Memorandum

Meeting Details:	November 18, 2026 – 2:00 p.m. – Board of Commissioners 2nd Reading
Prepared For:	Board of Commissioners
Staff Contact:	Kathryn Younkin and Andrew Morris
Subject:	Ordinance 2026-16 Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John's Pass Village Activity Center

Background

At the BOC workshop meeting on July 22, 2026, staff asked for guidance on whether the Board of Commissioners wanted to allow for temporary parking lot use. Based on feedback received at the meeting staff prepared Ordinance 2026-16 for review at the BOC workshop meeting on August 26, 2026. The Board of Commissioners had staff revise the ordinance to have the temporary parking lots expire on December 31, 2029.

On September 14, 2026, the Planning Commission reviewed the Ordinance and recommended approval to the Board of Commissioners. The Planning Commission did discuss the time frame and were more in support of a two-year time time limit, but in the end voted to approve the Ordinance with a three-year time limit.

At the first reading on October 14, 2026, the city attorney noted that two changes were needed to correct typographical errors. The attached Ordinance has been updated to reflect those changes.

Discussion

This ordinance was written to allow temporary parking use in two specific areas of the city, for properties immediately adjacent to Gulf Boulevard, and for properties located within John's Pass Village Activity Center (map attached).

The intent was for this use to be temporary in nature, while property owners work on their redevelopment plans. This ordinance allowing temporary parking use also provides a reduction to the standards that would apply to any permanent parking lot.

This ordinance allows parking as stand-alone use in districts that do not allow stand-alone parking lots such as the C-3 commercial district and R-3 multifamily residential district. Within the John's Pass Village Activity Center, four of the six districts within the John's Pass Activity Center do not allow stand-alone parking, and when allowed in the other two districts this is a Special Exception use.

This ordinance lays out the process, submittal requirements and standard conditions of approval that will apply to all temporary parking lots. Included in the requirements are that any impact on abutting residential use will be buffered by a fence or wall or buffer landscaping.

One of the Commission's requests was to see if these parking lots could be limited in the amount they charged for parking. The City Attorney has advised that we would not be able to regulate the amount charged for parking. Another request from the Commission was to see if these temporary parking uses could be

automatically renewed. To keep this parking use from continuing indefinitely (as allowed by a series of emergency declarations) this ordinance would need to set a specific date for the use to cease.

Tentative Adoption Schedule

- 8/26/26 4:00 pm - BOC Workshop
- 9/14/26 6:00 pm - Planning Commission
- 10/14/26 6:00 pm - BOC 1st Reading
- 11/18/26 2:00 pm - BOC 2nd Reading

Fiscal Impact

There are two potential impacts, one is a loss of property tax revenue from using these lots for parking rather than for the building of new structures with the potential to have a much higher taxable value, thereby providing property tax revenue to the city. The second is a potential loss of parking revenue for the city, if the public chooses to park in these new temporary lots instead of the city's established public parking lots.

Recommendation(s)

Staff recommends the approval of Ordinance 2026-16, Temporary Parking Use.

Attachments/Corresponding Documents

Ordinance 2026-16, Temporary Parking Use
Business Impact Statement Ord 2026-16 Temporary Parking Use
Forward Pinellas Compliance Letter
2026 Madeira Beach Zoning Map