



Memorandum

Meeting Details: July 23, 2025 – Board of Commissioners Workshop
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Impact Fees

Background:

This memo provides an overview of current local and countywide impact fees affecting development within the City of Madeira Beach, outlines recent legislative updates in SB 180, and offers a recommendation to evaluate and potentially update the City's local impact fee structure.

Discussion:

Local Impact Fees

The City of Madeira Beach imposes a local impact fee on new living area to help fund public facilities and infrastructure needs generated by growth. The fee has three subcategories: culture and recreation, mobility and public safety. The impact fee was adopted 2020-2021 (Ordinance 2020-24 and Ordinance 2021-10) and the first collection of the fee began April 1, 2022 at a discounted rate. Every fiscal year the discount decreases, meaning that the impact fees collected increases (see Sec. 92-20 for the rate).

Pinellas County Impact Fees

In addition to the City's local impact fee, all development in Madeira Beach is subject to the Pinellas County Multimodal Impact Fee, which supports countywide transportation improvements. This fee is collected at the time of permitting and varies based on use type, size, and trip generation data. The county's program is undergoing a review and eventually will be updated based on transportation modeling and infrastructure investment needs.

SB 180 – 2025 Legislative Update

Senate Bill 180, signed into law during the 2025 legislative session, prohibits the imposition of impact fees for replacement structures if the land use is the same as the original, unless a replacement is a substantial demand on public facilities.

Fiscal Impact:

Fees for the consultant to prepare an updated fee study.

Recommendation(s):

Staff recommends evaluation and update of the City's local impact fee program. This would include engaging a qualified consultant to prepare an updated fee study that reflects current development trends, infrastructure costs, and legal requirements. City staff also recommends that the city moves forward with reviewing SB 180 and amending the local impact fees to take in account development not deemed substantial.

Attachments/Corresponding Documents:

- Madeira Beach Code of Ordinances: Ch 92. Proportionate-Share Development Fee
- Pinellas County Code of Ordinances: Ch 150. Multimodal Impact Fees
- SB 180 Summary