



Memorandum

Meeting Details: February 3, 2025 – Planning Commission

Prepared For: Planning Commission

From: Community Development Department

Subject: Ordinance 2025-05: Temporary shelters on residential property

Background: Florida Statute 166.0335 prohibits municipalities from prohibiting one temporary shelter on residential property after the Governor issues a declaration of state of emergency.

Discussion: Madeira Beach Land Development Regulations does not allow occupied recreational vehicles (Section 94-103) and does not provide any allowances after a state of emergency. Florida Statute 166.0335 prohibits municipalities from prohibiting the placement of one temporary shelter on residential properties after a natural emergency during which a permanent residential structure was damaged and rendered uninhabitable. The Statute includes standards for the temporary shelter such as time limitations, connection to water and electricity, and that the shelter does not present a threat to health and human safety. The National Flood Insurance Program also has requirements in the floodplain for structures such as recreational vehicles, one of which being the vehicle must be fully licensed and ready for highway use.

Recommendation(s):

Staff recommends approval of Ordinance 2025-05 Temporary Shelters on Residential Properties.

Fiscal Impact or Other:

N/A

Attachments:

Ordinance 2025-05 Temporary Shelters on Residential Properties

FS 166.0335 Temporary Shelter Provision

Ordinance 2025-05 Business Impact Statement