



AGENDA REQUEST

11.A.1.

2025-5899

PUBLIC HEARINGS - COUNTY
ATTORNEY

DATE: **11/4/2025**

*ACTION ITEM - AMENDMENT
QUASI-JUDICIAL ITEM? No

TO: Board of County Commissioners

PRESENTED BY: Katherine Barbieri, Interim County Attorney

SUBMITTED BY: County Attorney

SUBJECT: First Reading - Ordinance Amending St. Lucie County Land Development Code Section 7.10.30 Reasonable Accommodation Procedures to Provide Procedures for Review and Approval of Certified Recovery Residences

BACKGROUND:

On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Development Code.

On April 2, 2013, the Board adopted a reasonable accommodation ordinance.

"Reasonable Accommodation" is a statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with Disabilities Act and/or the Fair Housing Amendments Act, hereafter "disabled"), or a provider of services to the disabled qualifying for reasonable accommodations under the referred statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing.

On December 6, 2022, the Board adopted a reasonable accommodation ordinance that changed the appeal body from the Board of County Commissioners to the Circuit Court.

In the 2025 Legislative Session, the legislature passed an act relating to certified recovery residences, Section 397.487 (15)(a), F.S. This new legislation requires, by January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence. The proposed ordinance addresses the statutory requirement.

Staff finds the proposed Land Development Code (LDC) Text Amendment is consistent with LDC Section 11.06.03. — Standards of Review, and consistent with Florida Statutes.

PREVIOUS ACTION:

On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Development Code.

On April 2, 2013, this Board adopted a reasonable accommodation ordinance, which the Board now desires to amend as set forth herein.

On December 6, 2022, the Board adopted Ordinance No. 22-033 amending the appeals procedure.

On October 7, 2025, the Board of County Commissioners authorized permission to advertise for a public hearing before the Planning and Zoning Commission to amend St. Lucie County Land Development Code by amending Section 7.10.30 Reasonable Accommodation procedures to provide procedures for review and approval of certified recovery residences.

On October 3, 2025, notice of the public hearing for the Local Planning Agency/Planning and Zoning Commission was published in the St. Lucie News Tribune.

On October 16, 2025, the Local Planning Agency/Planning and Zoning Commission held a public hearing on the proposed ordinance after publishing notice in the St. Lucie News Tribune at least 10 days prior to the hearing and unanimously recommended that the proposed ordinance be approved.

On October 24, 2025, notice of this first public hearing was published in the St. Lucie News Tribune.

FINANCIAL IMPACT:

A Business Impact Estimate, pursuant to Section 125.66(3), F.S. has been prepared and posted on the St. Lucie County website (www.stlucieco.gov).

RECOMMENDATION:

Staff recommends the Board approve the proposed draft ordinance for a second public hearing on December 2, 2025. This is the first of two public hearings before the Board.

COMMISSION ACTION:**RESULT:****MOVER:** None**SECONDER:** None**AYES:** None**NAYS:** None**EXCUSED:** None**Coordination/Signatures**

Date: October 29, 2025

Katherine Barbieri, Interim County Attorney



Benjamin Balcer, Planning & Development Services Director

Date: October 29, 2025



Mayte Santamaria, Deputy County Administrator

Date: October 29, 2025

ORDINANCE NO. 25-XXX

AN ORDINANCE AMENDING ST. LUCIE COUNTY LAND DEVELOPMENT CODE BY AMENDING SECTION 7.10.30 REASONABLE ACCOMMODATION PROCEDURES TO PROVIDE PROCEDURES FOR REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCE PROVIDING FOR CONFLICTING PROVISIONS; BY PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE; PROVIDING FOR ADOPTION AND PROVIDING FOR CODIFICATION

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determination:

1. On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Code.
2. On April 2, 2013, this Board adopted a reasonable accommodation ordinance, which the Board now desires to amend as set forth herein.
3. On December 6, 2022, this Board approved Ordinance No. 22-033 amending appeals procedure.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

PART A. SPECIFIC AMENDMENTS TO THE ST. LUCIE LAND DEVELOPMENT CODE.

Chapter VII, Section 7.10.30 is hereby deleted in its entirety and replaced with the following Section 7.10.30:

7.10.30. Reasonable Accommodation Procedures.

1. This section implements the policy of St. Lucie County (the "County") for processing of requests for reasonable accommodation to its ordinances, rules, policies, and procedures for persons with disabilities as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et. seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et. seq.) ("ADA"). For purposes of this section, a "disabled" individual or person is an individual that qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or a qualifying entity) ~~entities~~ may request a reasonable accommodation with respect to the County's land use or zoning laws, rules, policies, practices and/or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section. Unless specifically allowed in any other section within the County's Land Development Code, any licensed or certified residential provider (including any Certified

Recovery Residence as defined in Section 397.311 (5), Fla. Stat.) must seek approval from the County through an application for reasonable accommodation as set forth herein.

2. A request by an applicant for reasonable accommodation under this section shall be made in writing by completion of a reasonable accommodation request form, which form is maintained by (and shall be submitted to) the Planning and Development Services (PD&S) Department. The reasonable accommodation request form shall be substantially in the form set forth in Section 10 below and upon receipt by the County, will be date-stamped. If additional information is required by the County, the application will not be considered complete, and the County will notify the applicant in writing within the first 30 days after the receipt of the application. The applicant shall have 30 days after the receipt of the notice from the County to respond to the request. The applicant's failure to respond in whole or in part shall be deemed an abandonment of the application, and it will be considered withdrawn. Within 7 days after the County's receipt of the additional information (but no later than 37 days from the applicant's receipt of the County's request for additional information), the County will notify the applicant in writing as to whether the application is deemed complete or whether the application is considered abandoned.
3. Should the information provided by the disabled individual to the County include medical information or records, including records indicating the medical condition, diagnosis or medical history of the disabled individual, such individual may, at the time of submitting such medical information, request that the County, to the extent allowed by law, treat such medical information as confidential information of the disabled individual. The County shall thereafter endeavor to provide written notice to the disabled individual, and/or their representative, of any request received by the County for disclosure of the medical information or documentation, which the disabled individual has previously requested be treated as confidential by the County. The County will cooperate with the disabled individual, to the extent allowed by law, in actions initiated by such individual to oppose the disclosure of such medical information or documentation, but the County shall have no obligation to initiate, prosecute or pursue any such action, or to incur any legal or other expenses (whether by retention of outside counsel or allocation of internal resources) in connection therewith, and may comply with any judicial order without prior notice to the disabled individual.
4. The County Administrator, or his/her designee, shall have the authority to consider and act on requests for reasonable accommodation, after notice and a hearing to receive any additional information from the applicant. When a reasonable accommodation request form has been completed and submitted to the PD&S Director, it will be referred to the County Administrator, or designee, for review and consideration. The County Administrator, or designee, shall issue a written determination within ~~forty-five~~ sixty (60) (45) days of the date of receipt of a completed application and may, in accordance with federal law, (1) grant the accommodation request, (2) grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or (3) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the specific objective and evidence-based grounds therefore and identify any deficiencies or actions necessary for reconsideration. All written determinations shall give notice of the right to appeal. The notice of determination shall be sent to the requesting party (i.e., the disabled individual or entity or his/her/its representative) by certified mail, return receipt requested. Unless the County and the applicant agree otherwise, if a final written determination is not issued by the County

within 60 days after receipt of a completed application, the request shall be deemed granted. In addition, any reasonable accommodation a granted may be revoked for cause, including, but not limited to, a violation of any of the conditions for approval or, in the case of any licensed or certified operator, the lapse, revocation or failure to maintain licensure or certification, if not reinstated within 180 days. ~~If it is reasonably necessary to reach a determination on the request for reasonable accommodation, the County Administrator, or designee, may, prior to the end of said forty-five (45) day period, request additional information from the requesting party, specifying in sufficient detail what information is required. The requesting party shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional information is made, the forty-five (45) day period to issue a written determination shall no longer be applicable, and the County Administrator, or designee, shall issue a written determination with[in] thirty (30) days after receipt of the additional information. If the requesting party fails to provide the requested additional information within said fifteen (15) day period, the County Administrator, or designee, shall issue a written notice advising that the requesting party had failed to timely submit the additional information and therefore the request for reasonable accommodation shall be deemed abandoned and/or withdrawn and no further action by the County with regard to said reasonable accommodation request shall be required.~~

5. In determining whether the reasonable accommodation request shall be granted or denied, the requesting party shall be required to establish that they are protected under the FHA and/or ADA by demonstrating that they are handicapped or disabled, as defined in the FHA and/or ADA. Although the definition of disability is subject to judicial interpretation, for purposes of this section, the disabled individual must show: (i) a physical or mental impairment which substantially limits one (1) or more major life activities; (ii) a record of having such impairment; or (iii) that they are regarded as having such impairment. Next, the requesting party will have to demonstrate that the proposed accommodations being sought are reasonable and necessary to afford handicapped/disabled persons equal opportunity to use and enjoy housing. The foregoing (as interpreted by the Courts) shall be the basis for a decision upon a reasonable accommodation request made by the County Administrator, or designee, or by the Board of County Commissioners in the event of an appeal.
6. Within thirty (30) days after the County Administrator's, or designee's, determination on a reasonable accommodation request is mailed to the requesting party, such applicant may appeal the decision to the Circuit Court. Such appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the County Administrator or designee. An appeal shall be filed within thirty (30) days of the execution of the determination
7. There shall be no fee imposed by the County in connection with a request for reasonable accommodation under this section or an appeal of a determination on such request to the Board of County Commissioners, and the County shall have no obligation to pay a requesting party's (or an appealing party's, as applicable) attorneys' fees or costs in connection with the request, or an appeal.
8. While an application for reasonable accommodation, or appeal of a determination of same, is pending before the County, the County will not enforce the subject zoning ordinance, rules, policies, and procedures against the applicant. However, should the applicant proceed with any property purchase, building, construction, or other work associated with establishing a

project or residence housing individuals covered by the Americans with Disabilities Act or the Fair Housing Act while an application or appeal for reasonable accommodation is pending, the applicant understands that any of these actions are done at the applicant's own risk because the application or appeal may be denied.

9. The following general provisions shall be applicable:

- (a) The County shall display a notice on the County's webpage (and shall maintain copies available for review in P&Z, the Building/Permitting Division, and the City Clerk's Office) advising the public disabled individuals (and qualifying entities) may request reasonable accommodation as provided herein.
- (b) A disabled individual or qualifying entity may apply for a reasonable accommodation on his/her/its own behalf or may be represented at all stages of the reasonable accommodation process by a person designated by the disabled individual or entity.
- (c) The County shall provide such assistance and accommodation as is required pursuant to FHA and ADA in connection with a disabled person's or entity's request for reasonable accommodation, including without limitation, assistance with reading application questions, responding to questions, completing the form, filing an appeal, and appearing at a hearing, etc., to ensure the process is accessible.

10. Reasonable Accommodation Request Form:

1. Name of Applicant (or authorized representative):

Telephone Number:

2. Address:

3. Address and parcel identification number of housing or other location at which accommodation is requested:

4. Describe qualifying disability or handicap:

5. Describe the accommodation being requested and the specific regulation(s) and/or procedure(s) from which accommodation is sought:

6. Reasons the reasonable accommodation may be necessary for the individual with disabilities to use and enjoy the housing or other service:
7. Name, address and telephone number of representative, if applicable:
8. Other information, which may include details of any proposed site improvements, parking needs, transportation protocols, utility facilities, etc., as necessary:
9. Signature of disabled individual or representative, if applicable, or qualifying entity:

PART B. CONFLICTING PROVISIONS.

Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

PART D. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout St. Lucie County's jurisdiction.

PART E. FILING WITH THE DEPARTMENT OF STATE.

The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida 32304.

PART F. EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after the Amendment has been received and published by the Florida Building Commission.

PART G. ADOPTION.

After motion and second, the vote on this ordinance was as follows:

Commissioner Jamie Fowler, Chair	XXX
Commissioner Larry Leet, Vice-Chair	XXX
Commissioner James Clasby	XXX
Commissioner Erin Lowry	XXX
Commissioner Cathy Townsend	XXX

PART H. CODIFICATION.

Provisions of this ordinance shall be incorporated in the St. Lucie Land Development Code, and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that parts B through H shall not be codified.

PASSED AND DULY ADOPTED this _____ day of _____, 2025.

ATTEST:

DEPUTY CLERK

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

BY: _____
CHAIR

**APPROVED AS TO FORM AND
CORRECTNESS:**

BY: _____
INTERIM COUNTY ATTORNEY



BUSINESS IMPACT ESTIMATE

Before the enactment of a proposed ordinance, the County shall prepare or cause to be prepared a business impact estimate in accordance with Section 125.66(3), Florida Statutes.

BOCC Meeting Dates: Permission to Advertise: 10/7/25, P&Z hearing: 10/16/25, 1st hearing: 11/04/25, 2nd hearing: 12/2/25

Proposed Ordinance Title/Reference:

AN ORDINANCE AMENDING ST. LUCIE COUNTY LAND DEVELOPMENT CODE BY AMENDING SECTION 7.10.30 REASONABLE ACCOMMODATION PROCEDURES TO PROVIDE PROCEDURES FOR REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCE PROVIDING FOR CONFLICTING PROVISIONS; BY PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE; PROVIDING FOR ADOPTION AND PROVIDING FOR CODIFICATION

The Proposed Ordinance ☒ does ☐ does not fall under one of the following enumerated exceptions:¹

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the county government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

A business impact estimate is not required for the above exceptions.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

In the 2025 Legislative Session, legislative passed an act relating to certified recovery residences (15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. Estimate of Direct Business Compliance Costs: None, the proposed ordinance clarifies and defines existing processes and is intended to reduce uncertainty for applicants.
- b. Estimate of Regulatory Costs: No additional regulatory costs. Staffing levels remain constant for processing requests.

¹ F.S. 125.66(3)(c)(2023)

<u>Good Faith Estimate of Number of Businesses Likely Impacted:</u>
Unknown
<u>Any Additional Information:</u>
N/A

CHAPTER 2025-182

Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill No. 954

An act relating to certified recovery residences; amending s. 397.487, F.S.; requiring, by a specified date, the governing body of each county or municipality to adopt an ordinance to establish procedures for the review and approval of certified recovery residences; requiring that such ordinance include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; specifying criteria for the ordinance; providing that the ordinance may establish additional requirements for the review and approval of reasonable accommodation requests; requiring that such additional requirements be consistent with federal law and not conflict with the act; prohibiting the ordinance from requiring public hearings beyond the minimum required by law; providing that the ordinance may include provisions for revocation of a granted accommodation for cause, if the accommodation is not reinstated within a specified timeframe; providing construction; amending s. 397.4871, F.S.; providing that the personnel-to-resident ratio for a certified recovery residence must be met only when the residents are at the residence; providing that a certified recovery residence administrator for Level IV certified recovery residences which maintains a specified personnel-to-patient ratio has a limitation on the number of residents it may manage; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (15) and (16) are added to section 397.487, Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date-stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The

regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

Section 2. Paragraph (c) of subsection (8) of section 397.4871, Florida Statutes, is amended to read:

397.4871 Recovery residence administrator certification.—

(8)

(c) Notwithstanding paragraph (b), a Level IV certified recovery residence operating as community housing as defined in s. 397.311(9), which residence is actively managed by a certified recovery residence administrator approved for 100 residents under this section and is wholly owned or controlled by a licensed service provider, may:

1. Actively manage up to 150 residents so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence 24 hours a day, 7 days a week, with a personnel-to-resident ratio of 1 to 10.

2. Actively manage up to 300 residents, so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence with a personnel-to-resident ratio of 1 to 6.

A certified recovery residence administrator who has been removed by a certified recovery residence due to termination, resignation, or any other reason may not continue to actively manage more than 50 residents for another service provider or certified recovery residence without being approved by the credentialing entity.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 25, 2025.

Filed in Office Secretary of State June 25, 2025.

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING AGENDA November 4, 2025

NOTICE OF A PROPOSED TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE

The St. Lucie County Board of County Commissioners proposes to consider the adoption of the following by ordinance:

ORDINANCE NO. 25-XXX

AN ORDINANCE AMENDING ST. LUCIE COUNTY LAND DEVELOPMENT CODE BY AMENDING SECTION 7.10.30 REASONABLE ACCOMMODATION PROCEDURES TO PROVIDE PROCEDURES FOR REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCE PROVIDING FOR CONFLICTING PROVISIONS; BY PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE; PROVIDING FOR ADOPTION AND PROVIDING FOR CODIFICATION

This is the first public hearing on the proposed ordinance. The hearing will be held before the St. Lucie County Board of County Commissioners on Tuesday, November 4, 2025 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida. Matters affecting your personal and property rights may be heard and acted upon.

All interested persons may appear at the meeting and be heard with respect to the proposed ordinance. Written comments received in advance of the public hearing will also be considered. The draft ordinance is available for review at the St. Lucie County Attorney's Office located at the St. Lucie County Administration Annex at 2300 Virginia Avenue, 3rd Floor, Fort Pierce, Florida, during regular business hours (8:00 a.m. to 5:00 p.m., Monday through Friday). Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information about this ordinance.

The St. Lucie County Board of County Commissioners has the power to review, adopt, amend or repeal any ordinance. If it becomes necessary, a public hearing may be continued to a date certain. Amendments to the proposed ordinance may be made at the public hearing.

The proceedings of the Board of County Commissioners are electronically recorded. **PURSUANT TO SECTION 286.0105, FLORIDA STATUTES**, if a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council or advisory group, that person will need a record of the proceedings. For such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, anyone with a disability requiring accommodation to attend this meeting should contact the Human Resources Department at (772) 462-1546, HumanResources@stlucieco.org, or T.D.D. (772) 462-1428, at least forty-eight (48) hours prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
/S/ Jamie Fowler, Chair

PUBLISH DATE: October 24, 2025

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TR-42776574

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING AGENDA

November 4, 2025

NOTICE OF A PROPOSED TEXT AMENDMENT TO THE
LAND DEVELOPMENT CODE

**The St. Lucie County Board of County Commissioners
proposes to consider the adoption of the following by
ordinance:**

ORDINANCE NO. 25-XXX

**AN ORDINANCE AMENDING ST. LUCIE
COUNTY LAND DEVELOPMENT CODE BY
AMENDING SECTION 7.10.30 REASONABLE
ACCOMMODATION PROCEDURES TO PROVIDE
PROCEDURES FOR REVIEW AND APPROVAL
OF CERTIFIED RECOVERY RESIDENCE
PROVIDING FOR CONFLICTING PROVISIONS;
BY PROVIDING FOR SEVERABILITY; PROVIDING
FOR APPLICABILITY; PROVIDING FOR FILING
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BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
/S/ Jamie Fowler, Chair

PUBLISH DATE: October 24, 2025

TR-42776574