



MEMORANDUM

DATE: November 3, 2025

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 36-2025, Amending Section 110-814 "Additional Regulations for Certain Permitted Principal Uses and Structures," of Chapter 110, "Zoning" and Chapter 74, "Administration" of the Land Development Code (Legislative – Public Hearing) (Jordan Smith, Project Manager)

REFERENCES: City Comprehensive Plan, City Code of Ordinances (Land Development Code, Chapter 110 and Chapter 74).

REQUEST: Proposed amendments to Chapter 74 "Administration" of the Land Development Code and to Section 110-814 "Certified Recovery Residences" to bring the City's procedures and land use code into compliance with SB 954 (2025), and to clarify decision authority and the reasonable accommodation procedure for certified residences

BACKGROUND: The Florida Legislature enacted Senate Bill 954 (2025), which amends section 397.487, Florida Statutes, to require every county and municipality to adopt by January 1, 2026 an ordinance establishing procedures for the review and approval of certified recovery residences. The legislation mandates that local ordinances include a reasonable accommodation process consistent with federal fair housing and disability laws and prohibits additional public hearing requirements beyond what the law requires.

To ensure compliance, staff recommend creating a new Section 74-24 in Chapter 74, Administration, establishing the required reasonable accommodation procedure, and amending Section 110-814 to cross reference state law and this new local process. These amendments ensure that the City's review procedures are clear, legally compliant, and consistent with the City's obligations under federal and state housing laws.

CERTIFIED RECOVERY RESIDENCES: In Florida, a Certified Recovery Residence is a safe, sober, and supportive living environment that helps individuals maintain long term recovery from substance use. Each residence is overseen by a Certified Recovery Residence Administrator (CRRA), as required by law, to ensure the home meets standards set by the Florida Association of Recovery Residences (FARR).

FARR certifies recovery residences into four level:

- Level I: Peer run homes with no staff.
- Level II: Monitored homes with a house manager enforcing rules.
- Level III: Supervised homes with paid staff providing daily support and life skills mentoring.

- Level IV: Homes integrated with a treatment provider while still offering abstinence based housing.

FARR's mission is to ensure safe, supportive, and accountable housing for people in recovery. It also provides training and resources to help operators maintain high standards.

DISCUSSION: The proposed amendments update the City's Land Development Code to comply with Senate Bill 954 (2025) and to clarify how certified recovery residences are reviewed.

A new section, 74-24, establishes a reasonable accommodation process for certified recovery residences, as required by state law. This process outlines how applicants can request relief from local land use regulations. Applications are submitted to the Planning and Development Services Department and must include basic property and contact information along with the requested accommodation. The City must review applications for completeness within 30 days and issue a final determination within 60 days of receiving a complete submittal. If no determination is issued, the request is automatically approved unless an extension is agreed upon. Accommodations can be revoked if state certification lapses or conditions of approval are violated and not corrected within 180 days.

Section 110-814 is also updated to reference the new procedure and clarify that certified recovery residences are considered residential uses for zoning purposes. These facilities must maintain state certification and comply with building, fire and property maintenance codes.

Overall, the amendments align with current state law, and provide a clear process for reviewing recovery residence requests.

PLANNING AND ZONING BOARD: At their regular meeting on October, 15, 2025, the Planning and Zoning Board voted 7-0, to recommend that the Mayor and City Commission adopt Ordinance No. 36-2025.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 36-2025, at first reading.

NEXT STEPS: The Mayor and City Commission will hear this item for 1st reading on November 3, 2025 and the second reading on November 17, 2025.

ATTACHMENTS:

- Ordinance No. 36-2025
- SB 954