



# Z25-000026: Unified Land Development Code Amendment 1<sup>st</sup> Hearing

## 2025 Legislative Session Update

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# Unified Land Development Code

**Recent bills passed by the Florida legislature in 2025 require amendments to the ULDC:**

- Senate Bill 700 Farmworker Housing
- Senate Bill 954 Certified Recovery Residences

# SB 700 Farmworker Housing

- The BoCC passed ordinance 2024-16 in November 2024 for farmworker housing. However, SB 700 provides new standards and preempts the County’s ability to require a special exception approval.
- Local governments “may not inhibit the construction of farmworker housing”.



# SB 700 Farmworker Housing

- FH allowed on any parcel with ag classification for legally verified workers
- Must comply with federal/state/local and Dept. of Health building standards
- Would now be approved with an admin. development plan
- Setbacks, landscaping, max overall sq. ft. mentioned in statute
- FH must be removed within 180 days after 1 year of becoming inactive

# Highlights of Proposed Text Amendment

- Requirement for administrative development plan review and building permit
- Dwelling units must be at least 10' apart
- Climate controlled sq. ft. max of 35,000 sq. ft. or 1.5% of site
- Minimum 50' setbacks (100' adjacent to residential)
- Screening required if FH is within 250' of property line and adjacent to residential development with different ownership
- FH to be removed if inactive 1 year; 180 days to remove.

# Zoning Use Table

ARTICLE II. USE TABLE		P = Permitted Use by Right L = Limited Use							SE = Special Exception SU = Special Use Permit					A = Accessory Use Blank Cell = Prohibited Uses				NA = Not Applicable					
Zoning District	A	A- RB	C-1	RE RE- 1	R1- aa R- 1a	R- 1b	R- 1c	R-2 R- 2a R-3	RM	RM- 1	RP	HM	BP AP	BR	BR- 1	BH	BA BA- 1	BW	ML	MS MP	MB	TOD TND	STANDARDS
LAND USE CATEGORY																							
<b>AGRICULTURAL AND CONSERVATION USES</b>																							
<b>AGRICULTURE</b>																							
Farmworker housing	<u>SEA</u>	<u>SEA</u>	<u>A</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>A</u>	Section 404.19

# SB 954 Certified Recovery Residences

SB 954 requires the County to adopt an ordinance by January 1, 2026 to establish review and approval procedures for Certified Recovery Residences (CRR) that provide safe housing environments for individuals overcoming substance abuse.



# Highlights of Proposed Text Amendment

## **New Use Table Category (Chapter 404, Article II Use Table):**

A use category titled “Certified Recovery Residence” listed as a **limited use** within the following zoning districts:

*Agricultural, Single-Family Residential, Multi-Family Residential, Residential/Professional, Traditional Neighborhood Development (TND) and Transit Oriented Development (TOD).*

## **New Section 404.29.5 Certified Recovery Residences (Chapter 404, Article V Group Housing):**

This section establishes the standards and procedures for the approval of certified recovery residences and includes a **process for requesting a reasonable accommodation**, consistent with the Fair Housing Amendments Act of 1988, Title II of the Americans with Disabilities Act, and the procedures outlined in F.S. 397.487(15)(b).

## **Definition for Certified Recovery Residence:**

Added to Section 410 (Definitions) referencing Florida Statute §397.311

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<b>GROUP HOUSING</b>																							
Assisted living facility								L			L	L	L	L		L						L	Section 404.27
Nursing home								SE				P	P	L		L						P	Section 404.27.5
Dormitory								P				P											
Fraternity or sorority house								P															
Community residential home, small	L			L	L	L	L	L			L											L	Section 404.28
Community residential home, large	SE							L			L											L	Section 404.29
<u>Certified Recovery Residence</u>	<u>L</u>			<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>			<u>L</u>											<u>L</u>	<u>Section 404.29.5</u>

# Staff Recommendation

Staff recommends that the Board of County Commissioners hold the first public hearing and authorize staff to bring back the proposed ULDC Amendment ordinance for a second public hearing (adoption) on 12/9/25