



**PLANNING COMMISSION MEETING**  
**AGENDA**  
**Monday, May 06, 2024 at 6:00 PM**  
**Commission Chambers, 300 Municipal Drive,**  
**Madeira Beach, FL 33708**

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This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

*Public participation is encouraged. If you are addressing the Planning Commission, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.*

*Public comment on agenda items will be allowed when they come up.*

*For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.*

- 4. APPROVAL OF MINUTES**
  - A.** April Minutes
- 5. OLD BUSINESS**
  - A.** Potential Fence Code Amendments
  - B.** John's Pass Village Activity Center Zoning Workshop
- 6. OLD BUSINESS**
- 7. ADMINISTRATIVE/STAFF PRESENTATION**
- 8. NEXT MEETING**

Next meeting is scheduled for Monday, June 3, 2024 at 6:00 p.m.

## **9. INFORMATIONAL MATERIALS**

## **10. ADJOURNMENT**

### **One or more Elected or Appointed Officials may be in attendance.**

*Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Jenny Rowan, Community Development Director at 727-391-9951, ext. 244 or email a written request to [jrowan@madeirabeachfl.gov](mailto:jrowan@madeirabeachfl.gov).*

**THE CITY OF MADEIRA BEACH, FLORIDA  
LOCAL PLANNING AGENCY / PLANNING COMMISSION**

Madeira Beach City Hall, Patricia Shontz Commission Chambers  
300 Municipal Drive, Madeira Beach, FL 33708  
www.madeirabeachfl.gov | 727.391.9951

**April 1, 2024 - MINUTES**

**1. CALL TO ORDER**

Chairman Wyckoff called the meeting to order at 6:02 PM

**2. ROLL CALL**

**Members in Attendance:**

Commissioner LaRue  
Commissioner Ghovae  
Commissioner Dillon  
Commissioner Noble

Commissioner Connolly  
Chairman Wyckoff

**Members Absent:**

Commissioner Meager

**Staff Representatives:**

Jenny Rowan, Community Development Director  
City Engineer, Marci Forbes  
Andrew Morris, Long Range Planner  
Lisa Scheuermann, Program Coordinator/Board Secretary  
Nancy Meyer, City Attorney's Office

**3. PUBLIC COMMENTS**

Chairman Wyckoff opened the floor to public comment on any topics not related to items on the agenda.

No residents came forward.

**4. APPROVAL OF MINUTES**

Minutes from the March meeting were approved unanimously.

**5. NEW BUSINESS**

**A. Redevelopment Planning Application RDV 2024-02 13117 4th St. E. was removed from the agenda.**

**6. OLD BUSINESS:**

There was no old business.

**7. ADMINISTRATIVE/STAFF PRESENTATION**

Jenny Rowan presented the John's Pass Village Activity Center that was approved by the county.

She stated that we will start talking about this today. The starting point in the packet is what we think will be the hot topics. The proposed height is a kick-off area.

Ms. Rowan noted that there are workshops scheduled and postcards will be send out to every single resident in the city to invite them to attend.

Commissioner Noble arrived.

Commissioner Ghovae asked a question about roof heights and hip-roofs. City Engineer Marci Forbes answered that air-conditioned space would be counted. Jenny joined the conversation, and they explained what is included in the height, and that we are particular in that we have the height in feet, not floors or stories.

Commissioner Dillon asked if the height of a taller building was an error. Ms. Rowan explained that it was done by a Planned Development Agreement.

Andrew Morris showed Beach Place Condos on the screen. The building is five stories over parking. He explained that our goal is to legalize existing buildings, and this is to fix a previous error.

Commissioner Ghovae asked if FAR is included in the top level of a building if it is a restaurant.

MLF asked for a way to show a good example of feet above grade. To demonstrate which buildings are xx amount of feet above DFE.

Andrew asked if they want existing height vs. proposed height.

Commissioner Wyckoff suggested we should measure from the tallest building in each Character District.

Discussion followed regarding examples. Commissioner Ghovae asked which map guidelines we use. Ms. Rowan said we use FIRM maps.

Discussion followed regarding ways to measure exterior of buildings. Google Earth was suggested.

Commissioner Connolly mentioned that the new building on Pelican seems taller than others. Andrew Morris stated that we have no intention of increasing height limits on John's Pass. Commissioner Connolly said some of the buildings look like shoe boxes. Jenny Rowan stated that we will be including design guidelines in the new requirements.

Ms. Rowan suggested we move the conversation on to setbacks.

Mr. Morris talked about the positives of hearing from the public, and that rooftop bars are a concern. Barefoot Beach Club is an example.

Some places in the Commercial Core District have zero setbacks. Delosa's Pizza is an example. Andrew pulled the Google Earth images up and showed them on the screens.

Commissioner Dillon stated that low setbacks are OK, as long as people can walk safely and mentioned Sweet Brewnette as an example.

Ms. Rowan replied that we can't correct setbacks and what we are dealing with is density and intensity.

Marci Forbes added that the ADA drives a lot of what is coming in as far as safety goes. Commissioner LaRue stated that what we are looking for is for the Village to be more pedestrian-centric. He suggested landscaping to prevent people from driving too fast. Ms. Rowan stated for right now we are working on the framework, and we will address details such as landscaping and signage at a later time.

Jenny mentioned again that we are having workshops so that we can provide input to the board, and they can decide what to pass on to the Board of Commissioners.

Commissioner Ghovae asked about the Coastal Construction Control Line. Staff stated that rear setback on the beach side is CCCL and it is 25 feet on the landward side.

Chaiman Wyckoff asked if there was any further discussion. There was none.

## **8. PLANNING COMMISSION DISCUSSION**

**There was no discussion.**

## **9. NEXT MEETING**

The next meeting is scheduled for May 6, 2024, at 6:00 PM.

**10. ADJOURNMENT**

Chairman Wyckoff adjourned the meeting at 7:08 PM.

Respectfully submitted:

\_\_\_\_\_  
Michael Wyckoff, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lisa Scheuermann, Board Secretary

\_\_\_\_\_  
Date

**Memorandum****Meeting Details:** Planning Commission, May 06, 2024**Prepared For:** Planning Commission**From:** Community Development Department**Subject** Potential Fence Code Amendments

**Background:** The lack of details in the fence section of the Madeira Beach Land Development Regulations (LDRs) has caused confusion and frustration for various homeowners, contractors, city staff, and applicants attempting to obtain a fence permit. Some of these issues include many common prefabricated open fence types not meeting current open fence sizing and spacing requirements, fencing requirements in other code sections not being referenced in the fence division, and a lack of clear black-and-white guidance when it comes to fences. The current code is also silent on some fence types such as temporary construction fencing and split rail fences. While this section of the code already has a definition for “building line” as being established by the primary structure setback, this definition is not referenced at all in this code. Due to not being referenced, the lack of a clear definition of where the side, rear, and front yards begin, when determining height, city staff is forced to interpret it as the building line of the primary structure that exists at the time of permitting. Because of this, applicants whose structures do not extend as far as the minimum setback requirements are penalized, applicants with nonconforming structures built beyond the setbacks are rewarded and fence lines are inconsistent from property to property within the same zoning district. As a result, some applicants have had their neighbors apply for their fence permits to extend further than they typically would be able to.

**Discussion:** The proposed ordinance (attached) has been reviewed by community development staff several times over the past couple of months. This proposed ordinance has not yet been brought to the attention of the city attorney or to any public meetings or workshops. City staff is simply seeking the opinions and input from the Board of Commissioners at this time.

The proposed amendments incorporate all the above-discussed issues and improvements city staff noticed and recommend amending or adding to the current fence code except for the allowance of split rail style fencing which the code does not address. A split rail style fence violates Sec. 110-446(4) of the attached fence code amendments; however, staff is in the process of determining a way to incorporate this type of fence into the code. When coming up with the proposed amendments, city staff analyzed common issues that arose through fence permit applications over the past several months, reviewing common fence types listed by manufacturers such as Home Depot, as well as comparing the Madeira Beach Code of Ordinances to, that of other nearby municipalities.

**Recommendation(s):** Staff recommends proceeding with the amendments to the fence section in the Code and bringing this to the Planning Commission for discussion and review.

**Fiscal Impact or Other:**

There is no anticipated fiscal impact.

**Attachments:**

- Proposed amendments to the Fence Code



## DIVISION 3. - LANDSCAPE FENCES, GATES, HEDGES, AND WALLS

### Sec. 110-446. - Applicability of division.

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see [chapter 14](#), article V of this Code for regulations on seawalls).

(1) *Definitions.* The following terms and phrases used in this division have the following meanings.

*Building line* means the line established by the setback required by the zoning district in which the lot is located, beyond which a building must not extend, except as specifically provided by this Code or approved variance from this Code. If a structure is built beyond the required setbacks through an approved variance, the building line shall apply to that of what was approved by the variance for as long as that structure remains.

**Commented [JP1]:** This definition already exists but is not used or referenced at all in this code section. If a setback var was granted previously but someone applies for a fence permit after would they need to meet the required setbacks?

*Chain-link fence* means an open fence consisting of a woven mesh of thick steel wire having a uniform diamond-shaped pattern.

*Grade* means a reference plane representing the average of finished ground level along the exterior edge of the fence, hedge, or wall.

*Hedge* means any installation or placement of plants, structural elements, feature art, ornaments or objects that together form a row, boundary or screen that extends more than three feet before a break (open space) of at least three feet horizontally and six feet vertically. Hedges can be installed in conjunction with or in lieu of fences, except those fences required by the Florida Building Code, and must meet the same height restrictions as fences and walls except in the rear yard where the natural plant material of the hedge may be allowed to grow to natural height.

*Picket fence* means an open fence consisting of pickets or pales attached to horizontal stringers between upright posts.

*Post* means a sturdy vertical component placed into the ground to support a fence. Posts for residential use cannot be greater than five inches wide and posts for non-residential uses cannot be greater than eight inches wide. Posts may extend three inches above the restricted fence height.

*Sand fence* means an artificial barrier of evenly spaced wooden slats or synthetic fabric erected perpendicular to the prevailing wind and supported by posts.

*Wall* means a non-bearing landscape wall.

(2) *Building permits required.* All fences and walls except temporary construction fencing must comply with established building permit procedures.

(3) *Design.* All fences and walls on each property must have reasonably complementary or uniform design and materials.

(4) Openings. Openings in any fence must not allow passage of a four-inch diameter (102 mm) sphere unless spacing is greater than ....

Commented [JP2]: 2024-2354-FENC, split rail fence

(45) Open fences. When a fence is required to be open, the following criteria must be met. Open fences must have openings between vertical or horizontal members shall not be less than three inches and no greater than four inches between vertical and horizontal members. Horizontal members, other than the top and bottom horizontal members which cannot be greater than six inches wide, cannot be greater than two and one-half inches wide. Vertical members, other than posts which cannot be greater than six inches wide, cannot be greater than three and one-half inches wide. Openings in any fence must not allow passage of a four-inch diameter (102 mm) sphere. Permitted open fences include chain-link and picket fences.

Commented [JP3]: **Treasure Island:** "open fence with openings not less than 3½ inches between intermediate uprights which are not greater than 1½-inch cross sections may extend up to four feet in height."  
**Redington Beach:** additional one foot of fencing may be added on top of a three-foot wall or fence provided that the additional fencing has a minimum three-inch opening between all vertical members, and each vertical member is not greater than one and one-half inch in width and that the additional fencing is either chain link, or has a minimum three-inch opening between all horizontal members and each horizontal member is not greater than one and one-half inch in width except for the top horizontal member can't exceed three and one-half inches.  
**Indian Rocks Beach:** Fences up to four feet in height in the front yard that are a minimum of 50 percent open shall be permitted. Fences less than 50 percent open shall not exceed three feet in height.

(56) Materials. Fences and walls must be constructed of traditional building materials including brick, stone, stucco over concrete block, finished concrete, metal, vinyl, wood (natural, stained, or painted), and composite products manufactured specifically for fences and walls. Non-traditional materials, such as tires, mufflers, hubcaps, etc. are prohibited. Chain-link and other wire fences are not permitted in front yards.

(67) Finished sides. Fences and walls must be constructed to present a finished side to all adjoining lots and abutting rights-of-way.

(78) Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

(89) Dangerous structures. Barbed wire, spire tips, sharp objects, or electrically charged fences or walls are prohibited.

(10) Temporary fencing. Temporary fencing during construction may be required. Once a building permit is closed or becomes inactive, the temporary construction fencing shall be removed within two calendar days.

## Sec. 110-447. - Location and height of fences, hedges, and walls.

(a) *Setbacks.* Except as otherwise permitted or required by this Code, fences and walls are prohibited:

- (1) Within any right-of-way or street easement, or closer than three feet to any sidewalk or bike path,
- (2) Closer to the Gulf of Mexico than the County Coastal Construction Control Line,
- (3) Closer to the Gulf of Mexico than 18 feet landward of an existing seawall,
- (4) Closer than five feet to the mean high-water line along waterbodies, including canals, except a fence or wall may be permitted immediately landward of, or on top of, an existing seawall.

(5) Within the Intersection visibility triangle as specified in Sec. 110-423 unless three feet in height or less

(b) *Height.* Height is measured from the average grade elevation along the entire length of the fence, hedge, or wall.

**Commented [JP4]:** Grade is already defined in this section and this description contradicts the definition stated above

(1) *Front yards.* From the required front building line to the right-of-way, all walls, solid fences, and hedges ~~located in front yards~~ must not exceed three feet. Open fences, must not exceed four feet. Chain-link and other wire fences are not permitted in front yards.

(2) *Side yards.* From the required front building line to the required rear building line, all fences, hedges, and walls ~~located in side yards~~ must not exceed six feet.

(3) *Rear yards facing water.* From the required rear building line to the rear property line, ~~a~~All walls and solid fences ~~located in rear yards~~ abutting or facing waterbodies must not exceed three feet, ~~except fences up to six feet are permitted adjacent to sewage lift stations and along property lines adjacent to parking associated with nonresidential uses.~~ Open fences must not exceed four feet. Fences up to six feet are permitted adjacent to sewage lift stations, city pocket parks, and along residential property lines that are adjacent to commercial uses. When deemed necessary by the permitting authority to ensure life-safety and security however, a six-foot high solid or open fencing may be allowed or required in the site plan review process for commercial and institutional uses. In rear yards facing the Gulf of Mexico, open and sand fences must not exceed four feet and fencing that is wrought iron in appearance must not exceed six feet.

(4) *Sand fences.* Sand fences may be approved by temporary permits and must be removed when the director determines that sea oats have established a permanent vegetative screen. Permitted sand fences must be accompanied by no less than three rows of one-gallon container sea oats planted seaward of and along the entire length of the sand fence. Each sea oat planting must be no more than 12 inches apart, on-center, and rows separated by no more than 12 inches.

(5) *Rear yards not facing water.* From the required rear building line to the rear property line, ~~a~~All fences and walls ~~located in rear yards~~ not abutting or facing waterbodies must not exceed six feet.

**Commented [JP5]:** Potential issue: what about houses that are built beyond setback? Ex. 2024-2336-FENC

Change to just refence "building line" definition?  
From the referenced rear building line to the rear property line

(c) *Swimming pool fence:*

(1) Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure.

**Commented [JP6]:** In regard to Marci's point at the 4/16 CDD meeting, we may need to add something about houses with different elevations being measured from the outside of fence, however, grade is defined as "...the average of finished ground level along the EXTERIOR edge of the fence..."

(2) For rear yards facing an open water body with a swimming pool, the required swimming pool fence must be four feet in height and must, at a minimum, have the highest foot of the fence constructed as an open fence in compliance with Sec. 110-446(5) (i.e. three-foot solid fence with one-foot lattice)

(3) All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for

the latch shall be located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

**Sec. 110-448. - Gates required.**

All fences, hedges, and walls must provide gates or openings to allow passage through the side yard from the front yard to the rear yard, with a minimum opening of 29 inches.

**Sec. 110-449. – Nonconformities.**

Any legally nonconforming fences, gates, hedges, or walls must be brought into conformance once any maintenance requiring a permit on the fence is done.

**Secs. 110-4~~49~~50—110-470. - Reserved.**



## Memorandum

**Meeting Details:** May 6, 2024 – Planning Commission Meeting  
**Prepared For:** Planning Commission  
**Staff Contact:** Madeira Beach Community Development Department  
**Subject:** John's Pass Village Activity Center Zoning Workshop

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### Background

On March 13, 2024, the City of Madeira Beach Board of Commissioners approved adopting Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center). These ordinances updated the Madeira Beach Comprehensive Plan and Future Land Use Map. Ordinance 2023-01 and Ordinance 2023-02 did not change the Land Development Regulations in the Madeira Beach Code of Ordinances or amend the Madeira Beach Zoning Map. The Madeira Beach Code of Ordinances Land Development Regulations and Madeira Beach Zoning Map must be amended within one (1) year of the adoption of the John's Pass Village Activity Center Plan and amendment to the City's Future Land Use Map. The City of Madeira Beach Community Development Department held John's Pass Village Zoning Public Workshops on April 13<sup>th</sup>, April 18<sup>th</sup>, and April 20<sup>th</sup>. Included in the agenda packet is a draft version of a summary of the results from the public workshops. City staff will present the final results of the public workshops at the May BOC Workshop Meeting.

### Discussion

There are various potential options for adopting the Land Development Regulations for the John's Pass Village Activity Center. One option to implement the John's Pass Village Activity Center Plan could be to adopt a John's Pass Village Activity Center Zoning Designation on the Madeira Beach Zoning Map and have a Character Districts map in the Land Development Regulations. The Land Development Regulations for the John's Pass Village Activity Center Plan would be located in an appendix chapter of the Madeira Beach Code of Ordinances. The appendix

chapter would include each Character District within the John's Pass Village Activity Center Plan Zoning Designation. Each Character District will include requirements for setbacks, height, impervious surface ratio, architectural features, and buffering requirements. Attached to this memo are the John's Pass Village Zoning Workshop Presentation, John's Pass Village Zoning Workshop Worksheet, John's Pass Village Zoning Workshop Summary Draft Data Table, Existing Zoning for John's Pass Village Activity Center Map, and John's Pass Village Activity Center Character District Map.

**Fiscal Impact**

N/A

**Recommendation(s)**

To continue to engage the public with public workshops and write up ordinances to adopt the land development regulations to support implementing the John's Pass Village Activity Center Plan.

**Attachments/Corresponding Documents**

John's Pass Village Zoning Workshop Presentation

John's Pass Village Zoning Workshop Worksheet

John's Pass Village Zoning Workshop Summary Draft Data Table

Existing Zoning for John's Pass Village Activity Center Map

John's Pass Village Activity Center Character District Map

# 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**







# MADEIRA BEACH HISTORY

- 1940-80s: Many of the buildings in John's Pass area were built.
- 1983: Creation of the the modern MB Zoning 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.

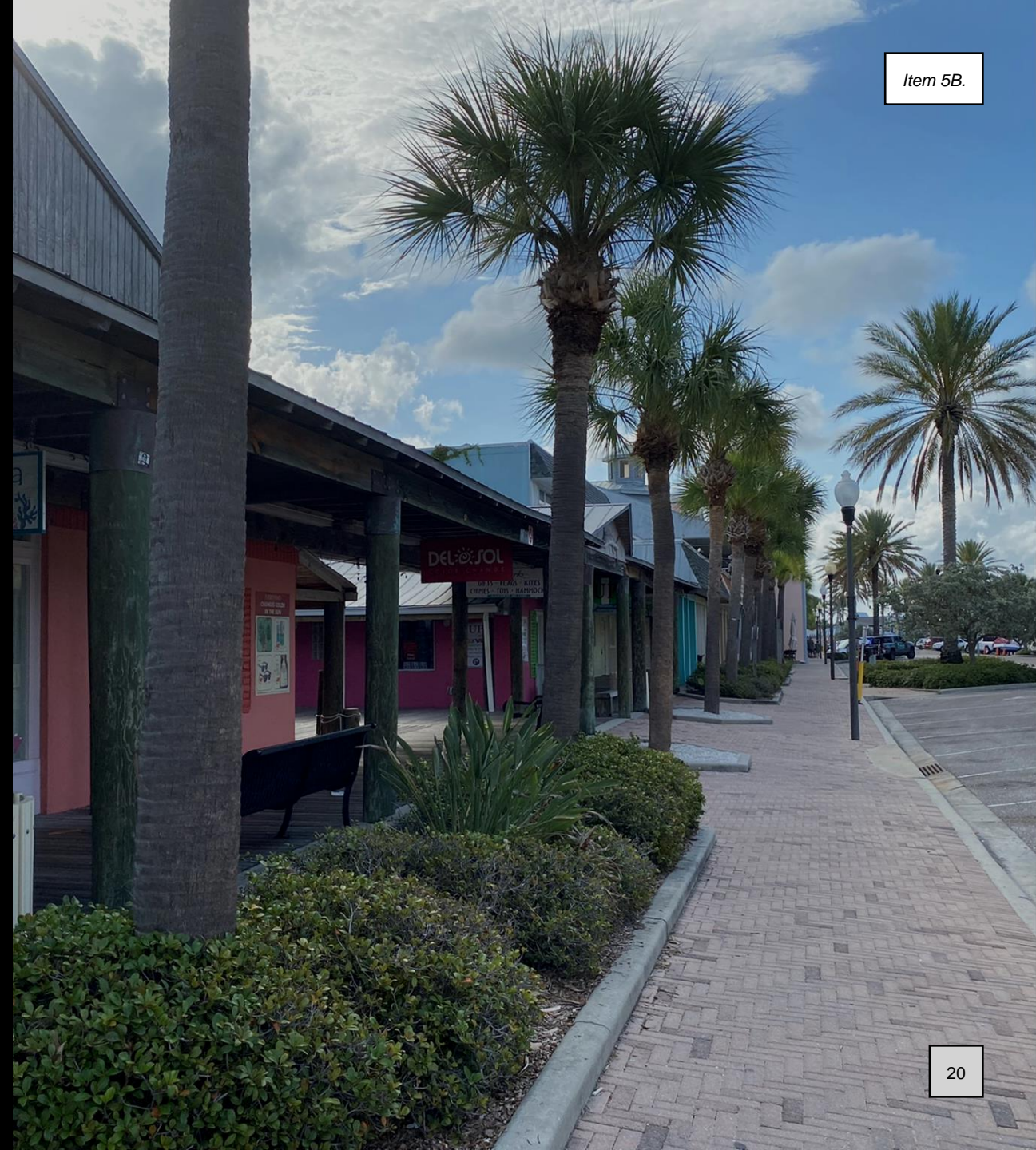
# WHY AN ACTIVITY CENTER?

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

# LAND DEVELOPMENT REGULATIONS (LDR)

## Zoning

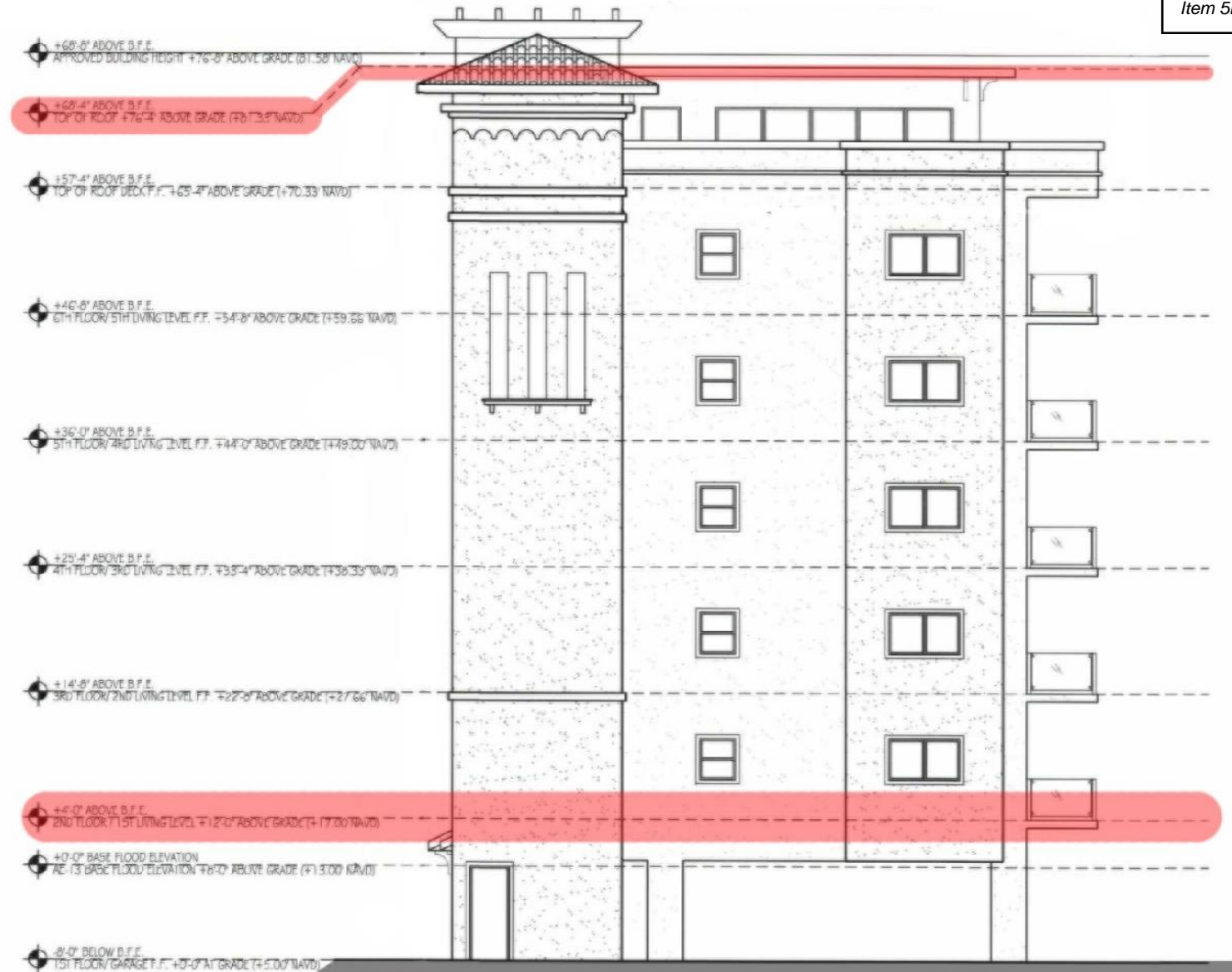
- Uses (primary, accessory, and special exception)
- Setbacks
- Building Height (measured DFE)
- Special Requirements



# HEIGHT

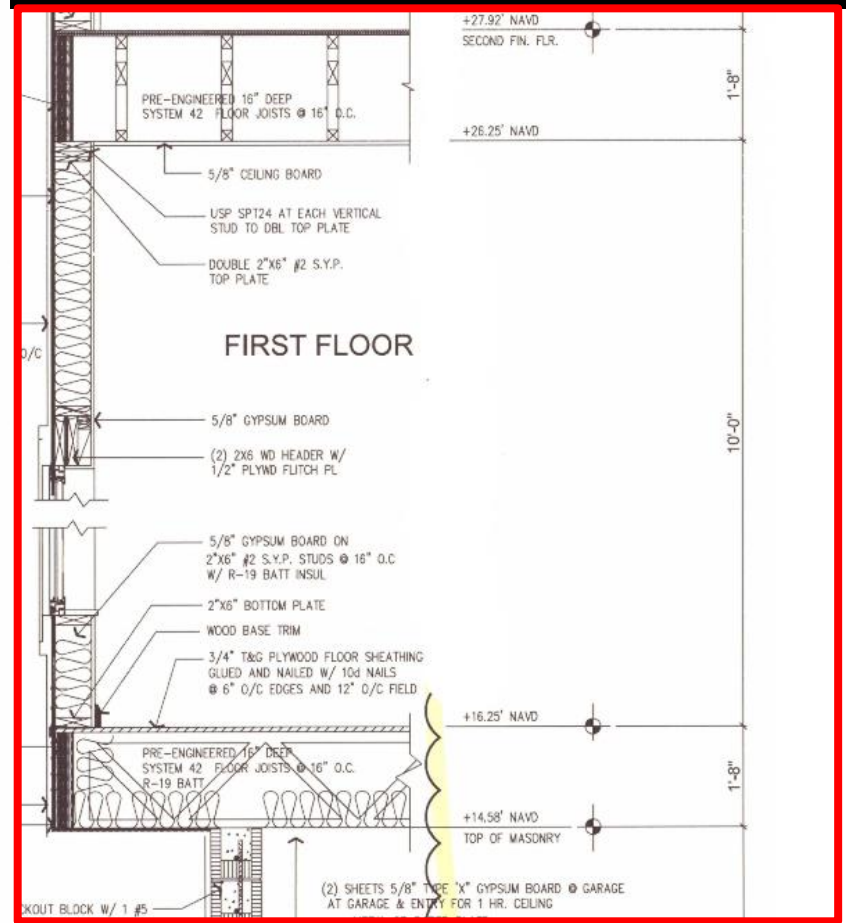
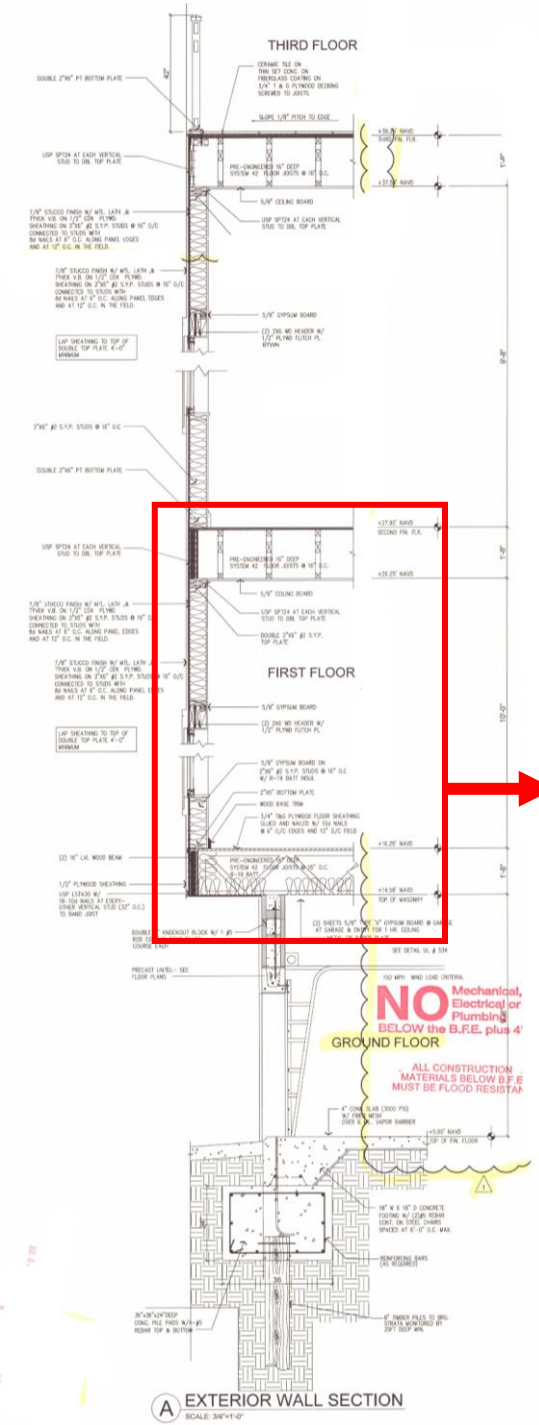
Madeira Beach measures height from Design Flood Elevation (Base Flood Elevation + Freeboard)

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

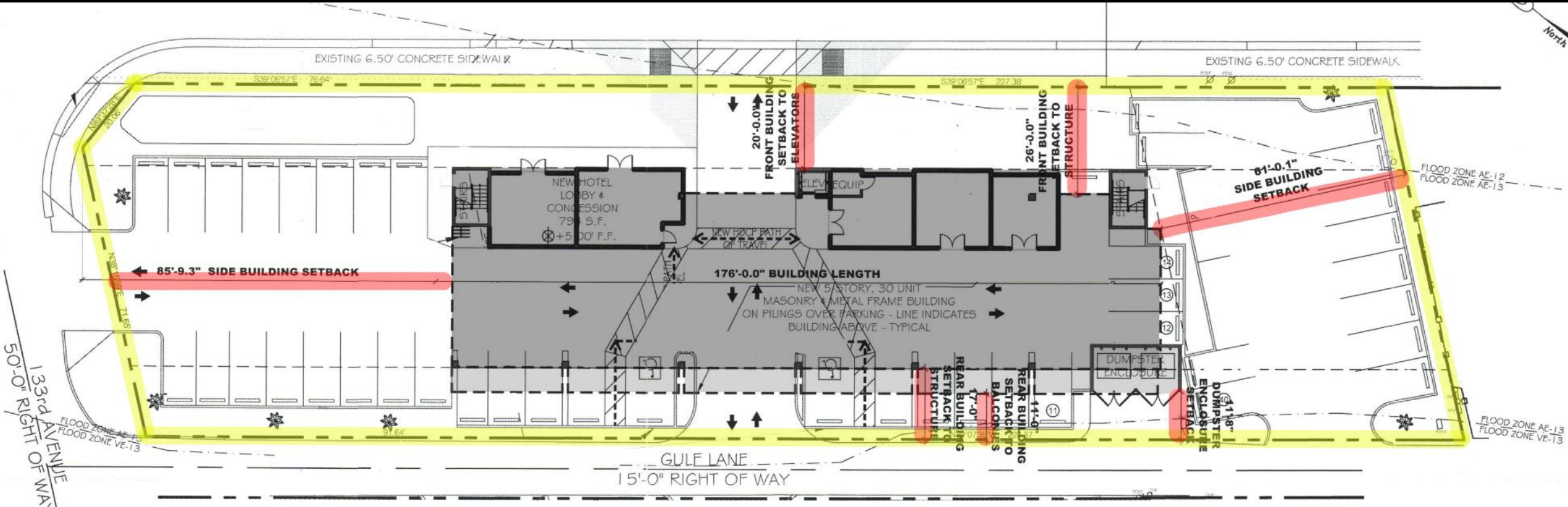


# HEIGHT

- Average Floor Height is 11-14 feet



# SETBACK



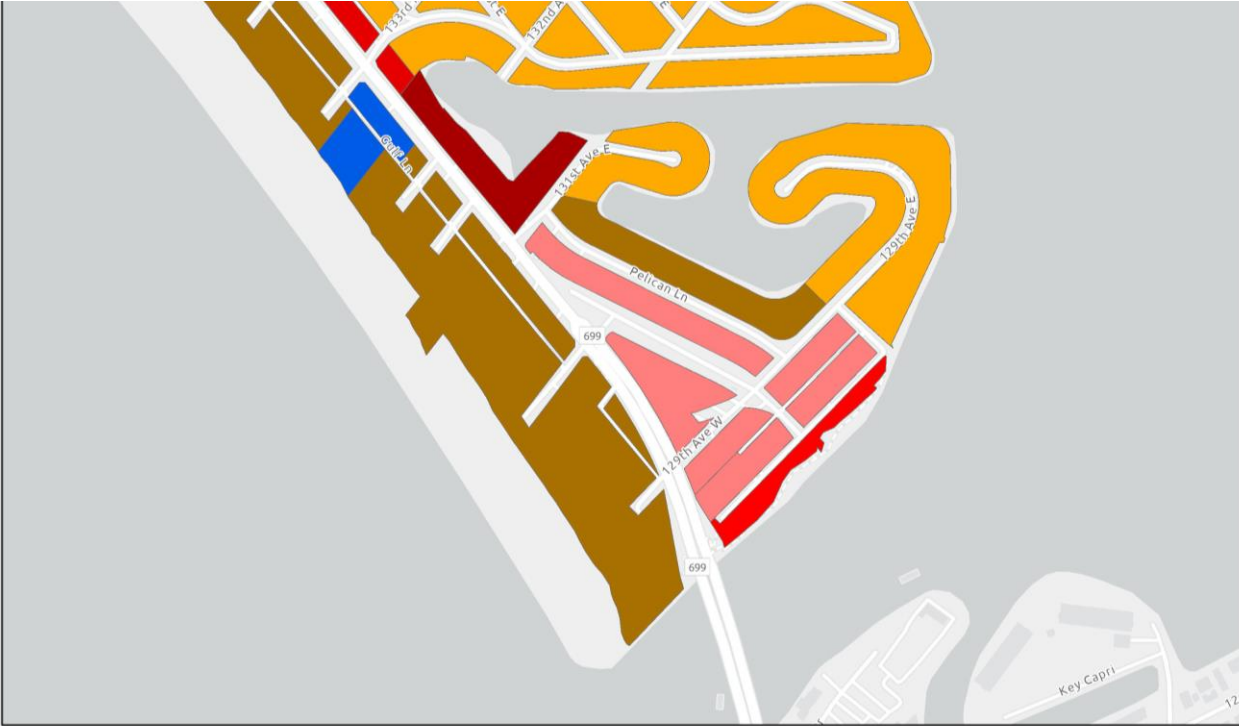
Setbacks vary from district to district and can also change depending on use or lot size.

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)
Marine Commercial (C-4)	

0 0.05 0.1 0.19 mi  
0 0.07 0.15 0.3 km

1:6,432

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

0.1 0.05 0 0.1 Miles

N



# Boardwalk

Item 5B.

## EXISTING C-2 Zoning

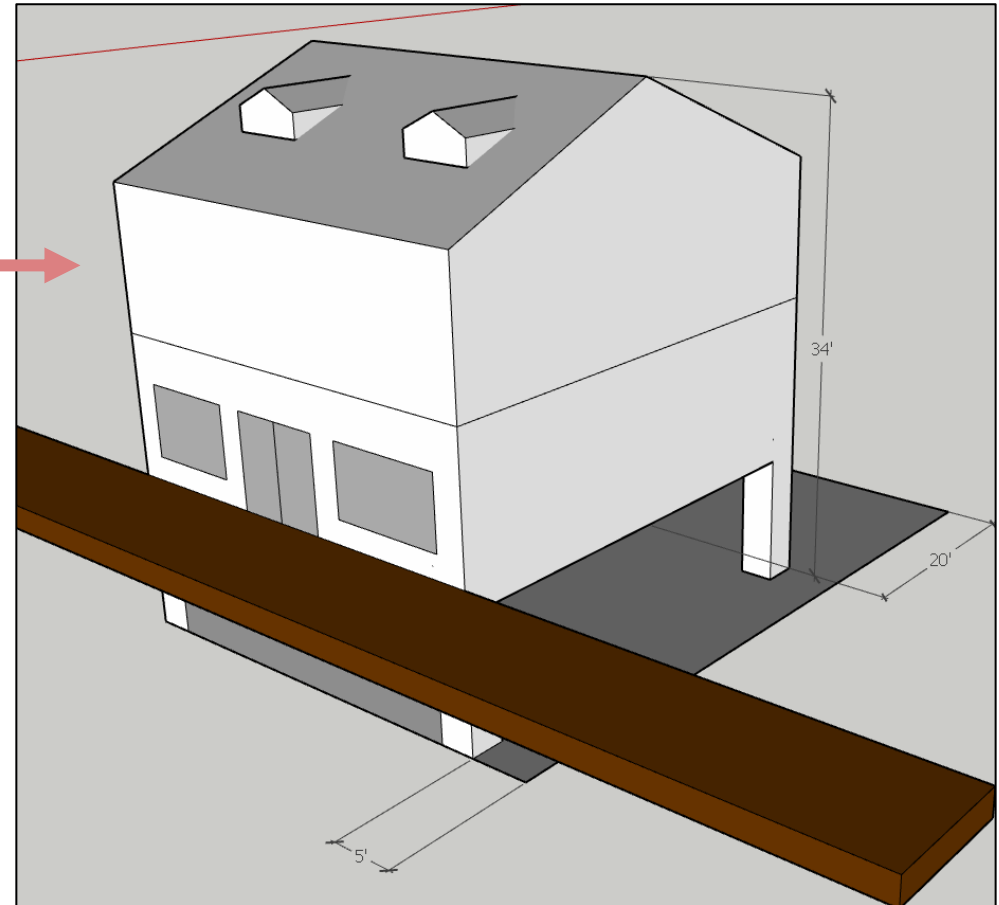
- Setbacks
  - Front: 20'
  - Side: 5' on one side
  - Rear/waterfront: none
- Height (from DFE): 34'

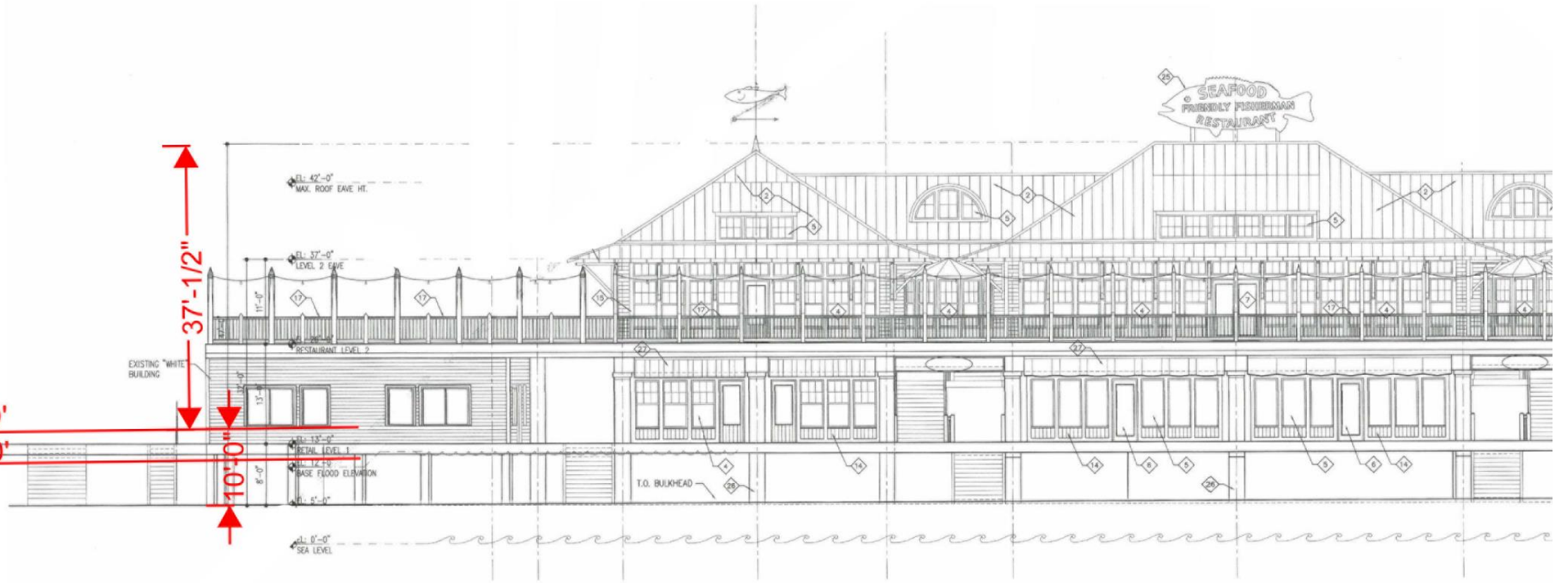


# Example Existing C-2 Zoning District

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

Height: 34 ft





DFE - 15.00'  
BFE - 11.00'

37'-1/2"  
10'-0"



Item 5B.



# Commercial Core

Item 5B.

## EXISTING C-1 Zoning

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







DFE = 14'.00  
BFE = 10'.00



DFE = 14'.00  
BFE = 10'.00



Item 5B.





## 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

Item 5B.

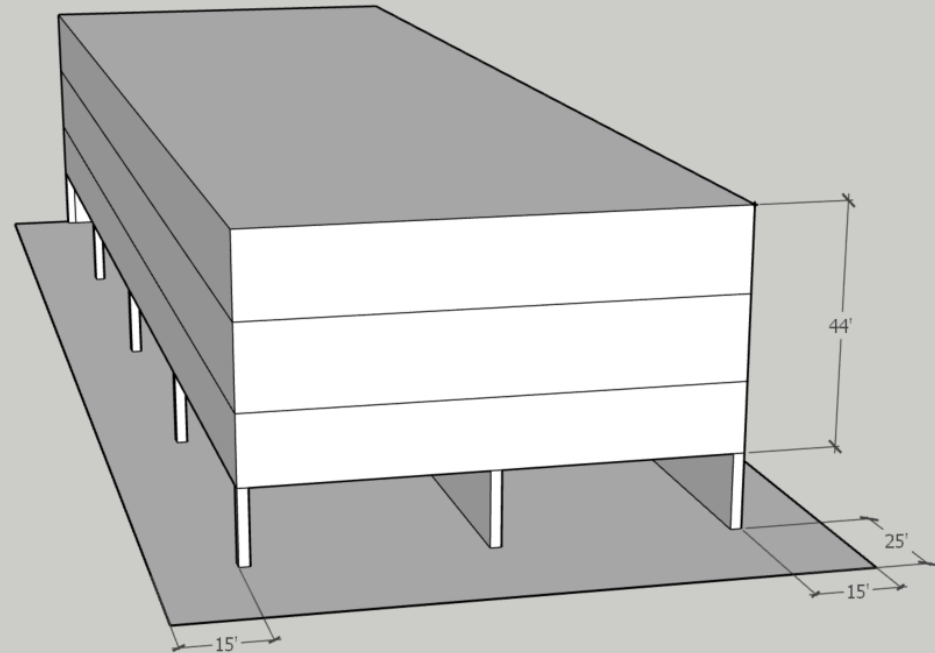
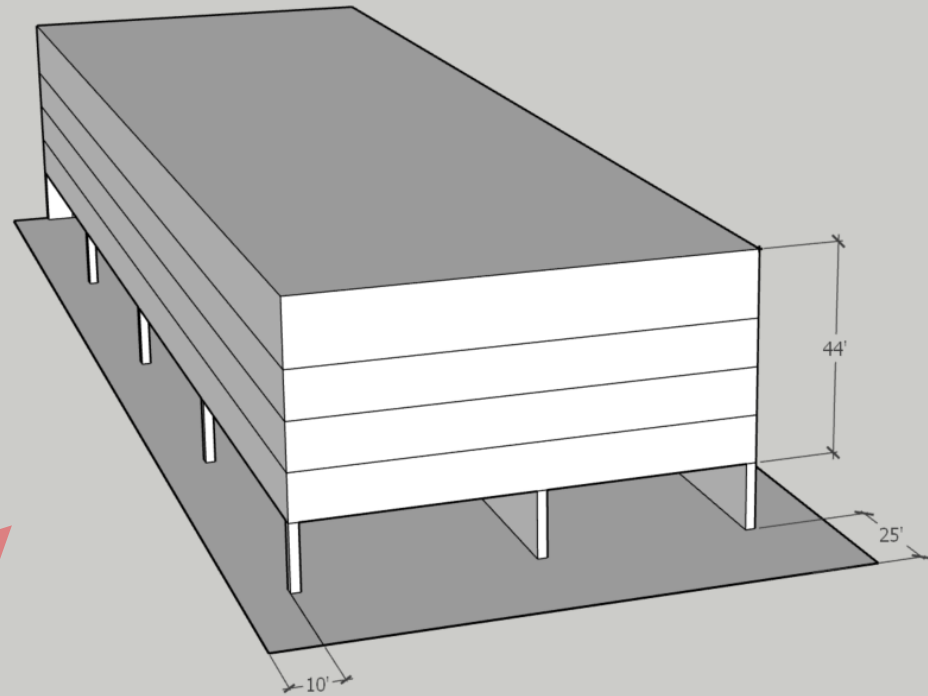


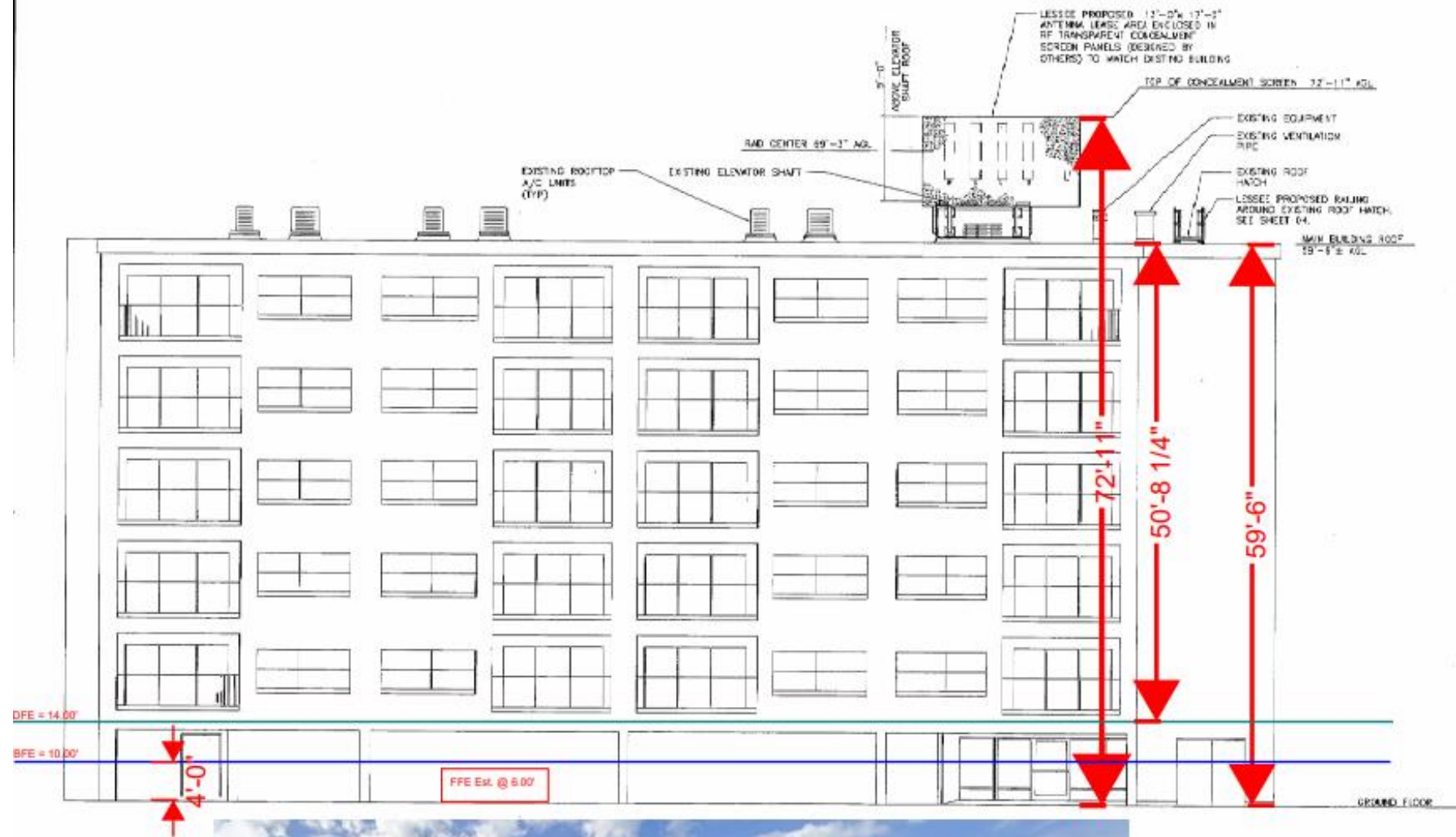
# Example Existing R-3 Zoning District

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



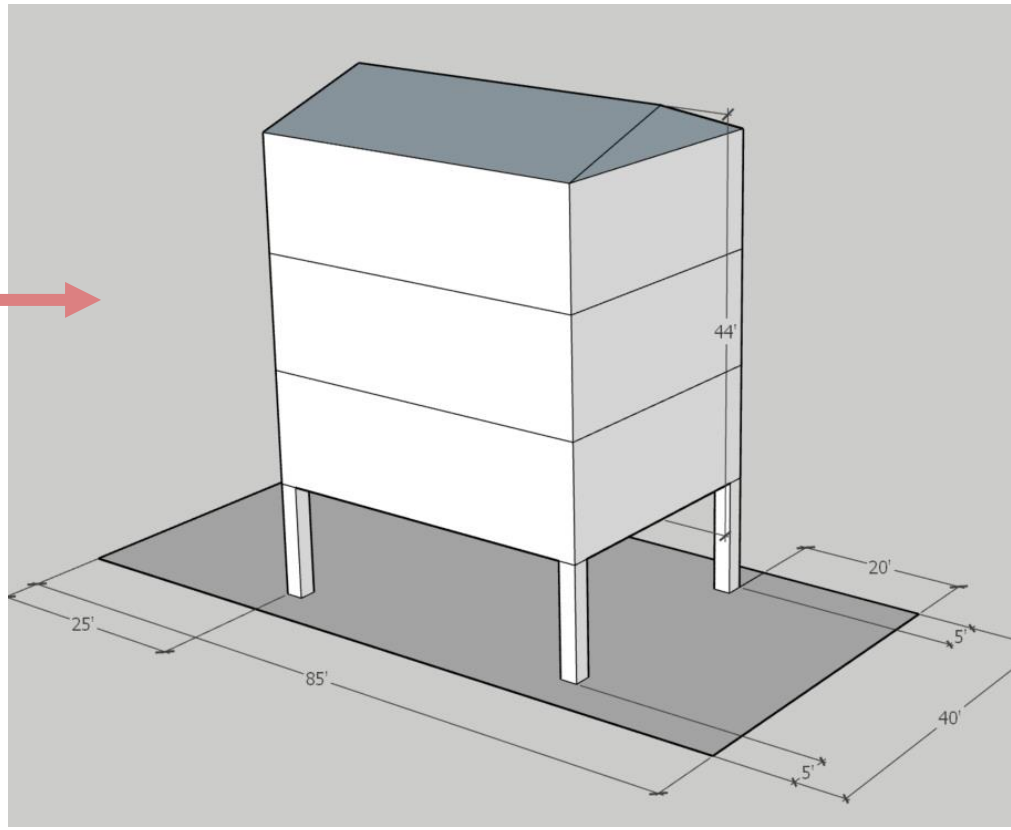
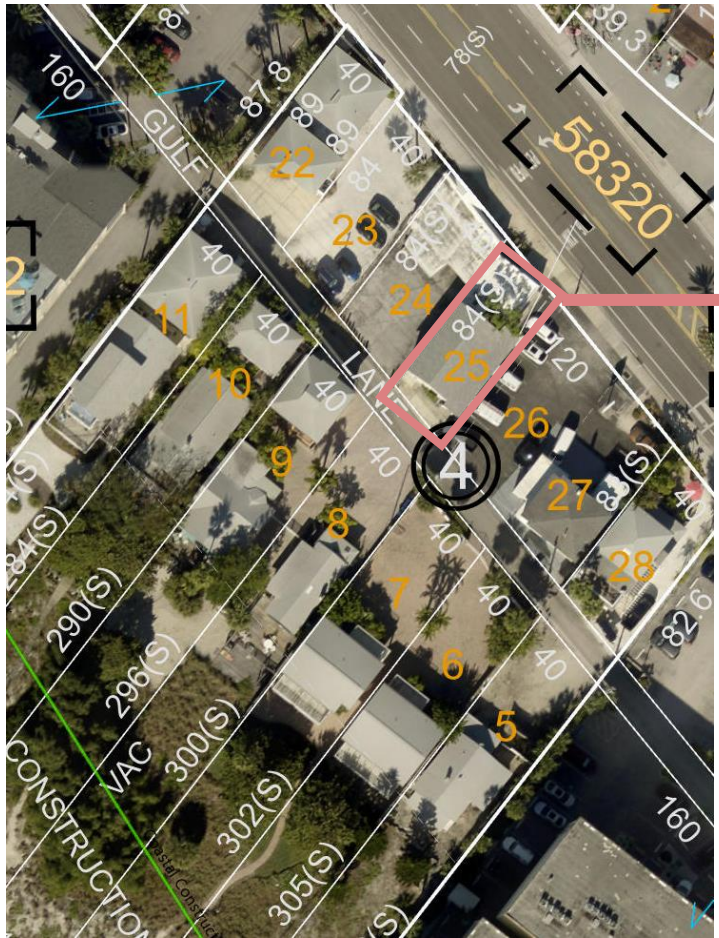


# Example Existing R-3 Zoning District

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

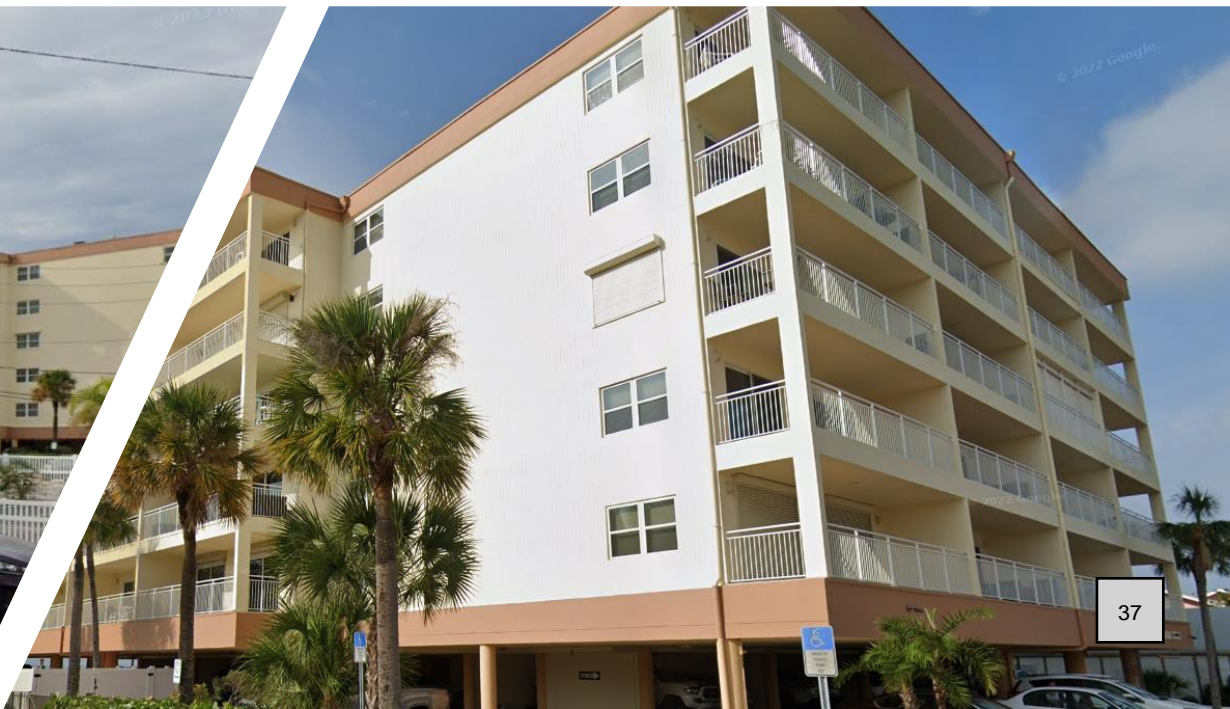
\*additional 5' side setback if hotel or multifamily next to residential

Height: 44 ft





Item 5B.



## 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

Item 5B.

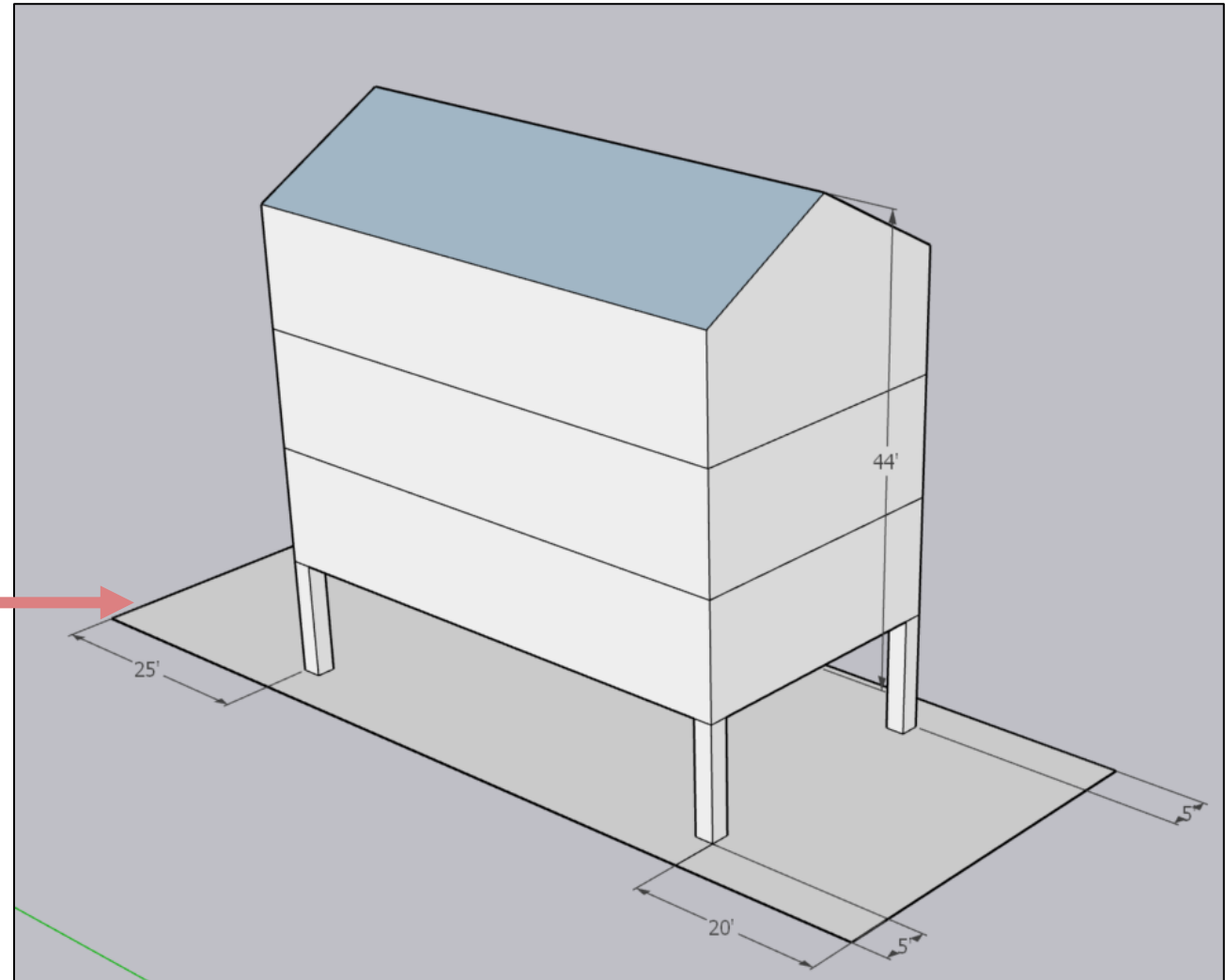


# Example

## 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

Item 5B.

## EXISTING C-1 Zoning

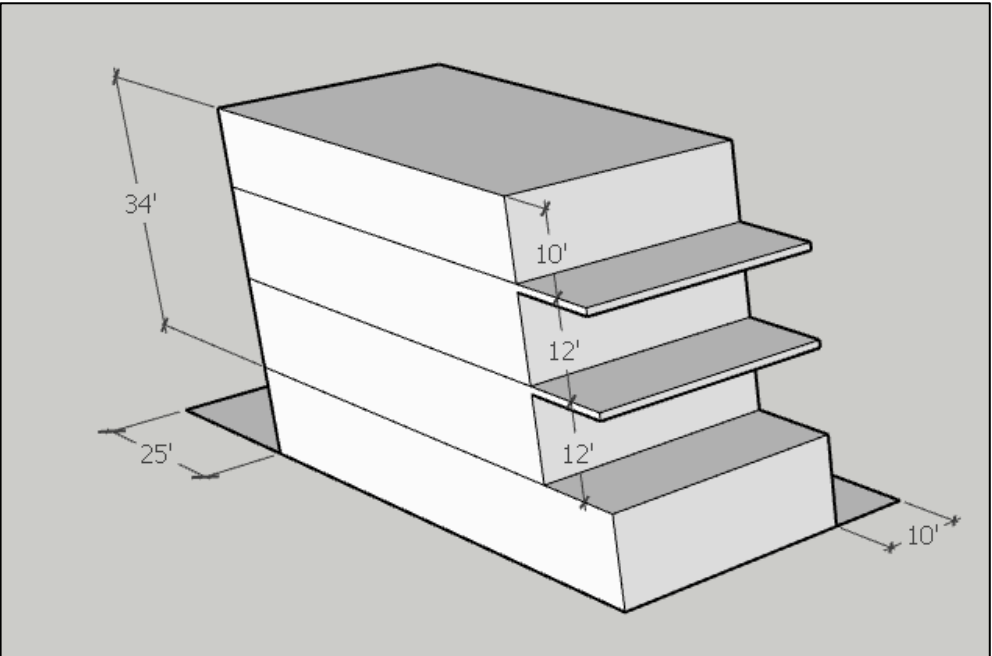
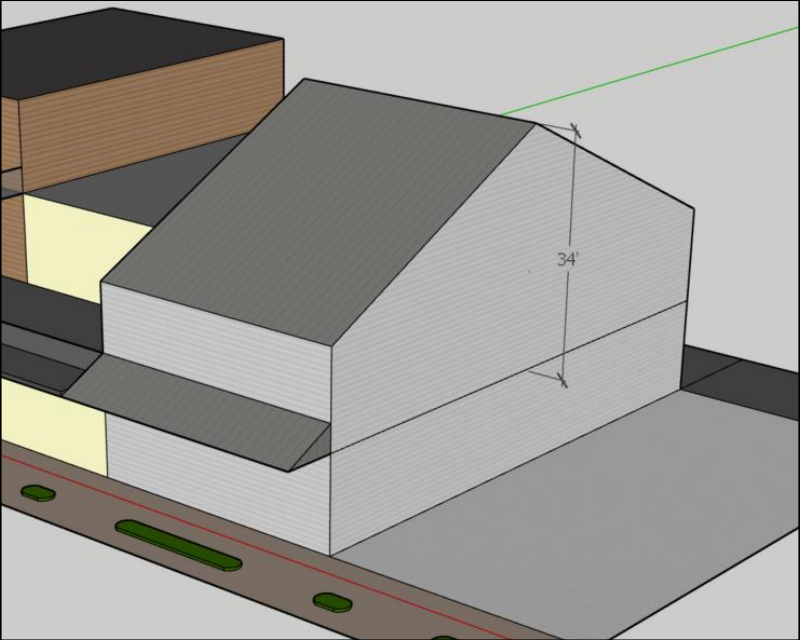
- Setbacks
  - Front: none
  - Side: 10' on one side
  - Rear: 25'
- Height (from DFE): 34'



# 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'

## EXISTING PD Zoning

- One PD zoned property exists.

# Transitional



Item 5B.

## 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',

Multifamily/hotel: 44'

## EXISTING R-2 Zoning

### Setbacks

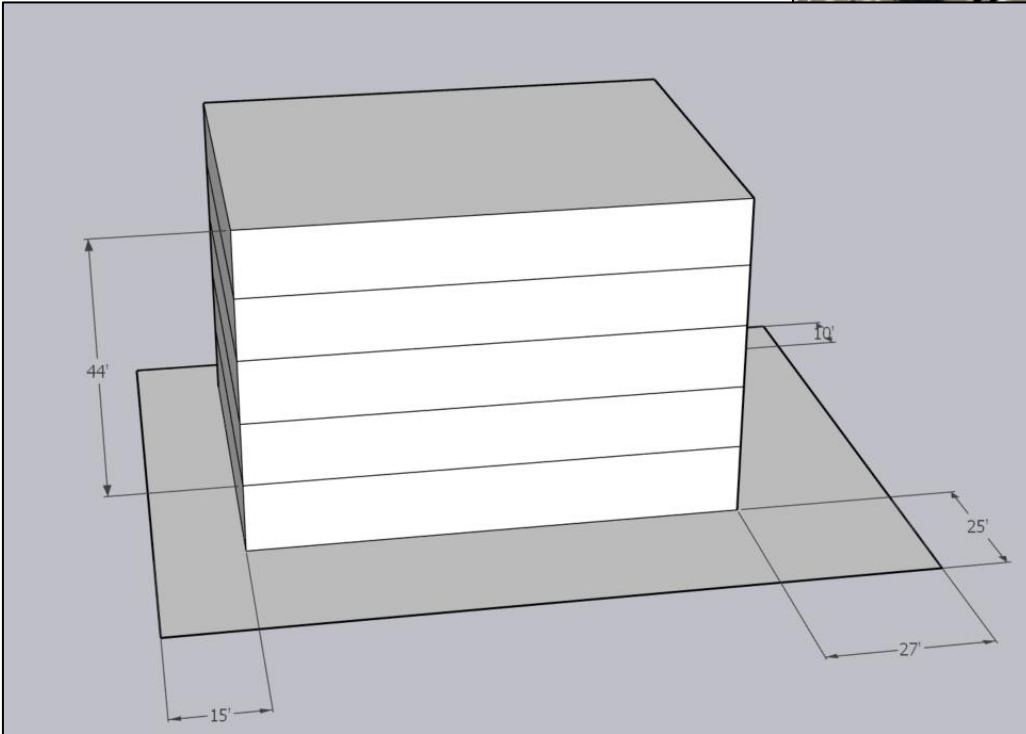
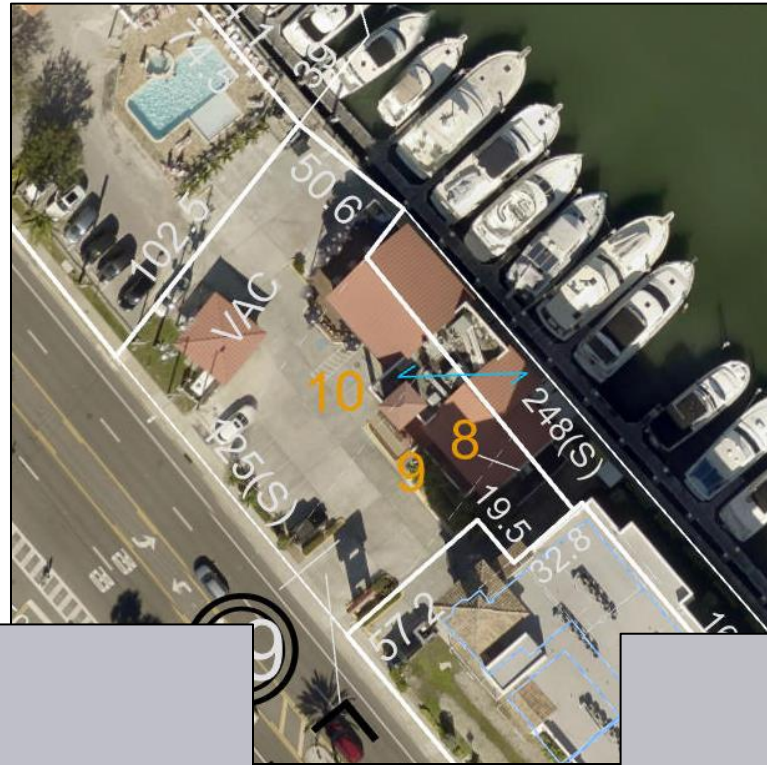
- Front: 20'
- Side: 5-12'
- Rear: 25'

- 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

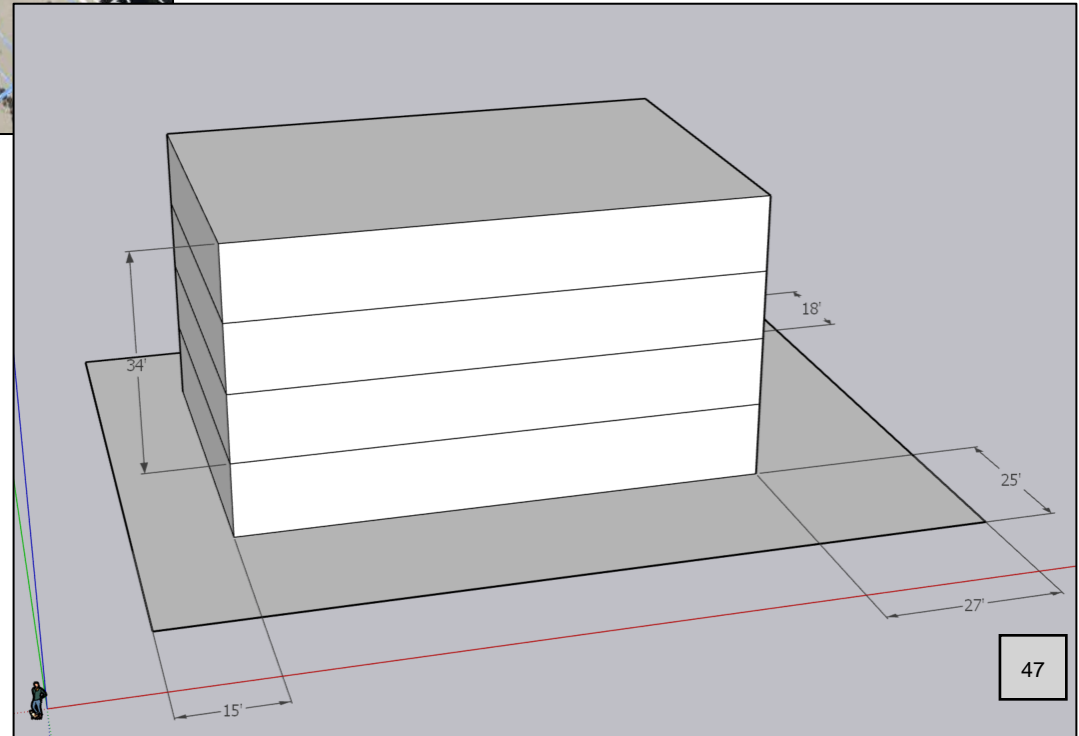


# Example Existing C-4 Zoning District

Item 5B.

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

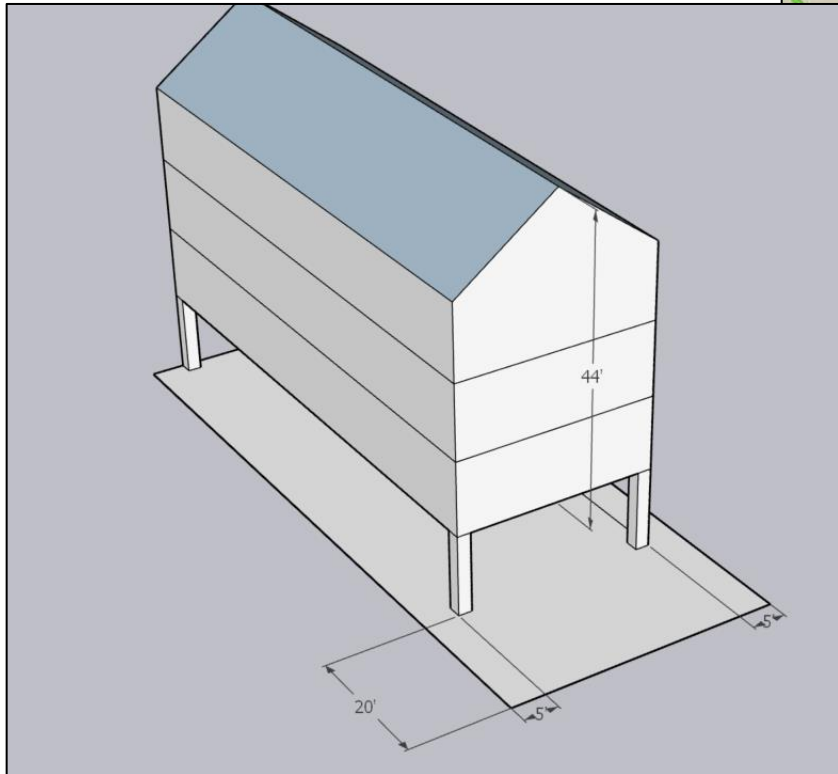
**Height:** 34 ft



# 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

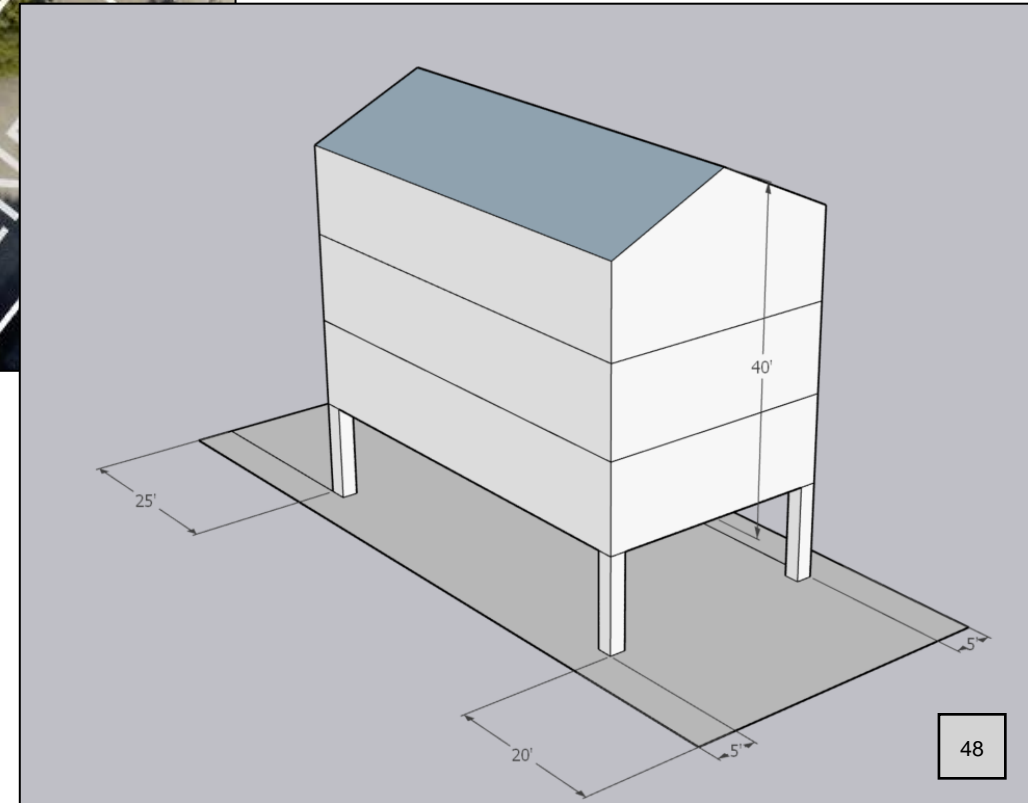


# Example Existing R-2 Zoning District

Item 5B.

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

Height: 40 ft



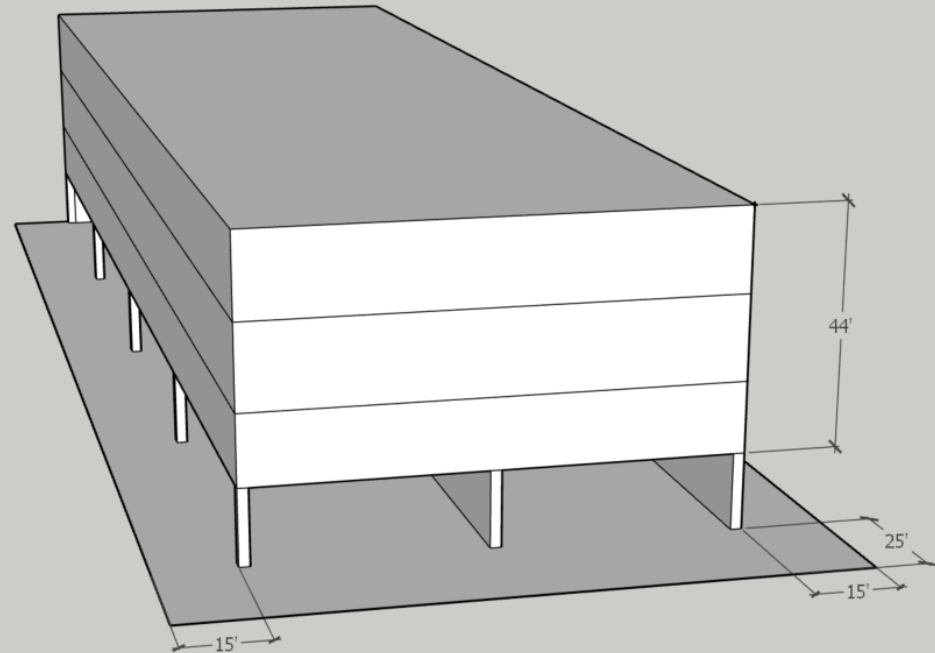
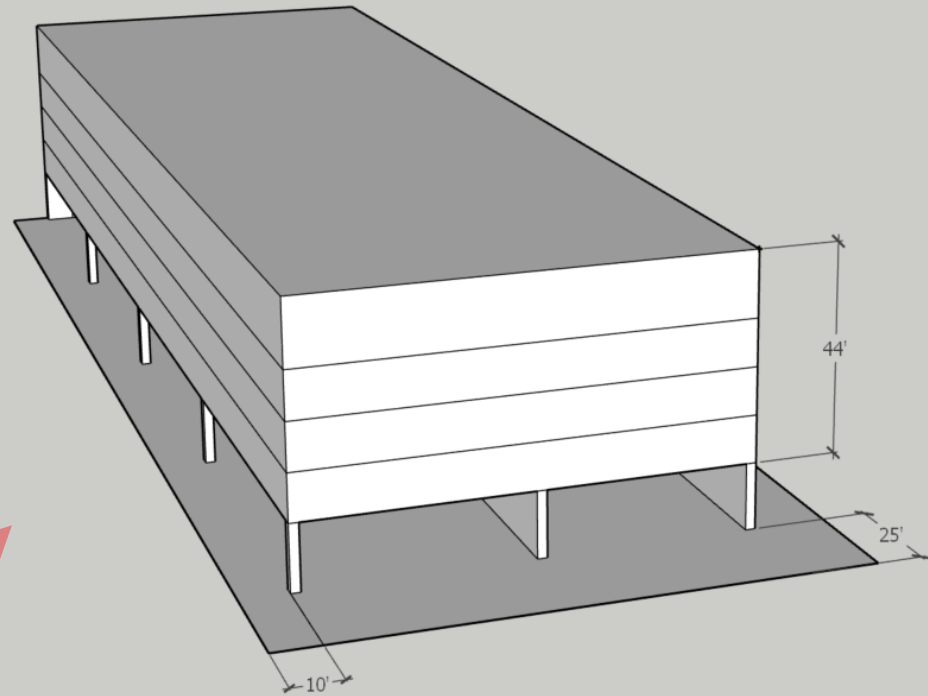


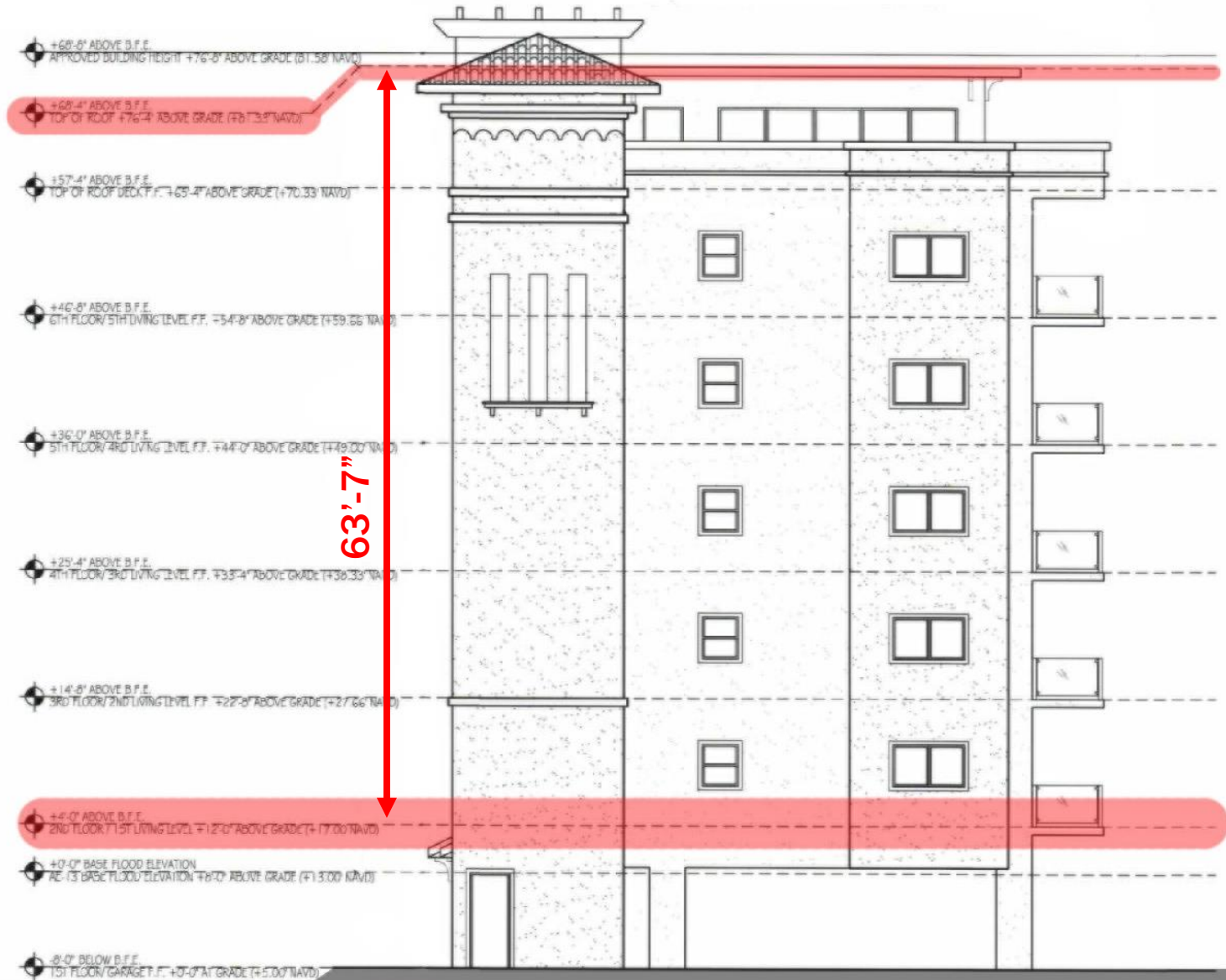
# Example Existing R-3 Zoning District

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







Item 5B.



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District	Current Zoning	Current Setbacks	Current Height (measured from DFE – typically first living floor/second floor) *	Highest Existing Building in each district (from DFE)
Boardwalk	C-2	Front: 20' Rear: None Side:5' one side	34 Feet	37 Feet 0.5 Inches
Commercial Core	C-1	Front: none Rear: 25' Side: 10' one side	34 Feet	55 Feet 6.5 Inches
Traditional Village	C-1	Front: none Rear: 25' Side: 10' one side	34 Feet	31 Feet 1.75 Inches
Low-Intensity Mixed Use	R-3	Front: 20-25' Rear: CCCL-25' Side:5-10'	44 feet	44 Feet
John's Pass Resort	R-3	Front: 20-25' Rear: CCCL-25' Side:5-10'	44 feet	50 Feet 8.25 Inches
Transitional	R-3 (west), C-3 and C-4 (east)	R-3: Front: 20-25' Rear: CCCL-25' Side:5-10' C-3: Front: 25' Rear: 10' Side: 10' to 33% of width C-4: Front: 25' Rear: 18' Side: 10' to 33% of width	44 feet (west), 34 to 44 feet (east)	68 Feet 3.5 Inches

Height is measured from Design Flood Elevation (DFE) which is Base Flood Elevation (BFE) plus 4.4 feet. This typically means measurement begins at the bottom of the second story. A story can vary in height but assume an average complete floor or story height is 11-14 feet.

District	Proposed Front Setback and Use	Proposed Side Setback and Use	Proposed Rear Setback and Use	Proposed Height in Feet (From DFE)	Additional Standards
Boardwalk					
Commercial Core					
Traditional Village					
Low-Intensity Mixed Use					
John's Pass Resort					
Transitional					

Additional Comments:

### Boardwalk

	Table 1	Table 2	Table 3	Table 4	Table 5	Notes
<b>4.13.24</b>						
Height	34' *	34'	37.5' **	37.5' **		*DFE Not measured from there if space is utilized **No higher than existing
Setback	All: Existing to what is built	All: Existing to what is built	F:5' on ground, no setback above DFE, S: far end setbacks only and cantilever above DFE on front, R: 0	F:5' on ground, none above DFE, S: far end setbacks only and cantilever above DFE on front, R: 0		Above DFE 0 setback below 5' Far end setbacks only for pedestrian safety
Other	Pedestrian Safety- Sidewalks					
<b>4.18.24</b>						
Height	Existing @ 37.5	NA	34' (taller stay nonconforming)	Up to 37.5 for existing	37' also 34' *	*table undecided
Setback	F: 5' S: 0 R: 0	NA	Existing to remain	Streetside: 0-5', S: 0, R:0	F: 20, S:0, R: 0	
Other	Pedestrian friendly design, Walkability					
<b>4.20.2024</b>						
Height	Current code	No higher than existing	37.5'	No higher than existing		
Setback	F: Pedestrian Friendly S: Contiguous structure, R: 0	F: 5' S: 0 R: 0	F: NA. S: NA R: 0	F: Min 5' SW, Side: Contiguous to buildings: R: 0		
Other	Design guidelings, walkability, no overhang of boardwalk					

## Commercial Core

Table 1

Table 2

Table 3

Table 4

Table 5

**4.13.24**

Height	<1/2 Acre - 34' > 1/2 Acre 55'	<1/2 Acre - 34' >1/2 Acre 55' with exceptions for stairs and elevators	34'	34'	
Setback	Existing	10' above DFE and 0' below DFE	S" 0 F&R 5'	S:0 F&R depend on acreage	
Other	Outdoor Café/Pedestrian Activity/One Way Road/Design Guidelines!!!!/Keep Mainstreet Look				

**4.18.24**

Height	55,	34'	44'	34'	34'
Setback	F: w/10' sidewalk, S: Current, R: Current	F: 0, S: 10' R: 25'	F: to match rear, S: accomodate pedestrian use	F: 10, S: 10 Nub 3'/7', R: 20	F" 10' S: 5' contiguous, r: 0
Other	Limit rooftop bars, pedestrian friendly design, design guidelines (fishing village), greenery, second floor and higher increased setbacks				

**4.20.24**

Height	No higher than what has been built (Tallest Building Is 55 feet 6.5 Inches)	No higher than what has been built (Tallest Building Is 55 feet 6.5 Inches)	No higher than what has been built (Tallest Building Is 55 feet 6.5 Inches)	No higher than what has been built (Tallest Building Is 55 feet 6.5 Inches)	No higher than what has been built (Tallest Building Is 55 feet 6.5 Inches)
Setback	F: 10' 1st fl, 0 2nd Fl. And up, Rear: 0 (alley), S:0	F: 10' sidewalk, 5' 2nd and up, R: 0 S:0	F: 10-1st fl, 0 2nd and up. R: 0, S: 0 at end of block	F: 10-1st fl, 0 2nd and up, R: And up, Rear: 0 (alley), S:0	F: 10' 1st fl, 0 2nd Fl. And up, Rear: 0 (alley), S:0
Other	PARKING!! Shade, sidewalk, roofs that blend and break up face, unique design guidelines, h&w acreage				

## John's Pass Resort

	Table 1	Table 2	Table 3	Table 4	Table 5
<b>4.13.24</b>					
Height	>.5 acre - 55' < .5 acre 44' w/NTE highest <b>51'</b>	>.5 acre - 55' < .5 acre 44' w/NTE highest <b>51'</b>	Existing on ground (Tallest Building Is 50 Feet 8.25 Inches)	Remain same	
Setback	Tied to land size	Existing	Existing	Remain same	
Other	Design Standards - Key West beachy feel				
<b>4.18.24</b>					
Height	Maintain existing- What is built (Tallest Building Is 50 Feet 8.25 Inches)	Maintain current code	Maintain current code	50' - New const 44'	44'
Setback	Maintain current in code	Maintain current code	Maintain current code	maintain current code	same as code
Other	Allow smaller properties to be rebuilt to current footprint no matter reason, total loss must go with current code				
<b>4.20.24</b>					
Height	Current buildings and height (Tallest Building Is 50 Feet 8.25 Inches)	44'	current buildings and height (Tallest Building Is 50 Feet 8.25 Inches)	current with no more than 5 stories over parking	54'
Setback	Maintain current in code	Maintain current in code	Maintain current in code	maintain current code with consideration for lot size	Maintain current in code
Other	Smaller lot size+ less set backs, larger setbacks for larger lots, cap height in feet instead of stories				



# Traditional

**Table 1                      Table 2                      Table 3                      Table 4                      Table 5**

**4.13.24**

Height	34'	<b>* we ran out of time on 4/13 and went with group consensus because ppl were leaving</b>			
Setback	S: 0				
Other	height grade to roof, conform to existing roof drainage, limit story height/ look at land size, design guidelines				

**4.18.24**

Height	Meet current code	Meet current code	Meet current code	34'	34'
Setback	Meet current code	Meet current code	Meet current code	F: Current, S: 0, R-Current	F: 0, /rL 25'/Cantilever 2nd S:0 Inner 5' 10C end lots
Other					

**4.20.2024**

Height	34" -need parking garage structure @ 6 floors- No higher than existing F: 0, R: 25 - reduce to 10	34' Parking garage no higher than 4 stories	34' x parking garage only 44' over DFE	34'	
Setback	with sidewalks	End - 10' Internal - 0	R: 0, SW 0	F: 0 R: 10' S: 10	
Other	Design guidelines, 2nd floor can cantilever over				

# Low-Intensity Mixed Use

Table 1

Table 2

Table 3

Table 4

Table 5

4.13.24					
Height	* we ran out of time on 4/13 and went with group consensus because ppl were leaving				
Setback	Adjust side yard setbacks for width				
Other					

4.18.24					
Height	Maintain current code	34'	Maintain current code	Maintain current code	
Setback	Maintain current code	F: 20' S:5' R:25' No CCCL			
Other					

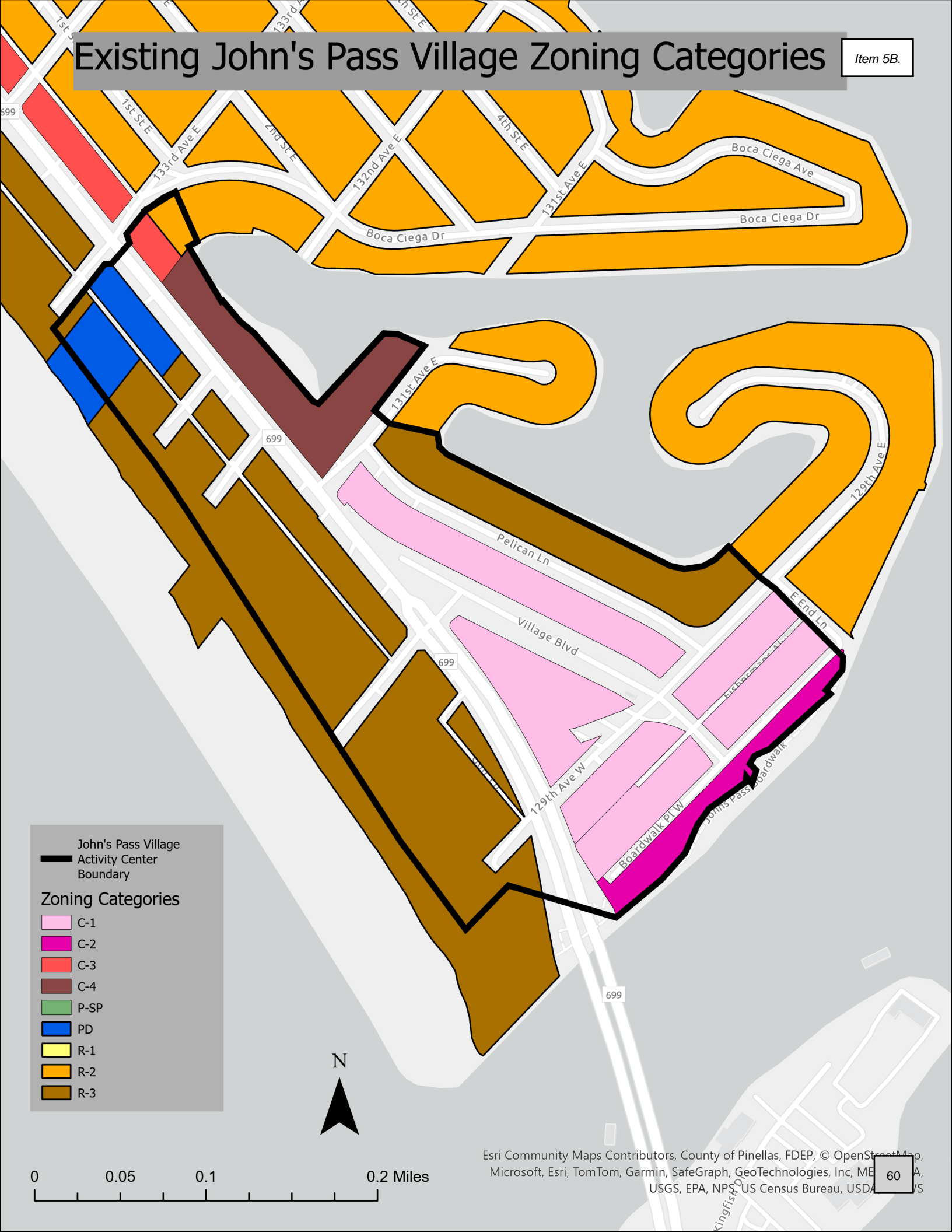
4.20.24					
Height	Match current code	Match current code	Match current code	Match current code with sidewalk	Lower to 32'
Setback	Match current code	Match current code	Match current code	Match current code	Match current code
Other	One way to allow for sidewalk, install trash compactors, clean up pelican				

## Transitional

	Table 1	Table 2	Table 3	Table 4	Table 5
<b>4.13.24</b>					
Height	Don't account for PD/Var 0 What is hightes? Allow for others	* we ran out of time on 4/13 and went with group consensus because ppl were leaving			
Setback	N/A				
Other	Tie land size to setbacks to height, etc. for all. Rooftop uses with proximity to residential				
<b>4.18.24</b>					
Height	44'- with protection of existing height	Maintain Existing	Maintain Existing	Maintain Existing but add verbiage to protect nonconforming HT	44'
Setback	Maintain Existing	Maintain Existing	Maintain Existing	Maintain Existing	Maintain Existing
Other	Gulf Lane/Existing footprint of homes/existing setback and footprint, no amplified music, rooftop bars next to residential, size and type of property for small lots beyond 50'				
<b>4.20.2024</b>					
Height	Meet current Code	Meet current Code	44'	Overall from grade - 44' 34" from DFE	
Setback	Meet current Code	Meet current Code	Meet current Code	Meet current Code	
Other	Look at landscaping guidelines				

# Existing John's Pass Village Zoning Categories

Item 5B.



John's Pass Village  
Activity Center  
Boundary

**Zoning Categories**

- C-1
- C-2
- C-3
- C-4
- P-SP
- PD
- R-1
- R-2
- R-3



0 0.05 0.1 0.2 Miles

# John's Pass Village Activity Center Character District

Item 5B.

**Legend**

John's Pass Village  
Activity Center  
Character Districts

Districts

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

Activity Center  
Boundary



0 0.05 0.1 0.2 Miles

