



# Memorandum

**Meeting Details:** July 7, 2025 – Planning Commission  
**Prepared For:** Planning Commission  
**Staff Contact:** Community Development Department  
**Subject:** Add Ordinance Language for Unsafe Structures

---

## **Background:**

In the wake of the 2024 hurricane season, numerous properties throughout our community sustained significant damage. Now, nearly nine months later, many of these structures remain unrepaired and are showing visible signs of further deterioration. These conditions are not only unsightly, but they also pose growing safety concerns for neighboring residents, emergency responders, and the public. Our Code of Ordinances is currently limited, due to lack of definitions and other verbiage, to help enforce corrective actions and consequences.

## **Discussion:**

City staff is bringing forward Chapter 14, Article III, Division 2 – *Structures Unfit for Occupancy* – from the Madeira Beach Code of Ordinances for Commission discussion. Specifically, we are seeking input on potential amendments and expansions to Sections 14-91 through 14-100 that would strengthen our ability to take timely and enforceable action through the code enforcement process. This includes, but is not limited to, adding definitions and distinctions between “unfit” and “unsafe” structures, and developing clearer language that enables staff to make formal determinations more efficiently and expedite the timeline for cases brought before the special magistrate. These improvements would enhance our responsiveness to deteriorating or hazardous properties, thereby better protecting public safety and neighborhood integrity. Additionally, staff recommends considering standards for how such properties are secured—ensuring that materials, colors, and styles used for boarding or fencing do not contribute to visual blight or create further nuisance conditions in the community.

## **Fiscal Impact:**

Adoption of the proposed amendments may authorize the City to allocate funds for the stabilization or demolition of structures deemed unfit for occupancy when the property owner fails to take appropriate action. These expenditures, including all associated administrative and enforcement costs, would be **billed to the property owner** and may be recovered through the placement of a lien on the property if unpaid. The proposed changes may also result in an increase in special magistrate code enforcement cases, requiring additional staff time and administrative resources.

**Recommendation(s):**

Based on direction from the Board of Commissioners, city staff recommends drafting amendments to strengthen and clarify the provisions of the Madeira Beach Code of Ordinances. These revisions will aim to enhance and expand the effectiveness and enforceability of the “Structures Unfit for Occupancy” code and address any related or subsequent sections that may be impacted by the proposed changes.

**Attachments/Corresponding Documents:**

- Madeira Beach Code Of Ordinances, Sec(s) 14-91 through 14-100
- Excerpt example from applicable Pinellas County Ordinance
- Excerpt example from applicable Sarasota County Ordinance