



Pinellas County

Staff Report

File #: 23-2024A, Version: 1

Subject:

Case No. CW 23-03 - City of Madeira Beach

Countywide Plan Map amendment from Retail and Services, Resort, Residential Medium, and Recreation/Open Space to Activity Center, regarding 27.0 acres more or less, in an area generally bounded by 133rd Avenue West to the west, John's Pass to the east, Boca Ciega Bay to the north, and the Gulf of Mexico to the south.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 23-03, a proposal by the City of Madeira Beach to amend the Countywide Plan Map from Retail and Services, Resort, Residential Medium, and Recreation/Open Space to Activity Center, regarding 27.0 acres more or less, in an area generally bounded by 133rd Avenue West to the west, John's Pass to the east, Boca Ciega Bay to the north, and the Gulf of Mexico to the south, also known as the John's Pass Village area.

- Development standards in the John's Pass Village area have been inconsistent with the Countywide Rules for several years dating back to 2008.
- The proposed John's Pass Village Activity Center aims to correct these inconsistencies while also providing for an increment of new development potential in the John's Pass Village area.
- In 2020, the city began a community planning process to determine the best and most responsible approach to reconcile the inconsistencies created in 2008. After careful consideration of the character and scale of the existing development patterns, a decision was made to adopt the Activity Center category (with a Community Center subcategory per original proposal).
- The proposed amendment involves designating six different character districts within the Activity Center: Traditional Village, Commercial Core, Boardwalk, Low Intensity Mixed Use, John's Pass Resort and Transitional character districts.
- The Forward Pinellas staff report, and staff analysis (attached) recommended an alternative compromise to change the Activity Center subcategory from Community Center to Neighborhood Center because the proposed subcategory did not meet several of the criteria as outlined in the Countywide Plan.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously in September of 2023 to recommend approval of the alternative compromise.
- After requesting a time extension, the City of Madeira Beach elected to accept the alternative compromise.
- Action by the Countywide Planning Authority will adopt an ordinance which is reflective of the alternative compromise.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The Planners Advisory Committee voted 12-0 at its September 5, 2023 meeting to recommend approval of the alternative compromise amending the subcategory of the Activity Center to Neighborhood Center with lower densities and intensities from the the originally proposed subcategory of Community Center. Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 at its September 13, 2023 meeting to recommend the alternative compromise. The City of Madeira Beach accepted this recommendation for an alternative compromise and submitted the Notification of Local Government Action Form to Forward Pinellas in accordance with Section 6.3.1 of the Countywide Rules.

Background Information:

Forward Pinellas documentation is attached. The Notification of Local Government Action Form from the City of Madeira Beach is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney Chatman, Planning Division Manager, Forward Pinellas

Partners:

City of Madeira Beach

Attachments:

Ordinance
Case Maps
Forward Pinellas Staff Report
Forward Pinellas Staff Analysis
PAC Minutes
PowerPoint Presentation/Site Visit Photos
Supporting Documentation
Notification of Local Government Action Form
Affidavit of Publication