



**City of Coral Gables
CITY COMMISSION MEETING
December 9, 2025**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code by amending Section 3-200, "Principal Uses"; Section 3-201, "Group Homes, Assisted Living Facilities, and Child Care Facilities"; adding Section 3-202, "Certified Recovery Residences"; and amending Article 16, "Definitions," to add definitions for "Adult Day Care Center," "Certified Recovery Residence," "Dwelling Unit," and "Group Residential Home." The ordinance clarifies statutory capacity and licensing requirements, establishes procedures for review and approval consistent with federal and state law, and provides for a repealer provision, severability clause, codification, and effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 11.19.25 meeting recommended approval (vote: 7-0).

BRIEF HISTORY:

The proposed ordinance establishes a regulatory framework for Certified Recovery Residences in accordance with Section 397.487, Florida Statutes, as amended by Chapter 2025-182 (CS/SB 954, 2025 Regular Session), the Fair Housing Amendments Act of 1988, and Title II of the Americans with Disabilities Act. Chapter 2025-182 requires that Florida counties and municipalities adopt procedures for review and approval of Certified Recovery Residences, including processes for reasonable accommodations and revocation for cause. Certified Recovery Residences provide a family-like living environment with peer support and shared accountability for persons recovering from substance use disorders, without offering on-site medical treatment, detoxification, or clinical counseling.

The ordinance clarifies treatment for residences based on size, establishes a clear reasonable accommodation process with determinations issued by the City Manager or designee, and includes provisions for revocation if conditions are not met. It also adds definitions to align the City Code with state law and reflects best practices from comparable jurisdictions, ensuring compliance with licensing, federal protections, and City Code while providing a fair and consistent review process.

Planning & Zoning Board

At the November 19, 2025, Planning and Zoning Board meeting, staff clarified that the proposed text amendment simply establishes definitions and procedures for Certified Recovery Residences and clarifies licensing and capacity requirements for group homes, assisted living facilities, and child care

facilities. During discussion, the Board recommended an amendment to provide clearer criteria for reviewing and approving applications. The Board reached consensus to move the staff recommendation forward and recommended approval (7–0) with the condition that the City Attorney’s office help provide clearer definitions in Subsection D.1(a) and D.1(b) of the “Review and Determination” section and that staff include an appeal process within the ordinance.

Following review by the Planning and Zoning Board, staff revised the proposed Ordinance to add Subsection H. Appeals, clarifying the process for applicants who disagree with the City Manager’s written determination. The new subsection establishes the right to appeal to the City Commission, filing requirements, scheduling procedures, de novo review by the Commission and the finality of the City Commission’s decision consistent with applicable law.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
11.07.25	Planning and Zoning Board legal advertisement.
11.14.25	Planning and Zoning Board meeting agenda posted on City webpage.
11.26.25	City Commission legal advertisement.
12.02.25	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: None			

EXHIBITS:

- A. Draft Ordinance.
- B. 11 19 25 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt of 11 19 25 PZB Meeting Minutes.