

Land Development Code (LDC) Amendment: Certified Recovery Residences

Request: Consider an Ordinance amending the Land Development Code to establish a process for reasonable accommodations and the review and approval of Certified Recovery Residences, and to add a definition for Certified Recovery Residence.

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Implementation of Senate Bill 954 (Section 397.487, F.S.) by January 1, 2026:

- **Land Development Code Updates:**
 - **Chapter 2: Definitions (create new definition for CRRs)**
 - **Chapter 30: Zoning Regulations (add new subsection 30.6.10.4 with a reasonable accommodation procedure)**
- **Update text to implement new requirements in state law.**

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- **CRRs defined as “a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.”**
- **CRRs have different levels that indicate the type of services being provided to residents.**
- **Ordinance includes criteria established by Federal law.**

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Applicant:

- **Persons who are disabled or provider of services to disabled individuals, must establish protection under the FHA and ADA.**
- **Persons recovering from substance abuse disorders are protected under the FHA, ADA, and Florida law.**
- **Applicant must show the proposed accommodation is reasonable and necessary to afford an equal opportunity to use and enjoy a residence.**

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Application:

- **Made to the Planning and Development Division.**
- **Must include a description of the accommodation and demonstrate why the request is necessary.**
- **Must include verification of disability status form executed by a medical or social services professional.**
- **Any supplementary documentation to support request.**

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Criteria:

- **Development Services Director, or designee, reviews and issues a determination within 60 days and considers whether:**
 - **Applicant has established they are handicapped or disabled;**
 - **Accommodation is reasonable and necessary to provide an equal opportunity to use the residence;**
 - **Request imposes an undue financial or administrative burden on the County; and**
 - **Request requires a fundamental alteration in the nature of the County's regulations.**
- **Issues a determination to approve, approve with conditions, or deny.**

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Staff Requests:

Staff requests the Board adopt an Ordinance amending the Land Development Code to establish a reasonable accommodation process for review and approval of Certified Recovery Residences, and to add a definition for Certified Recovery Residence.