

Proposed Amendments to the Countywide Rules

Countywide Planning Authority July 13, 2021

Proposed Amendments

- 1. Senior Housing Bonus
- 2. Map Adjustments
- 3. Minor Housekeeping Amendments

The Countywide Rules

Amended through August 17, 2020





What is Senior Housing?

Senior Housing – Residential or residential-like accommodations suitable for the needs of an aging population, including group homes, congregate care facilities, nursing homes, and continuing care retirement communities





Proposed Senior Housing Bonus

- Allows a local government to offer incentives for senior housing
- Allows bonuses for:
 - Residential (units per acre)
 - Residential Equivalent (beds per unit per acre)
 - Nonresidential or mixed-use intensity (floor area ratio)





Proposed Senior Housing Bonus Requirements

- Similar to bonuses for affordable and Missing Middle housing
- Local governments must adopt plan/code provisions to:
 - Define senior housing and methodology for calculating bonuses
 - Encourages design for accessibility and active living
 - Prohibits bonus in Coastal High Hazard Area

Best New Ideas in Retirement

This is how boomers are reinventing retirement living

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Map Adjustments

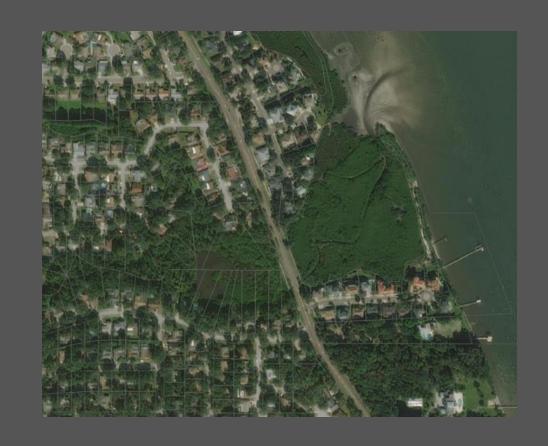
- Changes to Preservation or Recreation/Open Space categories or submerged lands (Section 7.3.8.4 & 7.3.8.5)
- Administrative function outside the Board/CPA approval process:
 - Natural changes over time
 - Alterations governed by the Southwest Florida Water Management District (SWFWMD)
 - Drainage detention areas





Proposed Amendments to Map Adjustment Process

- Clarify that only ministerial changes are eligible
- Must reflect existing conditions –
 future mitigation plans not accepted
- Clarify staff-level administrative function, removing vote of "official acceptance" which creates confusion
- Similar to other administrative actions (map corrections, Tier I map amendments)





Housekeeping Amendments

- Consolidate scattered standards for submerged land (Section 4.2.3.11 and Article 8)
- Clarify process for continuances and withdrawals (Sections 6.3.2 and 6.3.3)
- Clarify number of days required between CPA public hearings (Section 7.8.3.1)
- Add animal boarding facilities, and veterinary clinics to Agricultural-Light (Article 8)





Going Forward

- May 12 Board request to advertise public hearing
- June 9 Board public hearing
- TBD Two CPA public hearings







Questions/Discussion