

PROPOSED TEXT AMENDMENTS

Comprehensive Plan Amendment (CPA 25-04)
Accessory Dwelling Units (ADUs)

Initiated by: Board of County Commissioners

Project Coordinator: Amy Offenbach, Planner

Meeting: Local Planning Agency (LPA)

Date: December 4, 2025



COMPREHENSIVE GROWTH MANAGEMENT PLAN

CHAPTER 2, OVERALL GOALS AND DEFINITIONS

CHAPTER 4, FUTURE LAND USE ELEMENT

The proposed amendments intend to:

- Standardize definitions
- Reorganize criteria
- Update permittance



CGMP– CH 2, Overall Goals & Definitions

- **Section 2.4. Definitions.**
 - The existing term, “*Accessory Dwelling Units (ADUs)*” will be updated for consistency with State Statutes.
 - The new term, “*Employee Dwelling Units (EDUs)*” will be added to describe living quarters on non-residential properties (currently permitted by the CGMP and LDRs).



CGMP– CH 4, Future Land Use Element

- **Goal 4.9.** Two policies will be added.
 - **Policy 4.9B.2. Accessory Dwelling Units (ADUs).**
This policy will contain the criteria for ADUs on residential properties (exists elsewhere in CGMP).
 - **Policy 4.9B.3. Employee Dwelling Units (EDUs).**
This policy will include direction for EDUs on non-residential properties (not currently in CGMP).



CGMP– CH 4, Future Land Use Element

- **Goal 4.13.** ADUs will be permitted, with single-family dwellings, in these Future Land Use (FLU) designations:
 - Agricultural
 - Agricultural Ranchette
 - Rural Density
 - Residential Estate Densities
 - Rural Heritage
 - Residential Development (excluding Mobile Home FLU)
 - Commercial Office/Residential
 - Marine Waterfront Commercial



CGMP– CH 4, Future Land Use Element

- **Goal 4.13.** EDUs will be permitted in these, nonresidential, Future Land Use designations:
 - Commercial Office/Residential
 - Marine Waterfront Commercial
 - Industrial



CGMP– PUBLIC HEARINGS

Comprehensive Plan Amendment (CPA 25-04):

- **December 4, 2025:** Local Planning Agency (LPA)
- **December 9, 2025:** BCC, transmittal
- **January 2026 (tentative):** BCC, approval



CONCLUSION

Staff recommends approval of CPA 25-04, Accessory Dwelling Units, on the basis that:

- The proposed amendments are consistent with the Comprehensive Plan and Florida State Statutes.
- More restrictive or burdensome requirements are not imposed prior to October 1, 2027, in compliance with State Statutes amended by Senate Bill 180.
- The Affordable Housing Advisory Committee recommended approval of the proposed amendments presented on November 12, 2025.

