

Business Impact Estimate Form (see F.S. § 125.66(3)(a))

For:

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 18.43 ACRES LOCATED AT 13400 PINE STREET IN UNINCORPORATED LARGO, UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 5, TOWNSHIP 30 SOUTH, RANGE 15 EAST; FROM RESIDENTIAL URBAN TO RESIDENTIAL MEDIUM; AND PROVIDING AN EFFECTIVE DATE.

This Ordinance is scheduled to be considered for adoption by the Pinellas County Commission on Tuesday, November 18, 2025, at 6:00pm in the Palm Room, 333 Chestnut Street, Clearwater, Florida, 33756.

** Unless an attachment is expressly referenced, the content in this Form encompasses the entire Business Impact Estimate for the Ordinance.*

1. Summary of the Ordinance, including a statement of the public purpose to be served by the Ordinance, such as serving the public health, safety, morals, and welfare of the County: *[This Section does not need to be lengthy. The Recitals ("WHEREAS" Clauses), or the "Purpose" or "Legislative Intent" Sections of the Ordinance, may be helpful to reference.]*

This is an Ordinance amending the Future Land Use Map of Pinellas County from Residential Urban to Residential Medium with the future intent of building multi-residential dwelling units on this 18.43-acre property.

WHEREAS Clauses:

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, is scheduled to be presented during a public hearing before the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

2. An estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the County, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the Ordinance is enacted; *[Because many ordinances do not require that direct costs be incurred for compliance, this estimate will often be "zero dollars." Generally speaking, direct costs are clearly connected to a specific objective and readily ascertainable.]*

There are no costs to businesses anticipate to be incurred by enacting the Ordinance.

(b) Identification of any new charge or fee on businesses subject to the Ordinance for which businesses will be financially responsible; *[Because many ordinances do not result in the levy of any new charges or fees on businesses, there will often be nothing to identify here.]* and

No new charges are proposed.

(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees that will be imposed on businesses to cover such costs. *[Because many ordinances entail regulatory costs, an estimate will often be warranted here. For example, the County may incur costs for any number of the following factors: implementation, outreach, construction/maintenance, monitoring, enforcement, and procurement. However, the estimate must only account for direct costs (briefly described above).]*

No new regulatory costs, charges or fees are proposed.

3. A good faith estimate of the number of businesses likely to be impacted by the Proposed Ordinance:
[This Section is self-explanatory: All that is required is a good faith estimate of the number (note: not costs) of businesses likely to be impacted.]

N/A

4. Any additional information the BCC deems useful: *[This Section is not legally required.]*

N/A