

## ORDINANCE NO. 2026-01

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA AMENDING THE CODE OF ORDINANCES; AMENDING SECTION 155.203 “DEFINITIONS” TO ADD DEFINITIONS FOR RECOVERY RESIDENCE AND REASONABLE ACCOMMODATION; CREATING SECTION 155.535 “REASONABLE ACCOMMODATION APPLICATION FOR RECOVERY RESIDENCE”; RENUMBERING SECTIONS RELATING TO “NONCONFORMING USES”, TO ALLOW FOR FUTURE USES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in 2025, the Legislature approved CS for CS for CS for SB 954, which was codified as Chapter 2025-182 (“Legislation”); and

**WHEREAS**, pursuant to this Legislation, the City is required to adopt an ordinance establishing procedures for the owner of a certified Recovery Residence to apply for reasonable accommodations from any local land use regulation that serves to prohibit such residences; and

**WHEREAS**, the City has also considered a recent study commissioned by the State of Florida “Reforming State and Local Zoning for Community Residences for People With Disabilities and for Recovery Communities, July 2024,” by Daniel Lauber, AICP, as well as studies commissioned by the City of Delray Beach (August 2017), the City of Pompano Beach (February 2018), and the City of Fort Lauderdale (February 2018), all titled Principles to Guide Zoning for Community Residences for People with Disabilities and also prepared by Mr. Lauber; and

**WHEREAS**, these studies identify significant public purposes of furthering beneficial health goals for certain types of disabled residents by facilitating community integration and normalization. These studies highlight the importance of promoting the

health and well-being of individuals with disabilities by supporting community integration and normalization. A key conclusion is that when Recovery Residences are clustered too closely—specifically, within 660 feet of one another—there is a significant risk that these goals will be undermined.

**WHEREAS**, the City Staff further recommends, based on the conclusions of the above studies, that the City create new requirements for Recovery Residences in order to support healthier recovery environments and promote community integration and to ensure these residences do not cluster together, to the detriment of their respective residents; and

**WHEREAS**, a minimum separation requirement of 660 feet between Recovery Residences will promote the health and well-being of the individuals with disabilities who reside within such residences; and

**WHEREAS**, the Director of Planning and Economic Development has reviewed the item

and determines that the approval of the new Reasonable Accommodation Application for Recovery Residence, which includes a requirement that any new Recovery Residence be at least 660 feet from any existing Recovery Residence and any existing Special Residential Facility, as well as the accompanying amended Definitions, both attached hereto as **Exhibit “A”**, is consistent with the goals, objectives and policies of the City of Pembroke Pines Comprehensive Plan as amended; and

**WHEREAS**, the City Commission of the City of Pembroke Pines, Florida, concurs with these recommendations and deems it to be in the best interests of the citizens and residents of the City to amend the Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
CITY OF PEMBROKE PINES, FLORIDA:**

**Section 1:** The foregoing “WHEREAS” clauses are hereby ratified as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**Section 2:** Section 155.203 “DEFINITIONS,” of the Land Development Code, of the City of Pembroke Pines is hereby amended; Section 155.535 “REASONABLE ACCOMMODATION APPLICATION FOR RECOVERY RESIDENCE” is created; and Sections 155.535 through 155.500 are renumbered, as set forth in both the physical and digital forms of the document which is attached hereto as **Exhibit “A”** and incorporated herein by reference.

**Section 3: Codification.** It is the intention of the City Commission of the City of Pembroke Pines, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code and Ordinances of the City of Pembroke Pines, Florida, and that Sections of this Ordinance may be renumbered, re-lettered and the word “Ordinance” may be changed to “Section,” “Article,” or such other word or phrase in order to accomplish such intention.

**Section 4: Severability.** If any clause, section, or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.

**Section 5: Conflicts.** That all Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

**Section 6: Effective Date.**

That this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS \_\_\_\_ DAY OF \_\_\_\_ 2026.**

**PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

CITY OF PEMBROKE PINES, FLORIDA

By: \_\_\_\_\_

ATTEST:

MAYOR ANGELO CASTILLO

|                               |           |       |
|-------------------------------|-----------|-------|
| _____                         | CASTILLO  | _____ |
| GABRIEL FERNANDEZ, CITY CLERK | GOOD      | _____ |
| APPROVED AS TO FORM:          | HERNANDEZ | _____ |
|                               | RODRIGUEZ | _____ |
| _____                         | SCHWARTZ  | _____ |
| OFFICE OF THE CITY ATTORNEY   |           |       |