



APPLICATION FOR LAND DEVELOPMENT CODE AMENDMENT

APPLICATION

OWNER/APPLICANT:	Nassau County
AGENT:	Planning & Economic Opportunity Dept.
REQUESTED ACTION:	Amend LDC to allow Adult Day Care Centers as a Conditional Use in Residential Districts

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

For the past several decades, an active topic of discussion among planners has been the impending effects on communities of an aging population. One side effect of the exponential growth in the population over 65 is an increased need for elder care, including the "adult daycare" facility. Sometimes stand-alone, and other times incorporated into existing adult care facilities (such as nursing homes), these facilities provide a safe space for older adults to receive supervised care while simultaneously enjoying the companionship of other seniors.

Adult Day Care Centers, as defined in Sec. 429.901, Florida Statutes, provide therapeutic programs of social and health services as well as activities for adults (i.e. persons who are 18 years of age or older) who have functional impairments in a protective environment that provides as non-institutional an environment as possible. Participants may be older adults, adults living with dementia, or adults living with disabilities who may utilize a variety of services offered during any part of a day less than 24 hours. The Florida Agency for Health Care Administration's Assisted Living Unit licenses and inspects adult day care centers.

The general goals of these facilities are to delay or prevent institutionalization and encourage socialization. Facilities may provide social activities, meals, recreation, and some limited health care services, or may offer a more in-depth range of medical and social services for seniors with more serious health conditions. The programs are ideal for elderly persons who require some supervision but not full-time care, and allow family member caretakers to still go to work during the day.

It is therefore desirable to site such facilities in close proximity to both residential and employment centers, to relieve from caregivers the stress and costs associated with facing the difficult choice between staying home, having to hire expensive home care, or placing those needing care in a faraway full-time care facility.

The comprehensive plan encourages integrated communities that provide not only residential and employment opportunities but for supporting civic and public facilities as well. Zoning regulations should be amended to consider the important place such facilities have in creating diverse, integrated communities. Currently, the Land Development Code (Sec. 28.14) allows child care facilities as a conditional use in residential districts (this proposed ordinance would update definitions and standards for these facilities to comply with State Statutes as



well) These proposed changes provide the first step toward providing a clear path for developers, business owners, and other organizations to bring these much-needed facilities to a wider range of County residents.

CONSISTENCY WITH COMPREHENSIVE PLAN

Applicable Plan Reference	Determination of Consistency
FL.01.02	✓
FL.08.06	✓
ED.05.02	✓

Policy FL.01.02 (B)

"The primary uses in the Low-, Medium- and High- Density Residential land use categories may include residential uses at the applicable density and community/public facilities approved pursuant to an exception or conditional use permit, such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, parks and schools."

Policy FL.08.06 (A&D)

"The County shall direct new residential and commercial development in rural and transitioning areas to accomplish the following:

- (A) *Develop in a pattern providing for compact, mixed use, contiguous development patterns and avoids development indicative of urban sprawl as defined in Policy FL.01.04.*
- (D) *Contribute to a sustainable development pattern of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses."*

Policy ED.05.02

"The County shall encourage and support urban development patterns that create a functional mix of residential uses (including qualified workforce housing), supporting civic and commercial uses, and employment opportunities in close proximity that will effectively reduce the number of county residents commuting outside of the county for employment."

CONSISTENCY WITH EXISTING LAND DEVELOPMENT CODE

The proposed amendments do not create any conflicts with existing provisions of the Land Development Code.



CONCLUSION

Staff finds the requested action to be consistent with applicable Florida Statutes, the Nassau County Comprehensive Plan and the existing Land Development Code. Therefore, staff recommends that the Ordinance be approved.

Submitted by:

A handwritten signature in blue ink, appearing to read "Doug McDowell", is written over a horizontal line.

Doug McDowell, AICP
Principal Planner