



ITEM SUMMARY

MEETING DATE: March 3, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2025-03 – ZTA-25-01 – First Reading**
Prescribed Pediatric Extended Care (PPEC)

BACKGROUND

The City-initiated request for a Zoning Text Amendment (ZTA) has been brought forth to define Prescribed Pediatric Extended Care (PPEC), add such as a permitted use, and establish standards and criteria under Article III, District Regulations. The revisions for both the PPEC and Therapeutic Adult Day Care Center uses provide clear standards for provider and center licensing requirements in accordance with the requirements of Florida Agency for Health Care Administration (AHCA) and on-site dispensing of controlled substances, and criteria for site circulation.

ANALYSIS

The Zoning Text Amendment aims to address the need for clear standards and criteria regarding PPEC's and revise/reorganize the Zoning Code with respect to Therapeutic Adult Day Care Centers under Chapter 16 of the City Code of Ordinances. Currently, medical offices are permitted by right in the Commercial General (CG) and Commercial Intensive (CI) zoning districts, while childcare center/preschool facilities are permitted through approval of a special exception. PPEC's are distinct from a medical office or a childcare center/preschool facilities, as they solely serve medically or technologically dependent Medicaid eligible children from birth through age 20, in a daycare-like setting, while providing specialized medical or therapeutic care for their respective needs. Due to the uniqueness of the use, the primary objective of this revision is to establish PPEC as a permitted use by right in the CG and CI zoning districts and provide clear standards and criteria for the same. The request also revise/reorganizes the criteria of Therapeutic Adult Day Care Center from Article I, Definitions to Article III, District Regulations. These changes 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 residents and patrons. The Planning and Zoning Board of Appeals recommended approval by a vote of 5-0 at their meeting on February 13, 2025.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2025-03 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

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