



Memorandum

Meeting Details: July 22, 2026 – BOC Regular Workshop Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: RFQ for Ordinance Updates – Subpart A-General Ordinances & Subpart-B Land Development Regulations

Background & Discussion:

Staff would like to discuss moving forward with an RFQ to identify a qualified firm to assist the City with a comprehensive review and modernization of the Madeira Beach Code of Ordinances.

Over the years, changes in state law, new ordinances, evolving construction methods and technologies, and changes in City operations have resulted in areas of the Code that may be outdated, overlap, or conflict with one another. These challenges are particularly impactful in Madeira Beach as a built-out barrier island community with small and uniquely configured lots, aging structures, significant flood and coastal considerations, and an increasing need for resilient and adaptive construction practices.

Outdated or conflicting Code provisions can also create challenges during the development and permitting process. Staff may be required to spend significant time researching and reconciling different Code sections, resulting in additional review time and repeated back-and-forth with applicants, design professionals, and contractors. This impacts both residential and commercial projects and can create frustration when requirements are unclear or were not written with today's construction practices and regulatory environment in mind.

A comprehensive review would focus on better organizing and simplifying the Code, resolving conflicts and inconsistencies, updating outdated provisions, and confirming alignment with current Florida Statutes and other applicable requirements.

This is a significant lift that would be difficult for staff to complete internally while continuing to manage day-to-day operations and other City priorities. However, staff involvement would remain a critical part of the effort. City staff would work closely with the selected firm to provide operational knowledge, identify recurring challenges, and ensure recommended changes reflect Madeira Beach's unique character, community priorities, and identity.

Staff is requesting feedback and direction on moving forward with an RFQ.

Fiscal Impact:

To be assessed based on the breadth and depth of the initiative once the scope and phasing are defined.

Recommendation(s):

Staff recommend moving forward with the RFQ process. The need for a comprehensive code update is overdue and the outdated provisions, inconsistencies and conflicts can no longer continue to be corrected through piecemeal efforts that only tend to result in conflicts in other ordinance locations. Correcting the codes will help

staff workload, development review timelines and the overall permitting experience for large commercial projects to small residential projects.

Attachments/Corresponding Documents:

No attachments.