



ITEM SUMMARY

MEETING DATE: December 1, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2025-14 – ZTA-25-06 – First Reading**
Reasonable Accommodations

BACKGROUND

The City-initiated request for a Zoning Text Amendment (ZTA) to Chapter 16 establishes a process and procedures for the review and approval of reasonable accommodation requests, including those for certified recovery residences, in accordance with State Law.

In 2025, the Florida Legislature amended Section 397.487, Florida Statutes, requiring local governments to adopt an ordinance to establish a process and procedures for applicants seeking reasonable accommodations from land use regulations for certified recovery residences. The statute requires a 30-day completeness review of applications, a 60-day timeframe to issue a final written determination once an application is deemed complete, a deemed-approved provision if no timely decision is issued, and also limits public hearings to the minimum necessary to grant the accommodation. The proposed amendment incorporates these statutory requirements into the City's Code.

The Development Review Committee has reviewed this proposed amendment and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 5-0 at their meeting on November 13, 2025.

ANALYSIS

The proposed amendment is consistent with the requirements of the State Statute, the Fair Housing Amendments Act (FHA), and the Americans with Disabilities Act (ADA) to ensure equal housing for persons with disabilities. The amendment simplifies administration, protects the City from potential liability, and strengthens consistency in how the City manages reasonable accommodation requests, ensuring alignment with Section 397.487, Florida Statutes.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2025-14 was prepared in accordance with all applicable state statutes and City Code requirements and has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of ZTA-25-06 through the adoption of Ordinance 2025-14.