



M E M O R A N D U M

TO: Development Review Committee (DRC)
FROM: Kevin McAndrew, Director, Building & Development Review Services
SUBJ: LDR-24-04 - Proposed Amendments to Chapter 138, Short Term Rentals
DATE: August 2, 2024

UPDATED SHORT-TERM VACATION RENTALS ORDINANCE – 138-3232

The updated ordinance proposes to bring greater accountability to short-term rental (STR) owner/operators within the unincorporated Pinellas County to preserve the highest quality of life within residential neighborhoods and bring an awareness and compliance with building code/life safety codes. The regulation of STR's will fall under the Code Enforcement Division with support from the Building Division on inspections.

The following is a summary of updates (note – only the “Standard Purpose”, “Applicability” and “Maximum Occupancy of 10 persons” remain unchanged within 138-3232. The remainder of the ordinance is new language):

- Areas Embraced – this section clarifies the geographical jurisdiction of the ordinance
- Definitions – added to clarify key terminology used throughout the ordinance
- Mandatory Certificate of Use – this section is the key provision that will deliver greater accountability and will be supported by the 3rd party technology. Building inspections are part of the Certificate of Use process.
- Advertisement – this is a tool to support the Mandatory Certificate of Use and compliance monitoring
- Enforcement – updated to have broader application

The Certificate of Use program is targeted to be effective January 1, 2025.

LPA HEARING: September 11, 2024, at 9:00 a.m., 315 Court St., 5th Floor, Board Assembly Room

BCC HEARING: October 29, 2024, at 6:00 p.m., 333 Chestnut St., Palm Room (1st Reading)
November 19, 2024, at 6:00 p.m., 333 Chestnut St., Palm Room (2nd Reading)(Tentative)

Attachment: Strikethrough/Underline Amendment