



Memorandum

Meeting Details: July 22, 2026 – BOC Regular Workshop Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Temporary Stand-Alone Parking C-3 Property on Gulf Blvd

Background & Discussion:

Background

The 2024 Hurricanes Helene and Milton caused significant damage throughout Madeira Beach, including damage to commercial and residential structures that resulted in buildings being demolished, remaining vacant, or requiring extended periods of repair and redevelopment.

As the City continues through the recovery process, some property owners are left with limited ability to use their property while navigating insurance, financing, permitting, design, and reconstruction. In certain cases, the City's existing Code does not allow interim use of the property without meeting the same development and site requirements associated with establishing permanent use and many property owners have been asking about relief options as they navigate the future of their property.

Staff would like to discuss whether a limited hurricane recovery provision should be considered to allow certain temporary uses, such as stand-alone parking, through a special exception process. The intent would be to provide property owners with a reasonable interim use of storm-impacted property while recovery and redevelopment efforts continue, without creating a permanent entitlement or long-term change in land use.

Discussion

Providing limited flexibility during the post-storm recovery period could help activate otherwise vacant properties, support nearby businesses and visitors, provide additional parking in constrained areas of the City, and offer property owners some productive use of their property while they work toward redevelopment. This is particularly relevant in a built-out barrier island community where land and parking are limited, and reconstruction can be complex and time-consuming.

However, there are also potential downsides that should be considered. Temporary uses can become difficult to unwind if allowed to continue for extended periods and may reduce the incentive to redevelop a property. Stand-alone parking may also create impacts related to appearance, drainage, traffic circulation, lighting, and adjacent residential properties. Additionally, allowing relief for certain properties must be approached consistently and with clearly defined eligibility requirements.

If the Board is interested in considering this type of relief, staff recommend establishing a narrowly defined special exception process limited to properties directly impacted by Hurricanes Helene or Milton. Approval could include reduced or temporary landscaping requirements, minimum site and safety standards, defined approval and renewal periods, and a firm sunset date. Any renewal could also require the property owner to demonstrate continued recovery or measurable progress toward redevelopment.

The purpose of this discussion is to determine whether the Board supports providing limited flexibility for storm-impacted property owners during the City's recovery period while maintaining appropriate safeguards to ensure temporary uses do not become permanent by default. Topics of consideration should include but not be limited to: clarifying stabilized surface requirements, stripping, wheel stops, landscaping, stormwater management, etc.

Fiscal Impact:

In general, staff time to prepare code updates and educating permittees on the requirements.

Recommendation(s):

Discussion item.

Attachments/Corresponding Documents:

NA