

**City of Port St. Lucie Text Amendment
Chapter 153: Definitions and Chapter 158: Zoning Code
P25-215**

SUMMARY

Applicant’s Request:	A City initiated text amendment to Chapter 153: Definitions and Section 158.233. Reasonable Accommodation Procedures
Applicant:	City of Port St. Lucie
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description and Analysis

This application is a city-initiated text amendment to amend the Definitions Chapter (Chapter 153) and the Zoning Code (Section 158.233,) of the City of Port St. Lucie Code of Ordinances. The application will add a definition for Certified Recovery Residence as provided in Chapter 397.311 of the Florida Statutes and add a new subsection (K) Supplemental Procedures for Certified Recovery Residences to Section 158.233 as mandated by the State.

Effective July 1, 2025, the State’s regulatory framework for certified recovery residences was updated by the enactment of Chapter 2025-182 and codified in Subsection 397.487(15)(a) of the Florida Statutes. This new legislation mandates that every municipality adopt a specific ordinance establishing local procedures for the review and approval of certified recovery residences within its jurisdiction.

While the City currently has general procedures for processing reasonable accommodation requests under the Fair Housing Act, supplemental procedures must be enacted to achieve full compliance with the new state law.

Key additions to Section 158.233 include:

- Establishing a mandatory timeline for the review of certified recovery residence applications.
- The automatic granting of requests if a final written determination is not issued by the City within the specified timeline.
- Restricting the use of a lapsed certification or licensure as a basis for revoking existing accommodation.

The proposed changes are provided as Exhibits “A” and “B” of the staff report with additions shown as underlined and deletion shown as ~~strikethrough~~.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.