

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: A Proposed Ordinance to amend the Pinellas County Land Development Code, Chapter 138, related to definitions and a process for the review of reasonable accommodation requests for Certified Recovery Residences Use pursuant to Florida Statutes Section 397.487.

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Land Development Code are consistent with the Pinellas County Comprehensive Plan and recommends approval to the Board of County Commissioners (vote 6-0).

LPA Case No. LDR-25-03

LPA Public Hearing Date: December 10, 2025

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendments to the Pinellas County Land Development Code **consistent** with the Pinellas County Comprehensive Plan.

Staff further recommends that the LPA recommend **approval** of the proposed amendments to the Pinellas County Land Development Code to the Pinellas County Board of County Commissioners.

SUMMARY REPORT:

Due to recent Senate Bill 954 adopted during the 2025 legislative session, amendments are necessary to bring the Land Development Code Chapter 138 into compliance with Chapter 397 Florida Statutes. Specifically, these amendments are for Certified Recovery Residences. The State Legislature finds that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment. The Legislature further finds that this state and its subdivisions have a legitimate state interest in protecting these persons, who represent a vulnerable consumer population in need of adequate housing. It is the intent of the Legislature to protect persons who reside in a recovery residence.

The following is a summary of the land development code updates:

- Establish procedures for the review and approval of certified recovery residences, including a process for requesting reasonable accommodations from land use regulation that serves to prohibit the establishment.

- Add certified recovery residence use to use table of allowable zoning districts.
- Add definition for certified recovery residence.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed Ordinance, at a minimum, is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

Future Land Use Element

Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.2: Consider creative regulatory solutions to support (re)development.

Housing Element

Objective 1.4: Encourage the provision of housing to meet special needs.

Policy 1.4.2: Allow housing for persons with special living needs in residential neighborhoods.

PROPOSED BCC HEARING DATE: January 20, 2026, at 9:30 a.m. (1st of two required hearings)

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS:

- Strikethrough/underline amendments to Chapter 138
- Proposed Ordinance
- SB 954