



Memorandum

Meeting Details: July 24, 2024 – Board of Commissioners Workshop Meeting
Prepared For: Hon. Mayor Brooks and the City of Madeira Beach Board of Commissioners
Staff Contact: Madeira Beach Community Development Department
Subject: Proposed Zoning Change - 129th Ave E

Background

City Staff was contacted by a property owner along 129th Avenue. The property owner, along with some supporting neighbors, requested to allow short-term rentals for all properties along 129th Avenue East. The Residential Medium Future Land Use Category in the Madeira Beach Comprehensive Plan and the Forward Pinellas Countywide Plan allows vacation rentals. The R-2 Zoning District in the Madeira Beach Code of Ordinances prohibits allowing short-term rentals.

Discussion

If the Board of Commissioners, or an application from the requestor, moved forward to allow short-term rentals along 129th Avenue East a new zoning district would need to be created and the properties would need to be rezoned to the new zoning district. Amending short-term rentals as an allowed use to the existing R-2, Zoning District would jeopardize the existing grandfathered short-term rental restrictions.

Fiscal Impact

N/A

Recommendation(s)

Board of Commissioner feedback on short-term rentals (creation of new zoning district and rezoning) on 129th Avenue East.

Attachments/Corresponding Documents

Pledge of Support for Rezoning to Allow Short-Term Rentals

R-2 Zoning District Section 110-201 Definition; purpose and intent

Madeira Beach Zoning Map