



Memorandum

Meeting Details: December 1, 2025 – Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Community Development Department
Subject: Ordinance 2025-20 Certified Recovery Residences

Background & Discussion:

In accordance with Florida Senate Bill 954, municipalities are required to adopt an ordinance by January 1, 2026, establishing procedures for the review and approval of certified recovery residences. This ordinance amends Article VI of Chapter 110 of the Land Development Regulations by creating Division 16 to define certified recovery residences, establish application and review procedures, and outline criteria for reasonable accommodation requests in compliance with the Fair Housing Act and ADA. The proposed Ordinance 2025-20 Certified Recovery Residences if adopted would bring Madeira Beach into compliance with Senate Bill 954.

Fiscal Impact:

Pending the circumstances, there is a possible increase in staff time for review of a permit application associated with this type of project.

Recommendation(s):

City staff recommends the approval of Ordinance 2025-20 Certified Recovery Residences.

Attachments/Corresponding Documents:

- Ordinance 2025-20 Certified Recovery Residences
- Ordinance 2025-20 Business Impact Estimate
- Forward Pinellas Consistency Letter