



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

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**TO:** Nicholas Mimms, City Manager  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Vennis Gilmore, Planning Analyst  
**SUBJECT:** 2400 Rhode Island Avenue – Conditional Use – Adult Day Care  
**DATE:** February 1, 2016

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### STAFF REPORT

**Owner:** St. Lucie County Fire District  
5160 NW Milner Drive, Port St. Lucie, FL 34983

**Applicant/Representative:** Roxanna Gutierrez, CEO  
M&R Global, LLC  
P.O. Box 3073, Fort Pierce, FL 34948

**Requested Action:** Approval of a conditional use permit to operate an Adult Day Care Facility in the C-1 Zoning District

**Location:** 2400 Rhode Island Avenue

**Parcel ID:** 2416-504-0754-010-3

**Current Zoning:** C-1, Office Commercial Zone

**Current Future Land Use:** OP, Professional and Business Services

**Surrounding Zoning:**

| North | East | South | West |
|-------|------|-------|------|
| C-1   | C-1  | C-1   | OS-1 |

**Parcel Size:** 2.87 acres

**Utility Provider:** Fort Pierce Utilities Authority

### **Staff Analysis:**

The applicant, M&R Global, LLC is proposing to operate an adult day care facility at 2400 Rhode Island Avenue. The location is made up of one parcel, zoned C-1, Office Commercial with an OP, Professional and Business Services future land use. In City Code Section 22-22; Adult Day Care Centers are eligible as a Conditional Use in the C-1, Office Commercial Zone. The proposed application is a Conditional Use within the C-1 Zoning District provides for review by authority on this site selected by the Applicant.

The facility will encompass approximately 2,500 square-feet, consisting of an Auditorium (with a Projector Room), an Office, Clerk Station, Foyer Area, Auditorium, 2 Group Activity Areas and 2 handicap accessible Restrooms (each being gender specific). Without a commercial kitchen or food preparation area; the applicant has decided that meals for the students and employees will be catered. The proposed plan includes no alterations to the existing suite floor plan.

The facility will maintain a separate entrance/exit dedicated only for patients, employees, and visitors as well as two emergency access exits from the auditorium for additional emergency escape routes. There will be a total of 2 Full Time Employees and 1 Part-Time Employee. The facility has plans for up to a minimum of 10 patients and a future maximum of up to 20 patients. Patients will consist of legally competent adults ranging from 18 years of age and older. For safety purposes, staff will provide security and monitor all activities. The hours of operation will be Monday through Friday; 9am-5pm daily.

The location of the facility provides adequate parking. The facility can be accessed from the development entrance located on Quincy Avenue. The applicant has agreed to provide sidewalk connectivity striping and re-striping for a handicap space pursuant to City Code Section 22-62(b)(4) and 22-62(b)(4).

All affected Departments have reviewed the proposed Conditional Use and have approved it based on it meeting the requirements of the City Code.

### **Adult Day Care:**

According to the State of Florida Department of Elder Affairs; Adult Day Care Centers provide therapeutic programs of social and health services as well as activities for adults who have functional impairments in a protective environment that provides as non-institutional an environment as possible. Participants may utilize a variety of services offered during any part of a day, but less than a 24-hour period.

The State of Florida has several agencies that monitor and license Adult Day Care Centers. Those agencies consist of the Agency for Health Care Administration, the Florida Adult Day Services Association, and the Department of Elder Affairs. All agencies follow the statute of the State of Florida's Chapter 58A-6 regarding Adult Day Care Facilities.

The applicant plans to develop and provide the following services:

- Recreational Activities – Board games (chess, memory cards, dominoes, and music).

- Psycho-Social Rehabilitation Educational Activities – Teach coping skills to manage feelings of depression, anxiety, aging, loneliness, isolation, grieving, and relaxation techniques.
- Social Activities – Positive interactions, socialization with others, active listening skills, and social support.

### **Conditional Use:**

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features day care aspects that are not generally appropriate for office-professional environments. The authorization of a Conditional Use to establish an Adult Day Care Facility in the Office Commercial Zone District would in no way impact the current and predominate-medical operations in the area.

### **Technical Review Committee:**

The conditional use proposal was transmitted to TRC members and no comments were returned.

### **Property Owner Response Summary:**

A total of 20 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 3, 2016, 2 responses have been received in support of the request. An update will be provided to the City Commission at the public hearing.

### **Planning Board Recommendation:**

The Planning Board, at their January 12<sup>th</sup>, 2016, meeting, voted 9 in favor and 2 in opposition to recommend approval of the request with the recommended conditions presented by Staff.

### **Staff Recommendation:**

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the requested conditional use with the following conditions:

- 1) Install the required sidewalk improvements pursuant to City Code Section 22-62(b) (4) and 22-62(d) (2) [safe and efficient sidewalk linkages from building entrance to right-of-way]. This item should be completed prior to issuance of certificate of completion or certificate of occupancy.
- 2) Please re-stripe one parking space closest to the entrance of the building for handicap accessibility facing Quincy Avenue. These improvements are pursuant to City Code Section 22-60(c)(3) (Amount of required spaces for the handicapped). This item should be completed prior to issuance of certificate of completion or certificate of occupancy.