



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, Long Range Planner)
Subject: Noise Ordinance and Senate Bill 180 Compliance

Background & Discussion:

At the request of the Board of Commissioners, City Staff researched recent noise ordinances and how adjacent communities have been addressing noise-related issues. Attached to this memo are two articles related to local governments and the challenges with regulating noise. St. Pete Beach had a discussion during a recent City Commission Meeting about noise complaints and potentially amending their noise ordinance. But they decided to focus on enforcement of their existing noise rules and to track the results before proposing to amend their noise ordinance. Hillsborough County recently discussed regulating Pickle Ball Courts and restricting how close they can be to residential properties. Senate Bill 180 would prohibit Hillsborough County from putting a hold on to the approval of new pickle ball courts or restricting pickleball courts from being near residential properties. County Staff was directed to research about ongoing pickle ball court noise related lawsuits.

Senate Bill 180 restricts cities and counties from being able to amend regulations related to development if the proposed land development regulation amendment or comprehensive plan amendment are considered more restrictive or burdensome. If a city wanted to reduce their maximum temporary lodging density bonus in their Comprehensive Plan, Senate Bill 180 would prohibit them. Adopting a land development regulation amendment to create design standards and guidelines for commercial and mixed-use developments would also be prohibited by Senate Bill 180. Until Senate Bill 180 is amended, amending our Land Development Regulations and Comprehensive Plan will be difficult including for adopting recommendations from the Madeira Beach Master Plan.

Fiscal Impact:

Increased enforcement might require additional staff and equipment.

Recommendation(s):

City Staff has proposed two recommendations:

1. Code Enforcement, the Pinellas County Sheriff's Office, and the City Manager's Office should coordinate and provide regular updates about noise code enforcement to the Board of Commissioners. These updates

should include specific examples of complaints that we received, and the action taken to respond including any enforcement actions.

2. Coordinate through the Barrier Islands Governmental Council (BIG C) to advocate for Senate Bill 180 to be amended to remove the restrictions on local governments related to amending their Land Development Regulations and Comprehensive Plans.

Attachments/Corresponding Documents:

- St. Pete Beach Postpones Amending Noise Ordinance Article
- Hillsborough County Pickle Ball Court SB 180 Article
- Madeira Beach Article III. Noise
- St. Pete Beach Article IV. Noise
- RESTORE COMMUNITY PLANNING FIX SENATE BILL 180: Thousand Friends of Florida
- Adopted Senate Bill 180