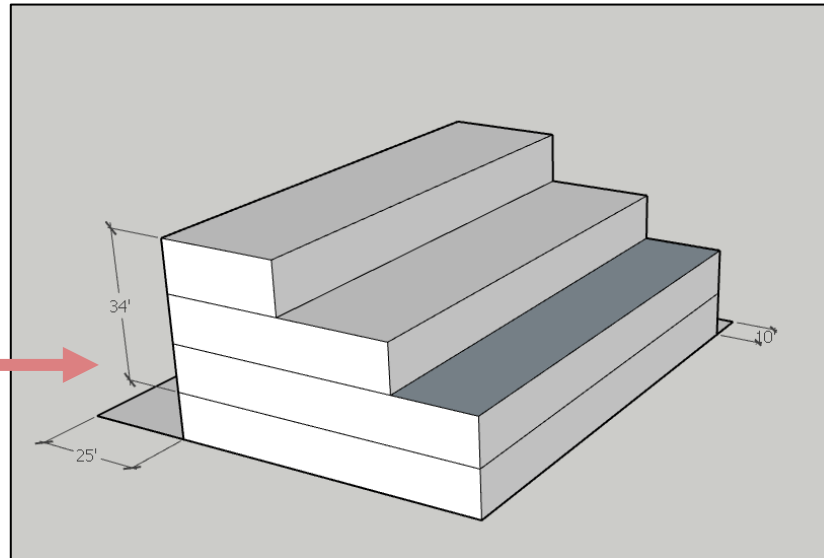
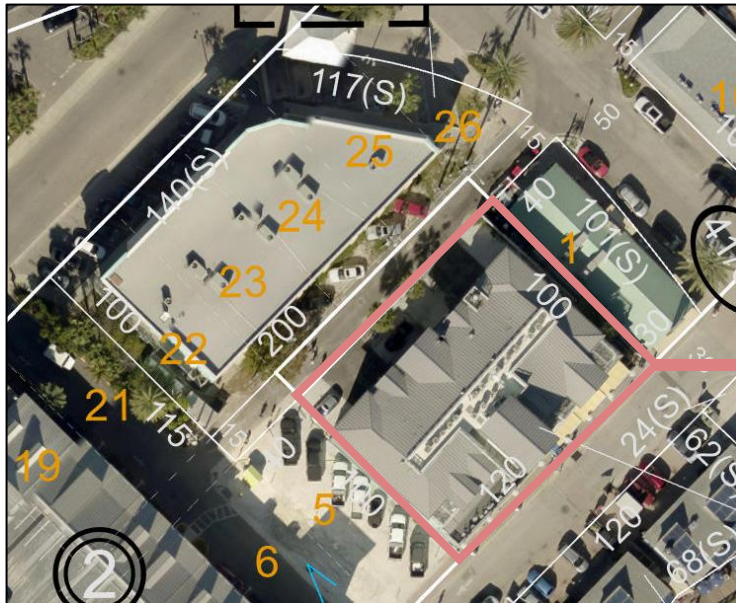
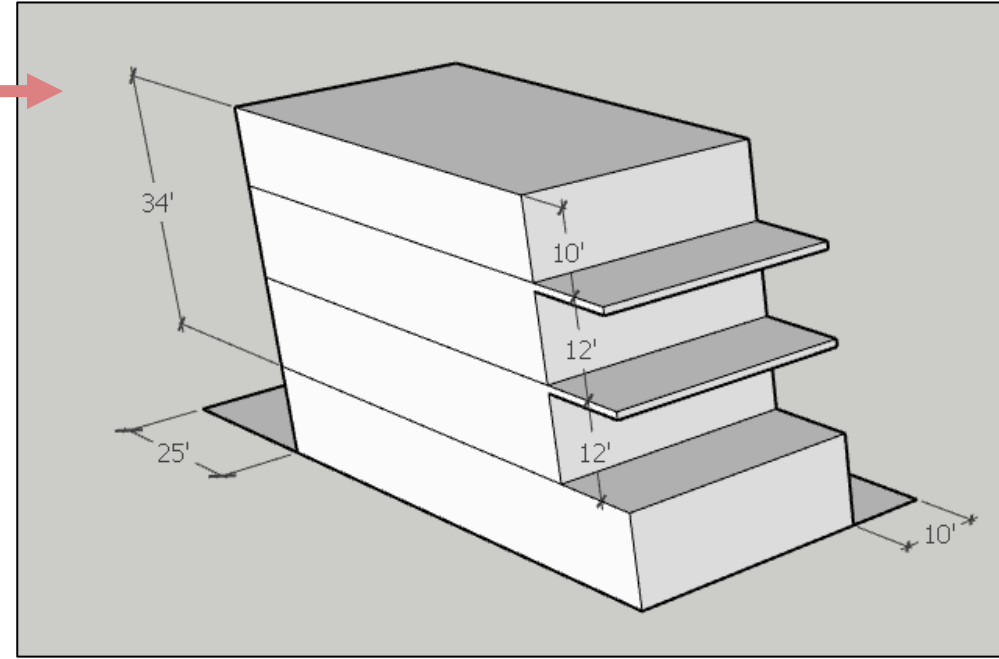




# Example Existing C-1 Zoning District

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

Height: 34 ft







## EXISTING R-3 Zoning

- **Setbacks**

- **Front:**

- **Single fam to triplex: 20'**
    - **Multifamily, hotel, commercial: 25'**

- **Side:**

- **Single fam to triplex < 50' wide: 5'**
    - **Single fam to triplex > 50' wide and multifamily, hotel and commercial: 10'**

- **Rear: 25' or CCCL (if on beach)**

- **Height (from DFE): 44'**

- **Special Requirement: hotels or multifamily abuts residential an additional 5' setback**

# John's Pass Resort

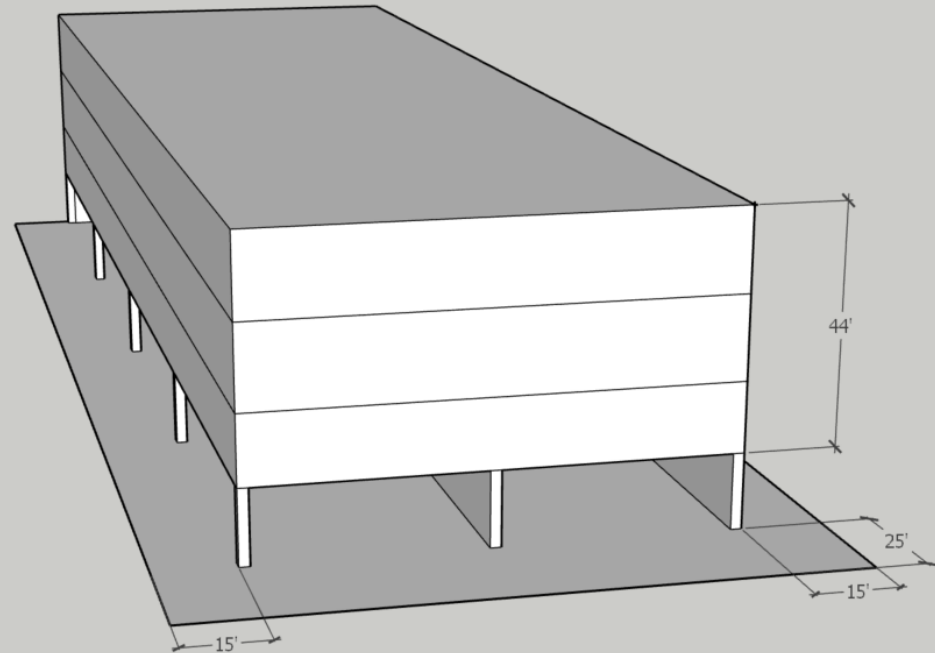
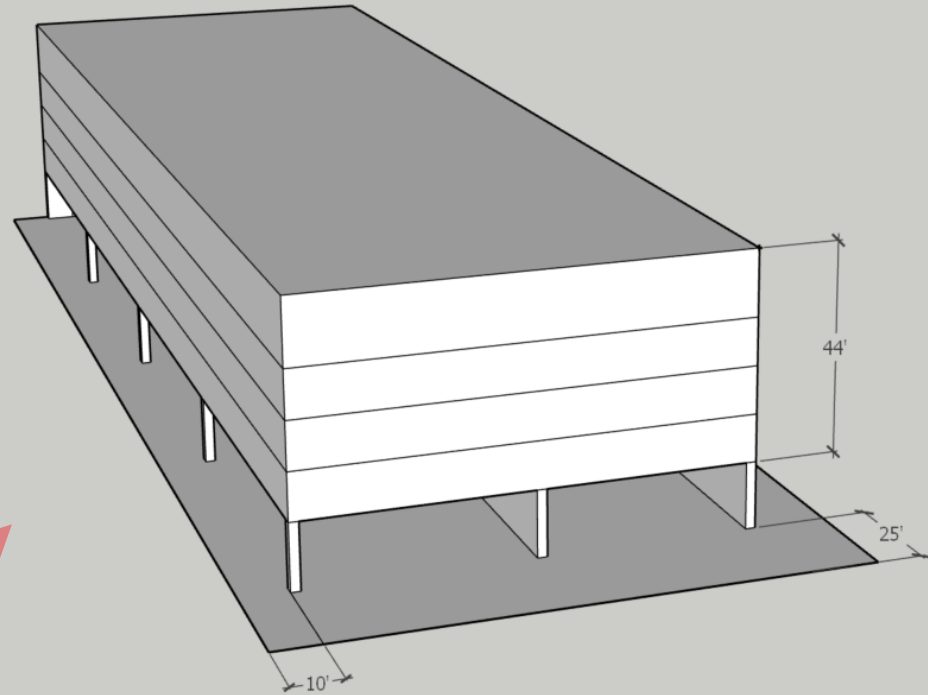


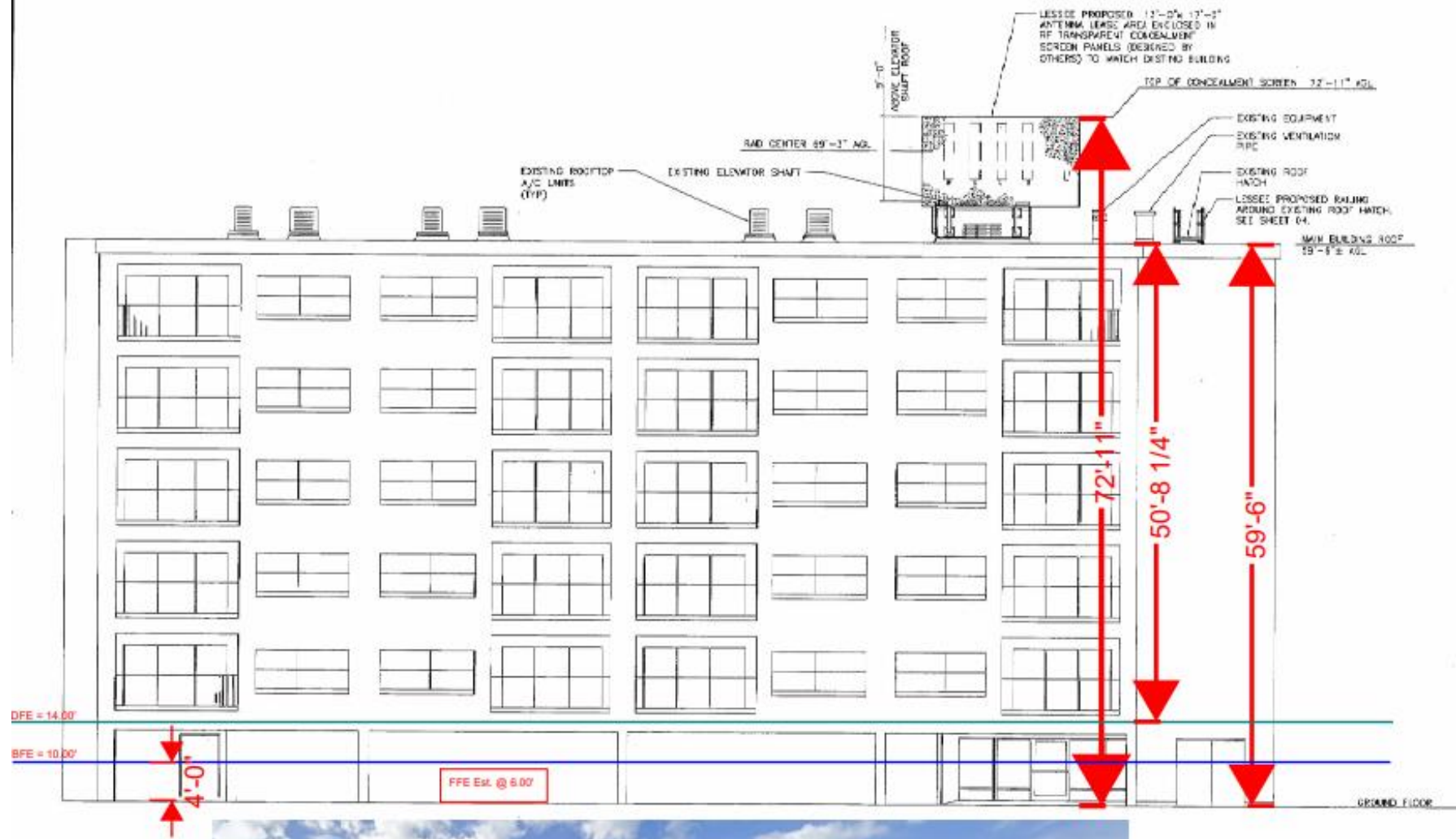
# Example Existing R-3 Zoning District

Setbacks: Front Yard (20-25'),  
Side Yard (5-10'), Rear Yard  
(CCCL if on the beach, or 25')

\*additional 5' side setback if  
hotel or multifamily next to  
residential

Height: 44 ft





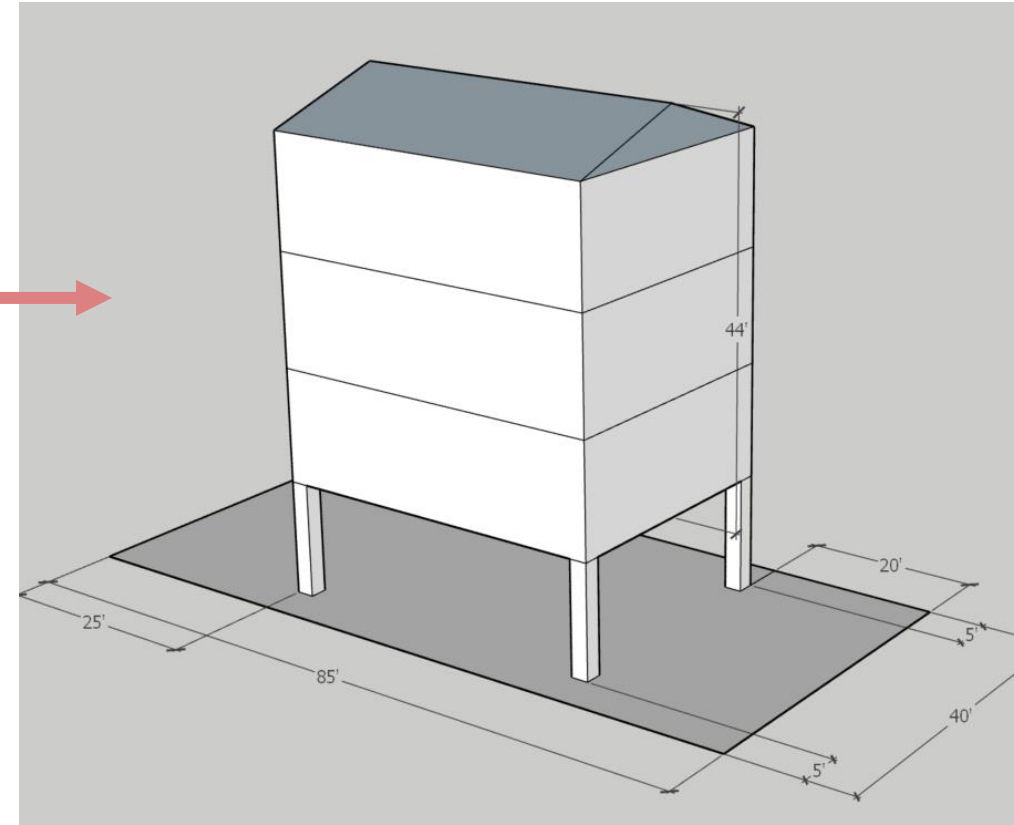
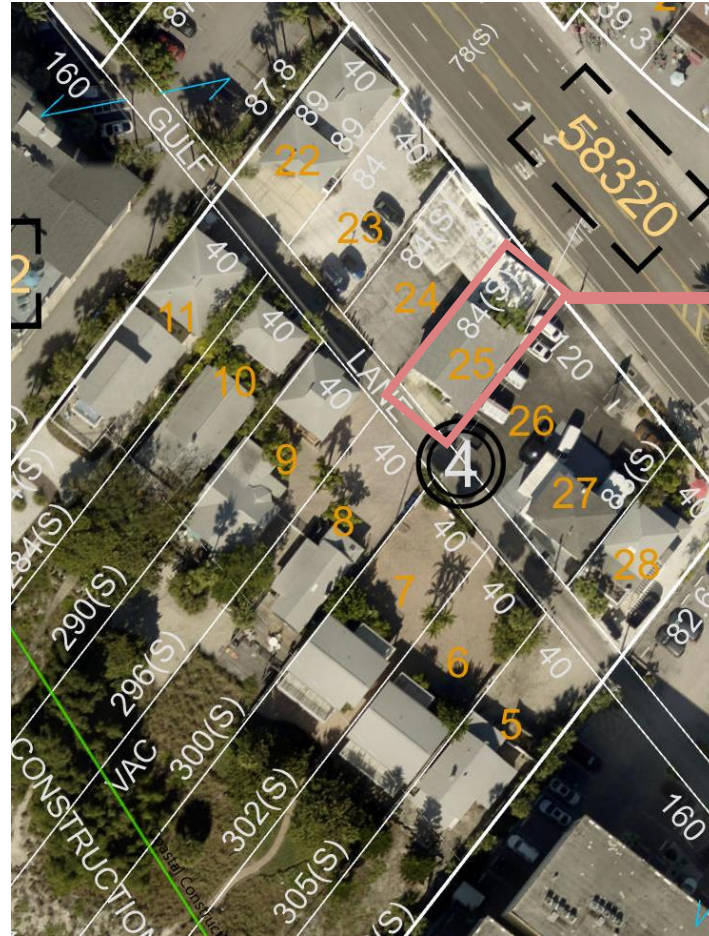
# Example

## Existing R-3 Zoning District

Setbacks: Front Yard (20-25'), Side Yard (5-10'), Rear Yard (CCCL if on the beach, or 25')

\*additional 5' side setback if hotel or multifamily next to residential

Height: 44 ft







## EXISTING R-3 Zoning

### • Setbacks

#### • Front:

- Single fam to triplex: 20'
- Multifamily, hotel, commercial: 25'

#### • Side:

- Single fam to triplex < 50' wide: 5'
- Single fam to triplex > 50' wide and multifamily, hotel and commercial: 10'

- Rear: 25' or CCCL (if on beach)

- Height (from DFE): 44'

# Low Intensity Mixed Use

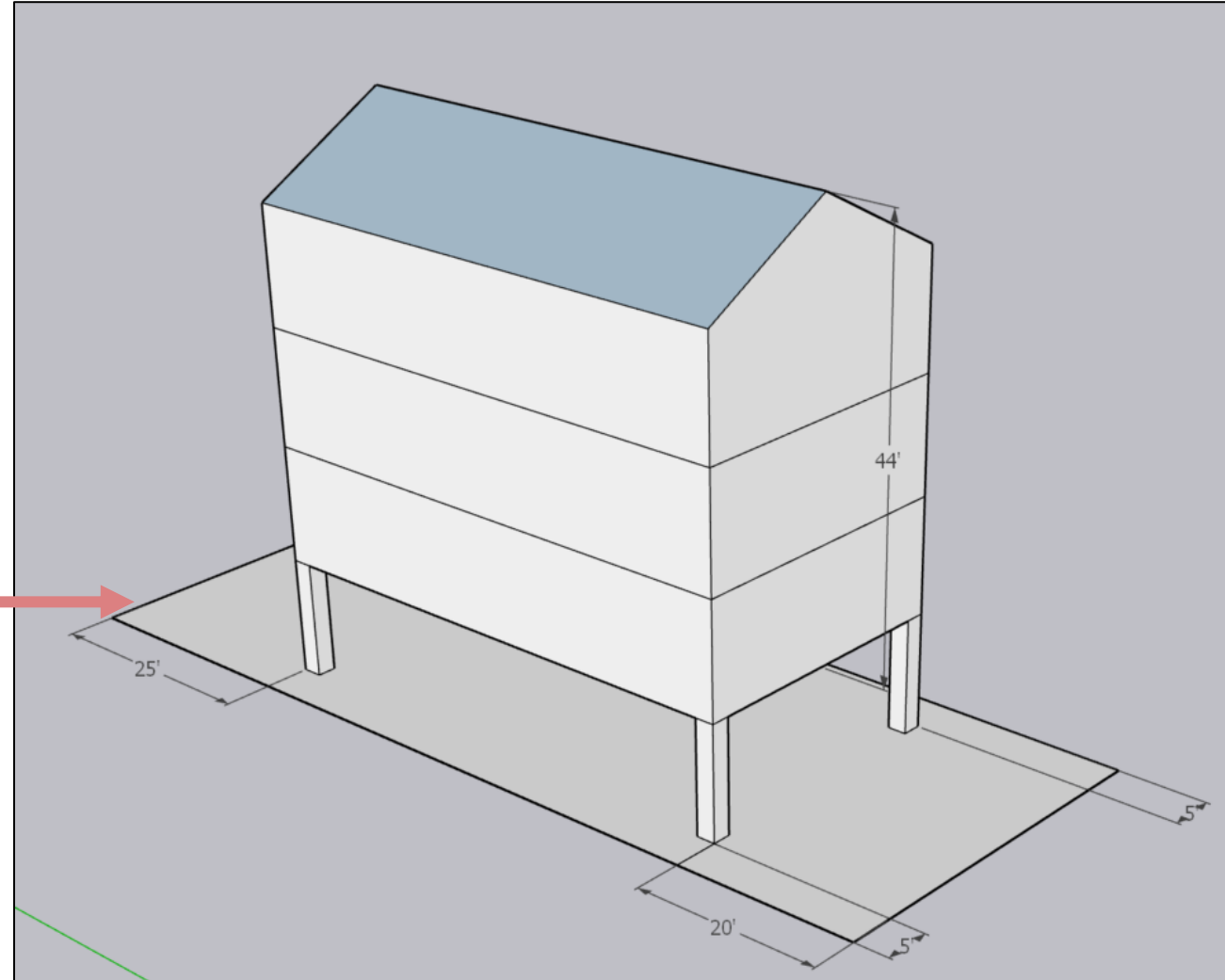


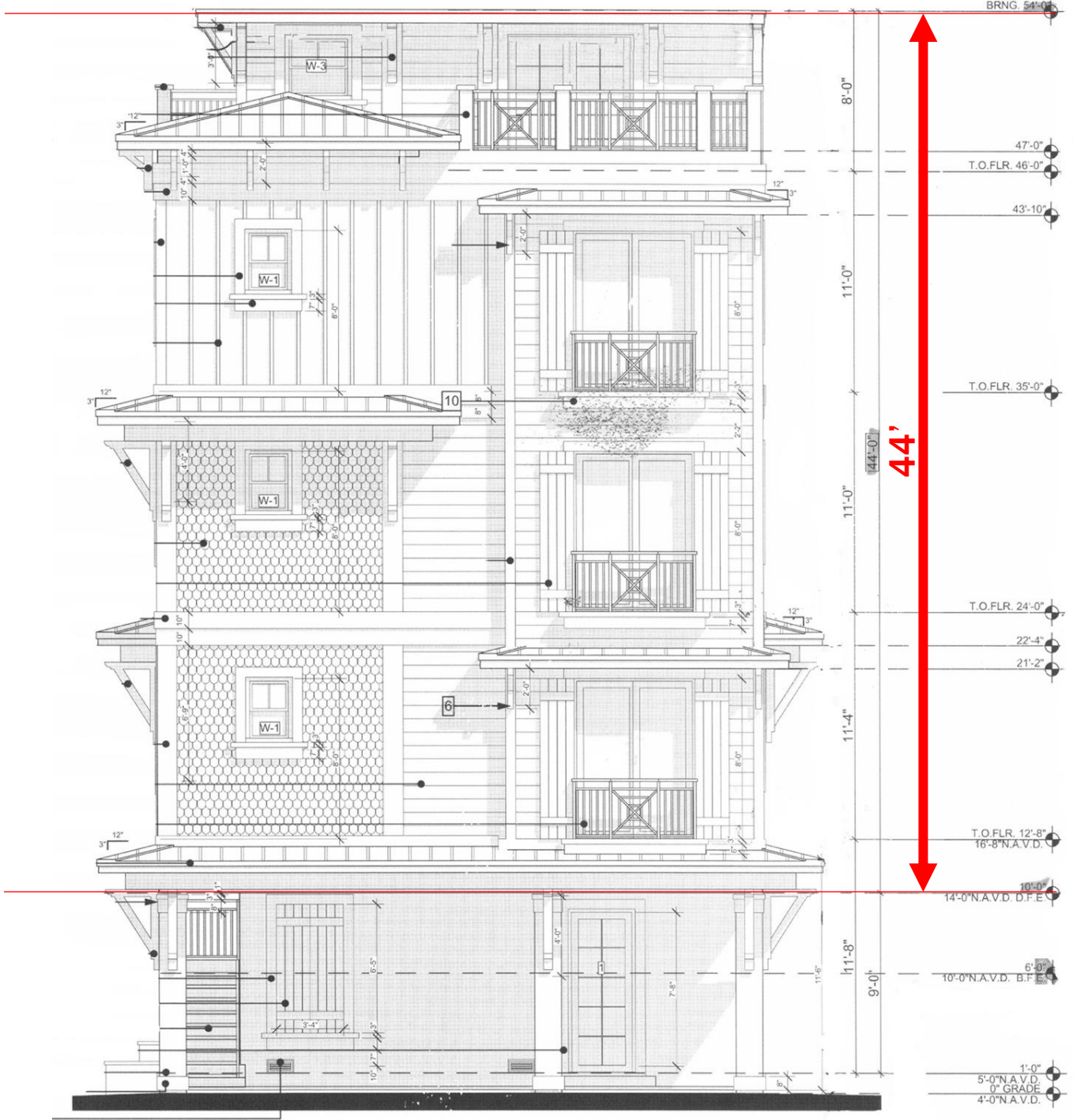
# Example

## Existing R-3 Zoning District

Setbacks: Front Yard (20-25'), Side Yard (5-10'), Rear Yard (CCCL if on the beach, or 25')

Height: 44 ft



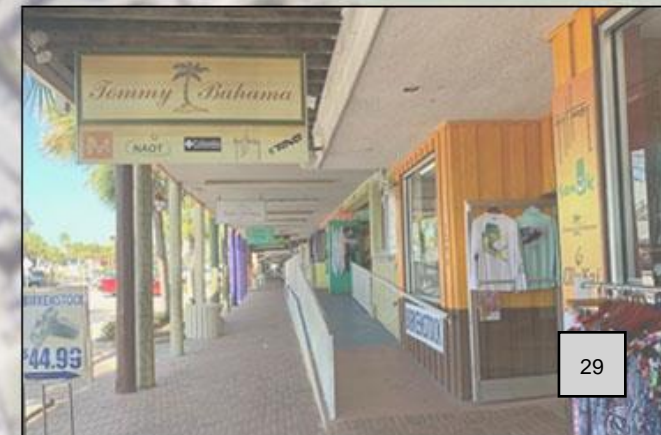




# Traditional Village

## EXISTING C-1 Zoning

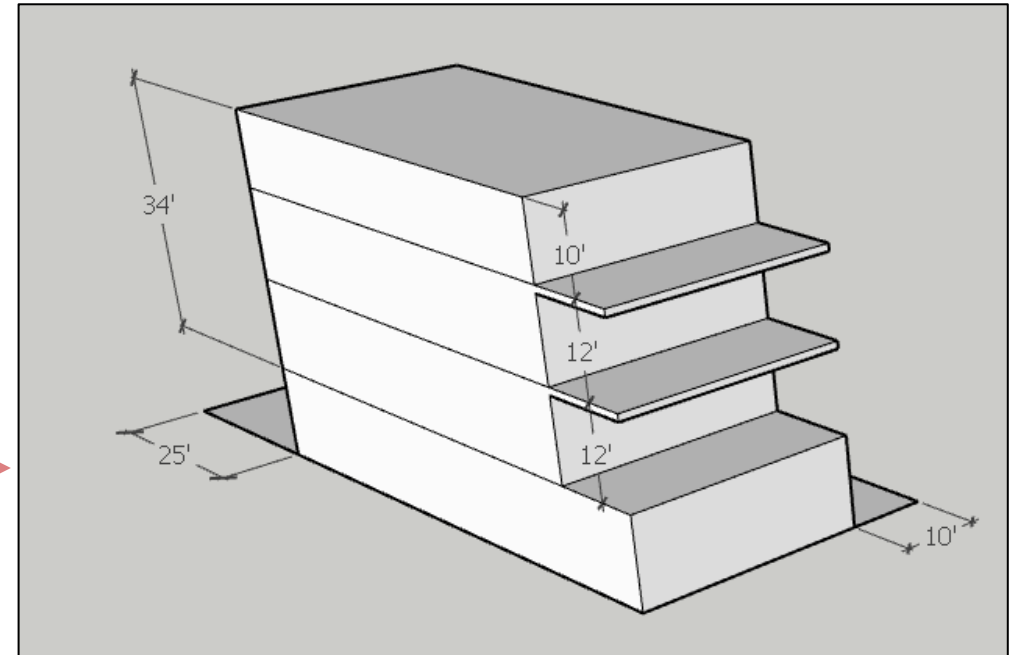
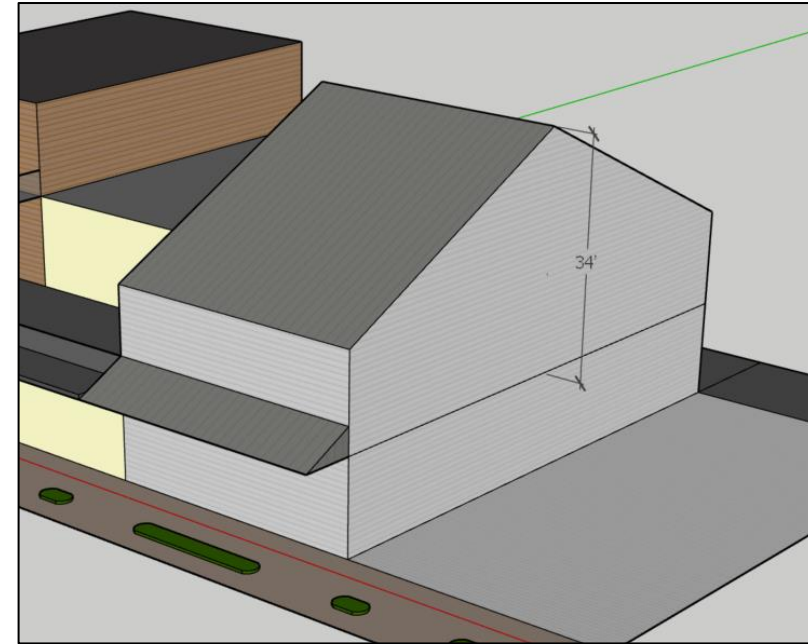
- Setbacks
  - Front: none
  - Side: 10' on one side
  - Rear: 25'
- Height (from DFE): 34'



# Example Existing C-1 Zoning District

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

**Height:** 34 ft





**TYPICAL SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**TYPICAL ROOF CONSTRUCTION:**

2X 8x12 CEILING, 3/4\"/>

USP W/STUD W/ 16-10x12 @ 12\"/>

USP W/STUD W/ 16-10x12 @ 12\"/>

6\"/>

1/2\"/>

SEGREGATED CONCRETE  
PARTIAL COAT FINISH ON STD  
REBAR CONC BLOCK W/  
AS W/STUD W/STUD FROM  
FIG. TO RE BEAM IN CONC  
FILLED CELL AS INDICATED  
FOUNDATION PLAN

6\"/>

8\"/>

EXISTING SLAB

#5 BAR @12\"/>

#5 BAR @12\"/>

#5 BAR @12\"/>

1\"/>

#5 STRIP @ CA. BAR E/W  
12\"/>



USP W/STUD W/ 16-10x12 @ 12\"/>

USP W/STUD W/ 16-10x12 @ 12\"/>

6\"/>

1/2\"/>

SEGREGATED CONCRETE  
PARTIAL COAT FINISH ON STD  
REBAR CONC BLOCK W/  
AS W/STUD W/STUD FROM  
FIG. TO RE BEAM IN CONC  
FILLED CELL AS INDICATED  
FOUNDATION PLAN

6\"/>

8\"/>

EXISTING SLAB

#5 BAR @12\"/>

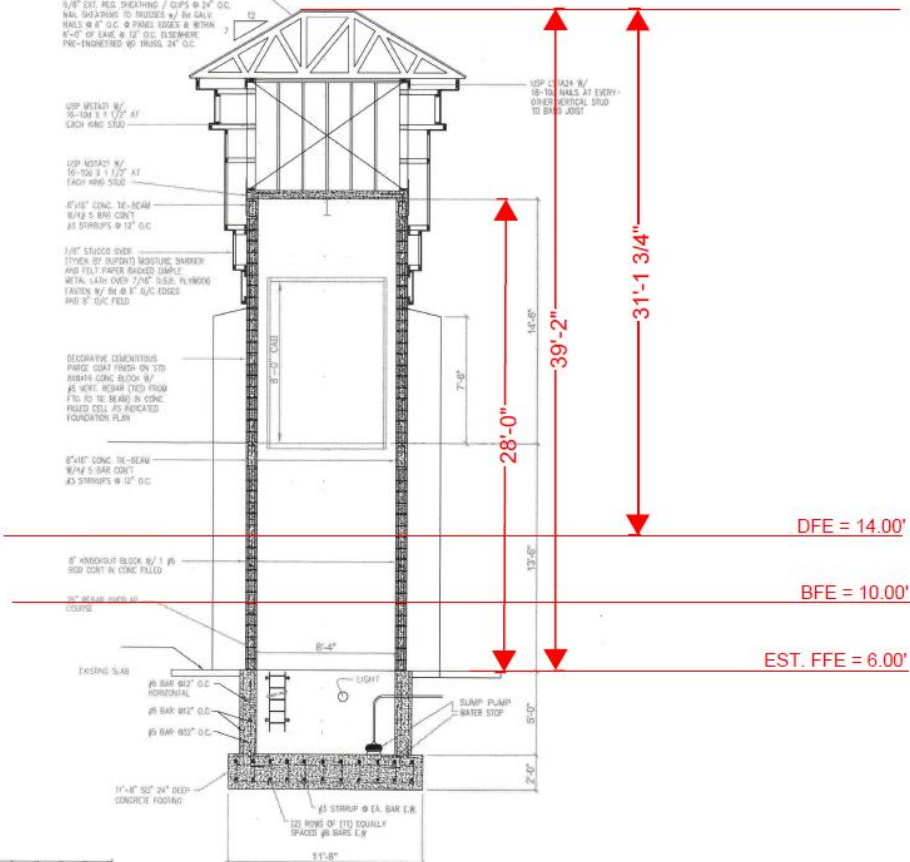
#5 BAR @12\"/>

#5 BAR @12\"/>

1\"/>

#5 STRIP @ CA. BAR E/W  
12\"/>

**ELEVATOR TOWER SECTION**  
SCALE: 1/4"=1'-0"



DFE = 14.00'

BFE = 10.00'

EST. FFE = 6.00'





## EXISTING R-3 Zoning

### • Setbacks

#### • Front:

- Single fam to triplex: 20'
- Multifamily, hotel, commercial: 25'

#### • Side:

- Single fam to triplex < 50' wide: 5'
- Single fam to triplex > 50' wide and multifamily, hotel and commercial: 10'

- Rear: 25' or CCCL (if on beach)

### • Height (from DFE): 44'

## EXISTING PD Zoning

- One PD zoned property exists.

# Transitional



## EXISTING C-4 Zoning

### • Setbacks

- Front: 25'
- Side: 10' to 33% of width
- Rear: 18'

- Height (from DFE): 34'

## EXISTING C-3 Zoning

### • Setbacks

- Front: 25'
- Side: 10' to 33% of width
- Rear: 10'

- Height (from DFE):

Commercial 34', 33

Multifamily/hotel: 44'

## EXISTING R-2 Zoning

### • Setbacks

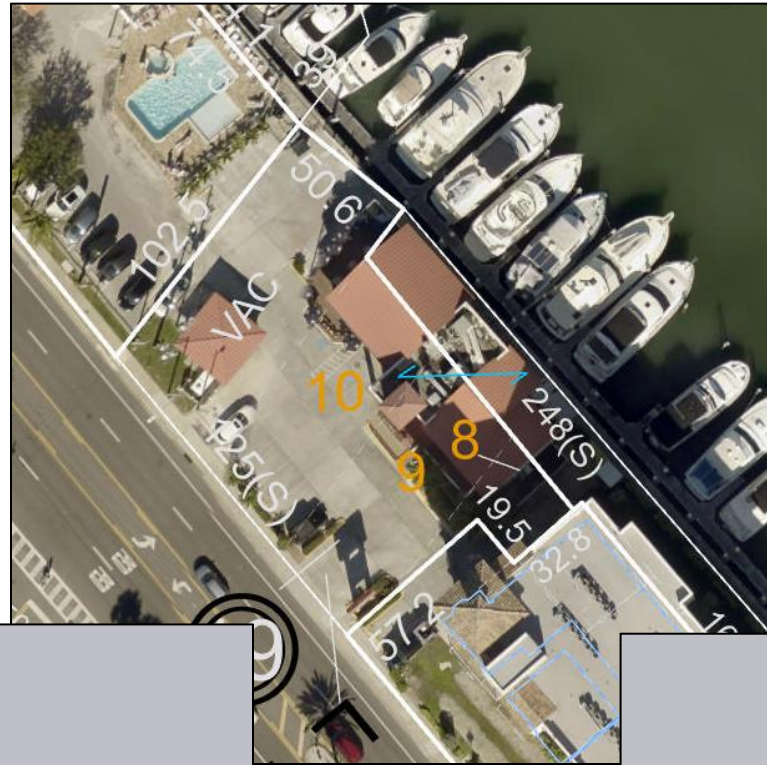
- Front: 20'
- Side: 5-12'
- Rear: 25'

- Height (from DFE): 40'

# Example Existing C-3 Zoning District

Setbacks: Front Yard (25'), Side Yard (10' to 33% of width), Rear Yard (10' ft)

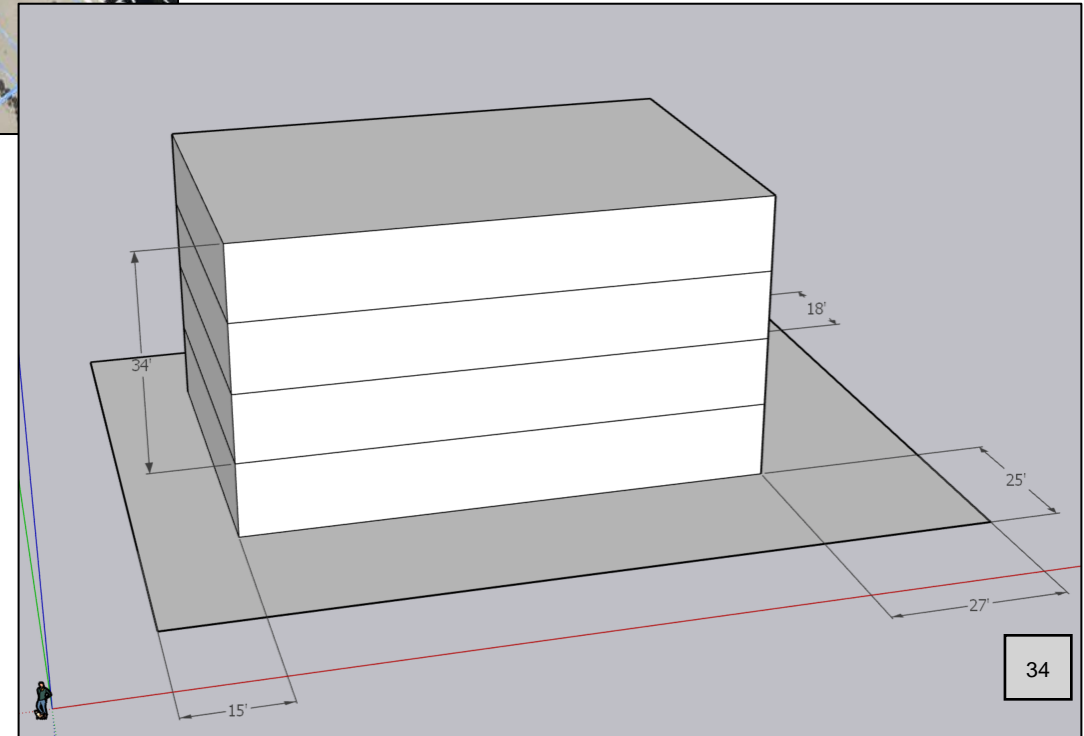
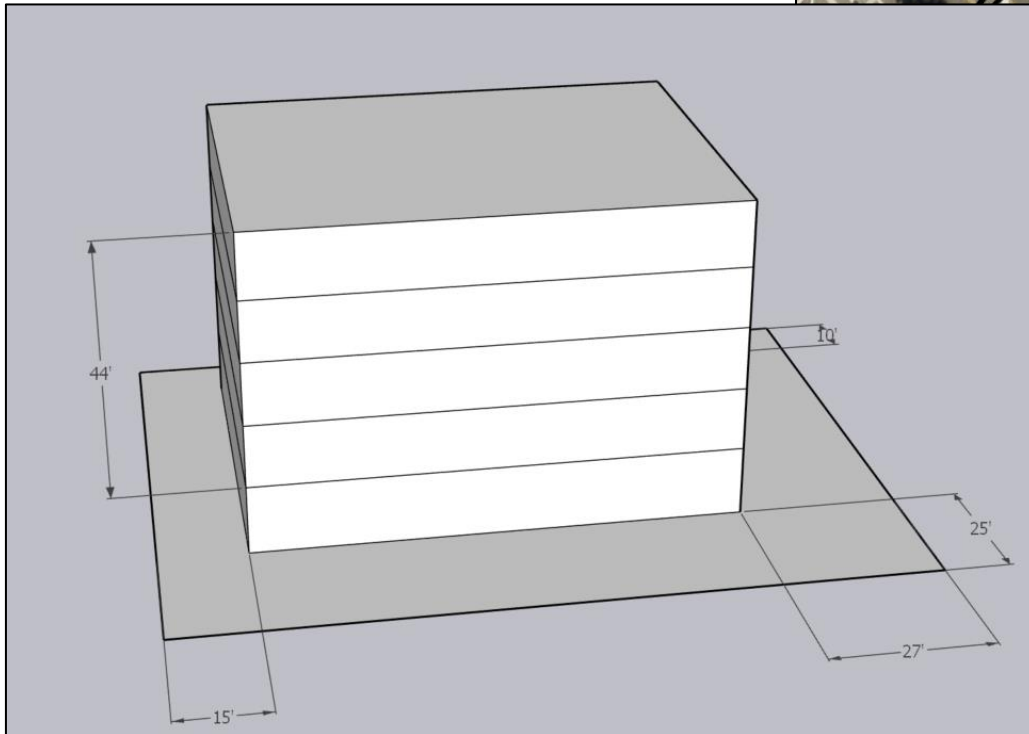
Height: 34-44 ft



# Example Existing C-4 Zoning District

Setbacks: Front Yard (25'), Side Yard (10 to 33% of width), Rear Yard (18')

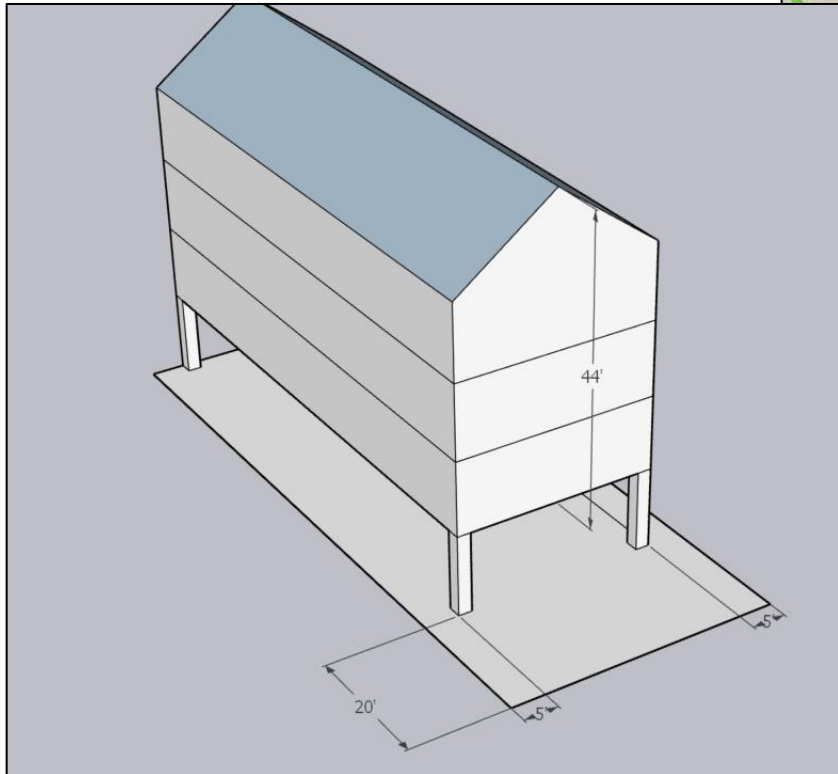
Height: 34 ft



# Example Existing R-3 Zoning District

Setbacks: Front Yard (20-25'), Side Yard (5-10'), Rear Yard (CCCL if on the beach, or 25')

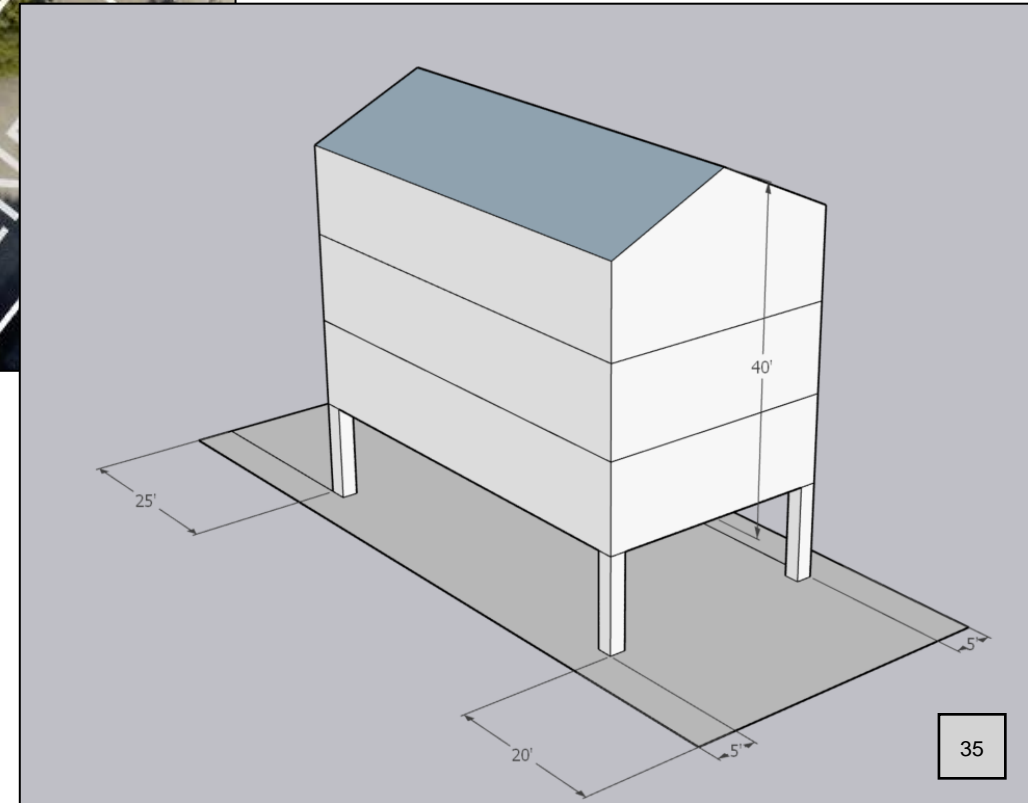
Height: 44 ft



# Example Existing R-2 Zoning District

Setbacks: Front Yard (20'), Side Yard (5-12'), Rear Yard (25')

Height: 40 ft



# Example Existing R-3 Zoning District

Setbacks: Front Yard (20-25'),  
Side Yard (5-10'), Rear Yard  
(CCCL if on the beach, or 25')

\*additional 5' side setback if  
hotel or multifamily next to  
residential

Height: 44 ft

