



DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

I. Project Description:

City-initiated Zoning Text Amendment (ZTA) pertaining to modifications of Chapter 16 regulations to establish Prescribed Pediatric Extended Care (PPEC) as a permitted use, provide standards and criteria for the same, and revise and reorganize the Zoning Code with respect to Therapeutic Adult Day Care Centers.

Project Manager: Millie Rivera, Planner

II. Proposed Zoning Code Amendments:

Overview of Proposed Code Amendments:

- **For Chapter 16**
 - **Article I, In General**
 - **Definitions (Section 16-1)**
 - Added definition for Prescribed Pediatric Extended Care (PPEC) Center which shall mean a center, whether operated for profit or not, that provides basic nonresidential services to three (3) or more medically or technologically dependent Medicaid eligible children from birth through age 20 with medically complex conditions to receive licensed medical care, such as nursing services, personal care, developmental therapies, and caregiver training, pursuant to §400.901, Florida Statutes, as amended, in a non-residential setting, up to a maximum of 12 hours per day.
 - For organizational clarity, relocated the Therapeutic Adult Day Care Center operational criteria from Article I, Definitions to Article III, District Regulations.
 - **Article III, District Regulations**
 - **Commercial General – Permitted Principal Uses (Section 16-472)**
 - Revised and reorganized Therapeutic Adult Day Care Center standards and operational criteria in addition to existing criteria.
 - Added PPEC as a permitted use, use standards, and criteria for such to ensure comprehensive protection and safety of all patrons and address any potential pedestrian and vehicular site conflicts.
 - **Commercial Intensive – Permitted Principal Uses (Section 16-497)**

- Revised and reorganized Therapeutic Adult Day Care Center standards and operational criteria in addition to existing criteria.
- Added PPEC as a permitted use, use standards, and criteria for such to ensure comprehensive protection and safety of all patrons and address any potential pedestrian and vehicular site conflicts.
- **Article IV, Supplementary District Regulations**
 - **Requirements for Specific Uses (Section 16-764)**
 - Added PPEC under the Sale or Dispensing of Controlled Substances and further establishes criteria, same as that of Therapeutic Adult Day Care Center, for the on-site dispensing of controlled substances.

III. Staff Analysis:

Background:

This Zoning Text Amendment is at the request of the City’s Development and Neighborhood Services Department to modify regulations in Chapter 16 to define Prescribed Pediatric Extended Care (PPEC), add such as a permitted use, and establish standards and criteria under Article III, District Regulations. The change also revises and reorganizes the criteria of Therapeutic Adult Day Care Center from Article I, Definitions to Article III, District Regulations. PPEC’s are distinct from a medical office or a childcare center/preschool facilities, because they specifically serve medically or technologically dependent Medicaid eligible children from birth through age 20, providing specialized care for their respective needs. Due to the uniqueness of the use, the primary objective of these changes is to provide clear standards for provider and center licensing requirements in accordance with the requirements of Florida Agency for Health Care Administration (AHCA), on-site dispensing of controlled substances, and criteria for site circulation. Relating to Therapeutic Adult Day Care Center, the proposed amendments are to revise and reorganize the Zoning Code with respect to Therapeutic Adult Day Care Centers. These updates support the Comprehensive Plan’s goal to improve the quality of life for all residents and patrons while maintaining public safety and the aesthetic quality of the City.

Development Review Committee Staff Comments:

The request was reviewed by the Development Review Committee on February 5, 2025, and recommended for approval.

IV. Zoning Text Amendment Criteria:

A. The need and justification for these changes:

The need for these zoning changes arises from the growing demand for medical facilities that cater to the specific healthcare needs of children, particularly those under the age of 20. By adding Prescribed Pediatric Extended Care (PPEC) as a permitted use and establishing clear standards in the Zoning Code, the City of

Greenacres can ensure that residents, including eligible children in a daycare type setting, have access to specialized medical care in a structured, safe environment. This amendment will not only allow for the development of these facilities but will also establish development standards and introduces regulations that are essential elements such as site circulation and the dispensing of controlled substances to ensure the safety and quality of care provided. Furthermore, moving the Therapeutic Adult Day Care Center criteria from Article I to Article III improves the organization the Zoning Code, ensuring a well-structured approach to regulating healthcare facilities in the City. This change is a response to the community's need for such healthcare services, ensuring the proper framework for both medical care and operational standards.

- B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed amendments directly align with the goals, objectives, and policies of the City's Comprehensive Plan, particularly its goal of improving the quality of life for all. By expanding access to essential healthcare services, this directly supports the health and wellness objectives of the Comprehensive Plan, specifically concerning vulnerable populations in need of extended medical care. Additionally, the amendments further the City's broader goals of accessibility, healthcare equity, and safety by providing detailed standards and criteria that align with the city's overall vision for a thriving, healthy community. By addressing specific zoning regulations for both Prescribed Pediatric Extended Care (PPEC) and Therapeutic Adult Day Care Center, the change supports the development of health-related infrastructure that is safe, efficient, and aligned with the city's long-term planning efforts, thus strengthening the city's zoning code and ensuring it serves the needs of its residents.

V. Staff Recommendation:

Approval of ZTA-25-01 through the adoption of Ordinance 2025-03.

PLANNING & ZONING BOARD OF APPEALS Recommendation – February 13, 2024

The Planning and Zoning Board of Appeals on a motion made by Board Member Litowsky and seconded by Board Member Hayes, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-25-01** (*Chapter 16 Prescribed Pediatric Extended Care and Therapeutic Adult Day Care Center*) as presented by staff.

CITY COUNCIL ACTION First Reading – March 3, 2025

The City Council on a motion made by Councilmember Diaz and seconded by Councilmember Bousquet, by a vote of four (4) to zero (0) recommended approval of Zoning Text Amendment **ZTA-24-08** through Ordinance 2024-18 on first reading as presented by staff.

CITY COUNCIL ACTION Adoption Hearing – March 17, 2025

Attachments:

1. Ordinance 2025-03