

Board of County Commissioners

**2019-2 Session I
Regular Cycle Amendments**

Adoption Public Hearings

Agenda Item VI.F.9

February 11, 2020



2019-2 Session I Amendment Process

- **Transmittal public hearings**
 - LPA – July 18, 2019**
 - BCC – August 6, 2019**

- **State and regional agency comments**
 - September 2019**

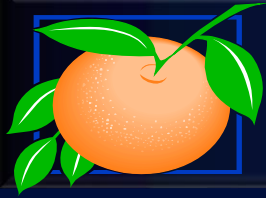
- **Adoption public hearings**
 - LPA – October 17, 2019**
 - BCC – November 12, 2019, continued**
 - BCC – February 11, 2020**



Amendment 2019-2-B-FLUE-4

Request: Text amendment to Future Land Use Element Policy FLU1.1.2 creating paragraph G, establishing the maximum densities and intensities and location criteria for Assisted Living Facilities

District: Countywide



Amendment 2019-2-B-FLUE-4 - Text

FLU1.1.2


* * *

G. **Community Residential Homes and Similar Facilities.** A Community Residential Home (CRH) is defined in **Section §419.001(1)(a), Florida Statutes (2019)** as “a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents”. The definition of a Community Residential Home (CRH) **may can** include uses such as Assisted Living Facilities, Adult Family Care Homes, group homes, and other similar uses; **alternatively, these uses may consist of similar facilities with fewer or greater than 7 to 14 unrelated residents.**



Amendment 2019-2-B-FLUE-4 – Text, Continued

- (1) A ~~dwelling unit CRH~~ that serves **six (6) or fewer residents**, ~~that which~~ otherwise meets the definition of a CRH, shall be deemed a noncommercial, residential use and shall be permitted in any residential or rural/agricultural Future Land Use (FLU) designation or zoning district, ~~provided that the dwelling unit meets all requirements of Section 419.001, Florida Statutes (2019).~~
- (2) A CRH (serving **seven (7) to fourteen (14)** residents) shall be permitted in the Low-Medium Density Residential (LMDR) and all higher-density residential FLU designations and the Office and Commercial FLU designations, ~~provided that the CRH meets all requirements of Section 419.001, Florida Statutes (2019).~~
- (3) A ~~facility CRH, such as an Assisted Living Facility,~~ serving **greater than fourteen (14)** residents shall be permitted in any residential FLU designation that allows multi-family uses, as well as the Commercial and Office designations. In residential districts, density for such uses shall be calculated based on the number of beds, with two (2) beds equal to one (1) residential unit. Facilities located in nonresidential districts shall be regulated based on the Floor Area Ratio (FAR) consistent with the FLU designation.



Amendment 2019-2-B-FLUE-4

Staff Recommendation:

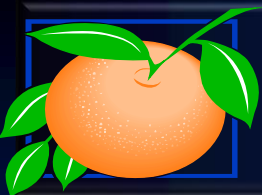
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **Adopt Amendment 2019-2-B-FLUE-4**



2019-2 Session I Regular Cycle Ordinance

Staff Recommendation:

ADOPT

Action Requested:

Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance approving the proposed Comprehensive Plan Amendment, consistent with today's actions