



ZONING MEMORANDUM

November 10, 2025

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Ordinance 2025-009: Recovery Residences Land Development Code Standards

Project Description and Background:

The laws of Florida were changed this past year, requiring local governments to establish standards in their land development regulations allowing certified recovery residences consistent with Section 397.487, Florida Statutes. Ordinance 2025-009 creates these standards to be incorporated into the Howey-in-the-Hills Land Development Code. Specifically, these standards do the following:

- Provide definitions for certificate of compliance, certified recovery residences, community housing, credentialing entity, recovery residence, and recovery
- Create an application process
- Allow recovery residences as a permitted use in multi-family zoning districts as long as they are 1,200 linear feet from the nearest existing recovery residence and operated by a certified person (High Density Residential 1 (HDR-1) and High Density Residential 2 (HDR-2))
- Establish application review and timeliness determination procedures
- Define that recovery residences will be treated as a residential use
- Define that recovery residences which are not certified by the State are not allowed in the Town, or if there is a loss in certification, there is a 60-day remedy period

Staff Recommendation: Approve proposed Ordinance 2025-009, as it is consistent with the requirements of Section 397.487, Florida Statutes.

Motion Examples:

1. Recommend Town Council adopt Ordinance 2025-009.
2. Recommend Town Council deny Ordinance 2025-009. [provide specific reasons for recommendation of denial]
3. Continue action on Ordinance 2025-009. [provide specific reasons for continuance and identify additional items needed for consideration]