

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

For:

Chapter 138 – Certified Recovery Residences

This Ordinance amendment is scheduled for first public hearing by the Pinellas County Commission on January 20, 2026, at 9:30 A.M. at 333 Chestnut Street, Palm Room, 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.]*

Due to recent Senate Bill 954 that have been signed into law, amendments are necessary to bring the Land Development Code Chapter 138 into compliance with Chapter 397 Florida Statutes.

The following is a summary of the updates:

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

WHEREAS Clauses:

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, (“BCC”) adopted the Land Development Code in 1990; and

WHEREAS, in 2018, the BCC approved Ordinance No. 18-36, which constituted the first major rewrite of the Pinellas County Land Development Code since 1990; and

WHEREAS, Senate Bill 954 adopted during the 2025 legislative session (the “Bill”), requires the governing body of each county to adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, the Bill also requires the ordinance to include a process for requesting reasonable accommodations from any local land development regulations that prohibit the establishment of certified recovery residences; and

WHEREAS, creating a procedure to request a reasonable accommodation to establish a certified recovery residence will provide people with disabilities equal access to housing in Pinellas County while preserving the overall intent and purpose of the Pinellas County Land Development Code; and

WHEREAS, the Local Planning Agency held a duly noticed and advertised public hearing on December 10, 2025, as to the proposed Ordinance and recommends that the Board of County Commissioners approve the proposed amendments contained therein; and

WHEREAS, the Board of County Commissioners finds that proposed amendments to the Land Development Code as set forth herein are consistent with the Comprehensive Plan and the

review requirements set forth in the Land Development Code.

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

The proposed Land Development Code updates should result in beneficial economic impacts on private, for-profit businesses within the unincorporated County as these amendments are meant to provide flexibility for this use.

It is important to clarify that any estimate of direct economic impact will fluctuate year after year correlated to the number of new applications.

3. A good faith estimate of the number of businesses likely to be impacted by the Proposed Ordinance:

Similar to the direct economic impact explanation above, an estimate of businesses that would benefit will fluctuate year after year correlated to new applications.

4. Any additional information the BCC deems useful:

The proposed updates are needed to bring the County's Land Development Code into compliance with Chapter 397, Florida Statutes.