

**TOWN OF OCEAN RIDGE
SPECIAL TOWN COMMISSION WORKSHOP MEETING
AGENDA**



**May 4, 2026 at 2:00 PM
Town Hall - Meeting Chambers**

TOWN COMMISSIONERS

Mayor Geoff Pugh
Vice Mayor Steve Coz
Commissioner Carolyn Cassidy
Commissioner David Hutchins
Commissioner Ainar Aijala Jr.

ADMINISTRATION

Town Manager Michelle Heiser
Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Chief of Police Scott McClure

To join the meeting, go to: <https://www.youtube.com/@oceanridge9274>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

WORKSHOP AGENDA ITEMS

1. Review of Legislative Changes as it Pertains to Planning within the Town - Bonnie Landry- Professional Planning Services
2. HB 1451

ADJOURNMENT

TO: Michelle Heiser, MPA
Town Manager, Town of Ocean Ridge

FROM: Bonnie C. Landry, AICP
President, Bonnie C. Landry and Associates

DATE: April 24, 2026

SUBJECT: Workshop 2 p.m. to 4 p.m. Monday, May 4th Florida laws



My professional planning firm, Bonnie C. Landry and Associates, P.A. has more than 30 years of experience in local government planning. When I established the firm in 2018, I made the decision to contract exclusively with local governments, to avoid any potential for conflict of interest with developers and the private sector. Our primary focus over the years has been updating local planning initiatives such as land development regulations and comprehensive plans.

A key focus of this effort is to monitor Florida legislative sessions to glean any new laws that could have an impact to local governments and advise clients accordingly. As you requested, I have reviewed both the 2025 and 2026 legislative sessions to determine changes to Florida law that could have a direct impact to the Town. My presentation will include a summary of bills with recommendations to align these new laws with Ocean Ridge's processes, regulations, strategic initiatives and budget planning.

The workshop will also create space for Commission dialogue, feedback, and perspective-sharing to help inform strategic direction, budget priorities, and policy considerations for the coming fiscal year. The goal of the workshop is to ensure the Commission has a clear understanding of the evolving state landscape while collaboratively shaping Ocean Ridge's priorities in a proactive and informed manner.

As a preview, I will provide an update on the following 12 laws:

Subject	Summary	Timeline/Action
SB 954 - Certified Recovery Residences (2025)	Local governments must adopt an ordinance to outline the process to a person or organization to apply for this use. It must comply with ADA and Fair Housing. It is considered to be residential and NOT commercial use.	Comply by January 2026. Town Attorney is in the process of drafting this ordinance
SB 180 - Emergencies (2025)	Local governments cannot pass “more restrictive or burdensome” regulations or comp plan amendments. Requires posting emergency FAQ webpage and preparing emergency permitting plans.	ASAP – Update website with required emergency information and prepare emergency permitting plan. Town cannot adopt “more restrictive or burdensome” regulations between August 1, 2024, through October 1, 2027, and within 1 year of future storms if within 100 miles of storm track.
SB 840 – Glitch Bill (2026)	Would have ended freeze on local ordinances in June 2026	Passed in Senate; Failed in House
SB 784 - Platting (2025)	Subdivisions must be administratively approved.	ASAP - Need to revise code to take out commission approval of plats. (May be in process by Town Attorney?)
SB 1080 – Development Permit Review (2025)	New permit information requirements for website/permitting office. New statutory development review timelines; if not met, local governments must refund application fees.	ASAP - Review code and processes to include time limits and provide for permit fee refunds. Post required application information online.
HB 803 - Building Permits and Inspections (2026)	Exempts building permits for any work valued at less than \$7,500, except for certain specific improvements. Prohibits commercial/mixed-use glazing requirements. Requires registration for private reviewers and prohibits building official from reviewing these if determined by private reviewer to be compliant with local codes. Requires permitting of off-site constructed homes in any districts that allow single-family homes.	Beginning July 2026. Update the permitting process to exempt permits up to \$7,500. Amend code to allow off-site constructed homes in required zoning districts without stricter standards than site-built.
HB 1329 – Local Government Finances (2026)	Local governments must perform an annual “budget reduction exercise” with strategies to reduce their fiscal year budget by 10% beginning in 2027. Additional Town budgetary and financial information and reporting must be published online.	By January 2027, post required budgetary and financial information on Town website. Prepare to hold budget reduction exercise during FY2027-2028 budget cycle.

Subject	Summary	Timeline/Action
SB 462 – Transportation (2025)	Local governments may adopt ordinances establishing minimum age and ID requirements for e-bikes, scooters, and other motorized devices	Optional, at Town’s discretion.
Various bills - Live Local Act (2025 and 2026)	Several changes to the Live Local Act: expanding eligibility for projects; providing a lookback window for allowable heights, densities, and intensities; clarifying parking exemptions; allowing for projects within airport-impacted areas	By July 1, review and update Town’s administrative procedures for Live Local Act projects
HB 683 – Synthetic Turf (2025)	Preempts local regulation of synthetic turf on single family less than 1 acre after DEP adopts statewide rules	Review and amend Sec. 66-142 Artificial turf/synthetic grass (2020 ordinance)
SB 48 – ADUs (2026)	Would have required ADUs in all SFH zoning district “by right”	Failed - impasse related to short-term rentals

I look forward to meeting your Commissioners and providing this important update.

Sincerely,



Bonnie C. Landry, AICP
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 Bonnie C. Landry and Associates, P.A
 bonnie@bclandry.com
 Mobile (772) 201-5052



BONNIE  **LANDRY**
& ASSOCIATES Professional Planning Services



Town of Ocean Ridge Workshop with Legislative Updates and New Requirements for Local Governments

Bonnie C. Landry & Associates

+ Introductions



BONNIE  **LANDRY**
& ASSOCIATES Professional Planning Services

+ Recent Legislation



Overview of key bills affecting Local Governments



Bills important to the Town



Recommended actions, if any

+ Some statistics...

- **2025 Legislative** session was from March 4 to June 16
 - Close to 2,000 bills were proposed, 269 passed.
- **2026 Legislative** session was from January 13 to March 13
 - Close to 1,900 bills were proposed, 234 passed.



Source: Schoolhouse Rock

+ Overview of 2025 & 2026 Legislation



- SB 954 – Certified Recovery Residences
- SB 180 - Emergencies
- SB 840 – SB 180 Glitch Bill
- SB 784 – Platting
- SB1080 – Development Permits
- HB 803 – Building Permits/Inspections
- HB 399 – LDRs and Land Use
- HB 1329 – Local Government Finances
- SB 462 – E-Bikes and Scooters
- Live Local Act – Several changes in 2025 and 2026
- SB 48 – ADUs
- HB 683 – Synthetic Turf

+ SB 954 - Recovery Residences (2025)



- Prescribes and streamlines approval of a request for accommodating a Certified Recovery Residences
- Use is considered as “residential”
- Deadline January 2026
- Recommendation: Prioritize ordinance. (In progress with Town Attorneys' office)



+ SB 180 - Emergencies (2025)

- Purpose to facilitate **swift recovery** after a storm
 - Requires internal post-storm permitting plan
 - Posting emergency general FAQs on Town website
 - Provide electronic option to receive, review and access substantial improvement/loss letters



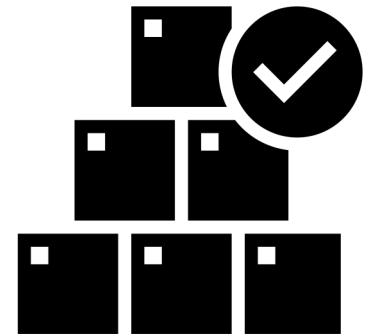
■ Ultimate outcome



- Statewide freeze on stricter local regulations retroactive to August 2024 through October 1, 2027
- Has been the subject of lawsuits for several governments suing the State

+ SB 180 Recommendations

- ASAP - Update website with requirements including but not limited to a post-storm permitting plan and recovery guide by May 1, 2026.
- Review any changes to regulations and/or processes since August 1, 2024 - evaluate if any could be considered as “more restrictive or burdensome”.
- Update related codes and procedures if needed.
- Add to policies and procedures to update website annually each May



+ SB 840 - Glitch Bill (2026)

- Amend law related to emergencies (SB 180) to lift freeze on local regulations effective June 2026.
- Passed in Senate and failed in House
- SB 180 continues to be in effect and freeze on local regulations continues through October 1, 2027



FAILED

+ SB 784 - Platting (2025)



- Requires administrative approval of plats/replats
- Recommendation: Revise the Platting section of the LDR to remove Commission Review and Approval



+ SB 1080 - Development Review (2025)



- New permit information required for website and permitting office
- New statutory development review timelines
 - Penalty requires refund of local fees if unmet
- Recommendation:
 - ASAP – Review codes and processes to include time limits and provide permit fee refunds
 - Post required application information on website



+ HB 803 - Building Permits (2026)



- Exempts building permits for any work valued at less than \$7,500 with some exceptions
- Preempts commercial/mixed use window requirements
- Requires registration for private reviewers and prohibits building official from reviewing if private provider deems it compliant.
- Requires reduction in building permit fees if private providers used
- Requires permitting of off-site constructed homes in any zoning district that allows single-family homes.

- Recommendation: by July 2026
 - Update permitting process to exempt permit requirement for construction that costs \$7,500 or less, and provide for required fee reduction for private provider review
 - Amend code to allow off-site constructed homes in districts without stricter standards than site-built



+ HB 399 - LDRs and Land Use (2026)

- Requires local governments to address residential compatibility standards in Comp Plans and other regulations and to consider mitigation
- Severely limits local governments' ability to deny an application on compatibility alone.
- Also restricts regulations of off-site constructed homes
- Recommendation: By January 2027, review and update Comprehensive Plan and Code to address compatibility standards



+ HB 1329 - Local Government Finances (2026)



- Requires local governments to perform an annual “budget reduction exercise” with strategies to reduce their fiscal year budget by 10% beginning in 2027.
- Town must publish additional budgetary and financial information online.
- Recommendation: By January 2027, post required information on Town website. Prepare to hold budget reduction exercise during FY2027-2028 budget cycle



+ SB 462 - Motorized Transportation (2025)



- **OPTIONAL** provision for local governments to adopt ordinances establishing minimum age and ID requirements for e-bikes, scooters , and other motorized devices
- Recommendation: Discuss this optional provision and provide direction to staff if the Commission wishes to proceed with drafting regulations for this.



+ HB 683 - Regulation of Synthetic Turf (2025)



- Pre-empts local governments from regulating synthetic turf on single family residential properties 1 acre or less, after DEP adopts rules (*currently proposed but not yet adopted*)
- Recommendation: Review and amend Sec. 66-142 Artificial/synthetic grass (2020 Ordinance)



+ SB 48 - Accessory Dwelling Units (2026)



- Would have required local governments to allow ADUs in all single-family zoning districts “by right”
- This bill failed due to impasse related to how ADUs would be regulated with regard to short-term rentals
- Recommendation: Monitor this issue for future legislative sessions

FAILED

+ Various Bills - Live Local Act (2025 & 2026)

- Mandated incentives to developers building affordable housing
 - Expanded eligibility for projects.
 - Provided a lookback window for allowable heights, densities and intensities
 - Clarified parking exemptions
 - Allowed projects in airport-impacted areas
- Recommendation: By July 1, review and update the Town's administrative procedures for Live Local Act projects



+ Overall Recommendation

- Accept this report.
- Authorize the Town Manager to **activate a Task Order** with Planning Consultant to update processes, review local regulations and prepare and facilitate updates to any related codes.





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