



Memorandum

Meeting Details: September 24, 2025 – Board of Commissioners Regular Workshop Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department (Andrew Morris)
Subject: Kimley-Horn Letter of Agreement Impact Fee Ordinance Memo

Background & Discussion:

City Staff requested and recently received a draft letter of agreement from Kimley-Horn for Professional Services related to re-evaluating our Impact Fee Ordinances. This study would re-evaluate our impact fees for parks and recreation and review our mobility fee for any potential conflicts with Pinellas County’s Multimodal Impact Fee.

When impact fees were first discussed, staff saw no conflict with local or state law. However, with the passage of Senate Bill 180—which prohibits cities and counties from increasing impact fees—concerns have arisen and already had local impacts. For instance, Pinellas County has decided split its Multimodal Impact Fee Ordinance Study into parts, placing the revised fee calculation aspect on hold.

Fiscal Impact:

Located below is a “snip it” of the estimated cost and attached is the letter of agreement.

Task Number & Name		Fee	Type
3	Mobility Impact Fee Preparation	\$5,000.00	Hourly, Not-to-Exceed
Total		\$5,000.00	

Task Number & Name		Fee	Type
1	Project Coordination	\$5,000.00	Lump Sum
2	Parks and Recreation Impact Fee Study	\$30,000.00	Lump Sum
4	Public Engagement	\$15,000.00	Lump Sum
Total		\$50,000.00	

Recommendation(s):

City Staff would like directions from the Board of Commissioners for how to proceed.

Attachments/Corresponding Documents:

- Letter Agreement for Professional Services for City of Madeira Beach’s Impact Fee Ordinances (Draft)
- Forward Pinellas Multimodal Impact Fee Ordinance (MIFO) Update Presentation