



Meeting Agenda Item Coversheet

MEETING DATE:	February 3, 2026	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SECOND READING – ORDINANCE 2026-01 – An Ordinance Amending the City's Land Development Code to Establish Procedures for Reasonable Accommodation and the Review and Approval of Certified Recovery Residences		
STAFF RECOMMENDATION: (MOTION READY)	Motion to approve Ordinance No. 2026-01 on first reading.		
SUMMARY and/or JUSTIFICATION:	Senate Bill 954, which updates Chapter 397, Florida Statutes, was signed by the governor on June 25, 2025, and went into effect on July 1, 2025, requires municipalities to adopt ordinance establishing procedures for the review and approval of certified recovery residences. The new law also requires municipalities to have a process for requesting reasonable accommodation from any local land use regulation that serves to prohibit such residences.		
	<u>Background</u> The City of Westlake, FL currently does not have a provision in its code of ordinances that allows someone who wishes to establish a Community Residence to apply for and receive approval, which the new statute requires.		
	<u>Requirements of the New Law</u> The primary requirement of the new law is that a municipality have an ordinance that sets out a procedure for review and approval of a certified recovery residence. The main requirement of this part of the statute is that the ordinance comply with the Fair Housing Amendments Act ("FHA") and the Americans with Disabilities Act ("ADA").		
	In order to comply with the primary purpose of the new law, the City should amend its code to provide for procedures for the review and approval of certified recovery residences within its jurisdiction.		
	State law requires the City of Westlake, FL to enact an ordinance establishing an application process for the review and approval of recovery residences within the City.		
SELECT, if applicable	AGREEMENT:	BUDGET:	
	STAFF REPORT:	PROCLAMATION:	
	EXHIBIT(S):	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>			
SELECT, if applicable	RESOLUTION:	ORDINANCE:	X

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>	ORDINANCE 2026-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE BY CREATING SECTION _____ ENTITLED "REASONABLE ACCOMMODATION"; PROVIDING FOR INTENT, PURPOSE AND DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
FISCAL IMPACT (if any):	\$