



Text Amendment to Chapters 153 and Section 158.233 (P25-215)

Planning and Zoning Board Meeting February 3, 2026

Request Summary

Request:	A City initiated text amendment to Chapter 153: Definitions and Section 158.233. Reasonable Accommodation Procedures of the Zoning Code.
Applicant:	City of Port St. Lucie
Strategic Plan	This application supports Goal 7 of the Strategic Plan: High Performing Government Organization

Reason for the Proposed Changes

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.

Proposed Amendment

Sec. 153.01. Definitions.

CERTIFIED RECOVERY RESIDENCE. A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. As further defined in Chapter 397.311 Florida Statutes, as amended.

Proposed Amendment

- Adds a new subsection (K) at the end of Section 158.233 Reasonable accommodation procedures regarding Certified Recovery Residences.

Key additions to 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.

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.