



DATE: October 29, 2025

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director of Community Sustainability

MEETING: November 5 and November 12, 2025

SUBJECT: **Ordinance 2025-24:** Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” related to recovery residences

PROPOSAL / BACKGROUND/ ANALYSIS:

The proposed LDR amendments will modify the following sections of the City’s Land Development Regulations:

- Article 1 – Section 23.1-12: Definitions
- Article 2 – Section 23.2-27: Waiver
- Article 2 – Section 23.2-34: Request for Reasonable Accommodation for Disability
- Article 3 – Section 23.3-6: Use Tables

The proposed amendments will also create the following new section of the City’s Land Development Regulations:

- Article 4 – Section 23.4-27: Recovery Residences

Senate Bill 954, which was approved in the most recent legislative session, requires municipalities to adopt an ordinance by January 1, 2026, establishing procedures for the review and approval of certified recovery residences within their jurisdiction, including a process for requesting reasonable accommodations from local land use regulations. Ordinance 2025-04 will bring the City into compliance with this requirement as well as further clarify the process for establishing recovery residence uses within the City.

Proposed amendments include:

- **Definition:** Creating a definition for “recovery residence”
- **Waivers:**
 - Establishing a distance waiver process for recovery residences to mirror the existing community residence waiver
 - Clarifying requirements as to how long a waiver shall remain valid
 - Creating specific waiver criteria for recovery residences and community residences
 - Detailing causes for revocation of a waiver
- **Reasonable Accommodations:**
 - Clarifying language regarding who may apply for/request a reasonable accommodation
 - Detailing minimum application requirements for a reasonable accommodation
 - Revising language and timeframes regarding the notice of determination and requests for additional information to comply with SB 954
 - Detailing causes for revocation of a granted reasonable accommodation
- **Use Table:** Adding recovery residences to the residential section of the use table

- **Development Standards:** Creating development standards for recovery residences within the City, including:
 - Distance radius requirements from existing recovery residences
 - Zoning district regulations
 - Business license application requirements
 - Certification and licensure requirements
 - Clarification regarding operation as the functional equivalent of a family and minimum length of stay at the recovery residence
 - Minimum housing code requirements
 - Parking requirements
 - Signage requirements
 - Reasonable accommodations and waivers

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2025-24.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2025-24.

Attachments

- A. Draft Ordinance 2025-24
- B. Exhibit D – Use Table