



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Vennis Gilmore, Planning Analyst

SUBJECT: Application for Conditional Use
Adult Day Care
2400 Rhode Island Avenue

DATE: December 30, 2015

STAFF REPORT

Owner/Applicant: M&R Global, LLC
P.O. Box 3073
Fort Pierce, FL. 34948

Applicant's Request: Approval of a Conditional Use to operate an
Adult Day Care Facility in the C1 Office Commercial District

Location: 2400 Rhode Island Avenue

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

Current Zoning: Office Commercial Zone (C-1)

Future Land Use: Offices –Professional & Business Services (OP)

Surrounding Zoning:

North	East	South	West
C-1	C-1	C-1	OS1

Site Size: 2.87 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate an Adult Day Care at 2400 Rhode Island Avenue, offering assistance to approximately 20 clients. The subject office building has a finished floor area of 2,752 square feet, containing several office suites. The St. Lucie County Central Fire Station is attached to the western portion of the office building. The property is zoned Office Commercial Zone (C-1).

The property is centrally located between South 25th Street to the west and South 23rd Street to the east. The site is surrounded by businesses to the north and east, and a utilities station to the west. The property to the south remains undeveloped facing Rhode Island Avenue; with St. Lucie County offices facing Virginia Avenue. The applicants selected office suite features a primary driveway entrance from Quincy Avenue.

Adult Day Cares

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.

Zoning & Land Use

The subject site is located within the Office Commercial Zone (C-1) district which is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

The Offices – Professional and Business Services (OP) designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manual. Review of similar uses of this scale, in comparison to impacts of an assisted living facility, suggest an insignificant effect overall evaluation; however the pick-up and drop-off of patients and delivery of food catering services are variables that may concentrate trips during operational hours, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (c), 3. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that the handicapped shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. The subject site features two (2) handicap spaces on Rhode Island Avenue to meet Florida state requirements. A handicap parking space is required on the Quincy Avenue side of the office spaces; pending approval.

Pursuant to City Code Section 22-62 (b) (4), Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

Pursuant to City Code Section 22-62 (d) (2), Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

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.

The Planning Board is encouraged to consider approval for the use of an Adult Day Care in the Office Commercial District.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

Based upon the Code and Comprehensive Plan restriction of such day care uses within the subject districts, Staff recommends the Planning Board forward a recommendation to approve the request as presented.

The Planning Board may consider an alternative motion contemplating a conditional approval with the following conditions:

1. Please provide an updated and detailed site plan of the subject site with the suite being utilized.
2. Please update the site plan to reflect the required sidewalk improvements pursuant to City Code Section 22-62(b) (4)n and 22-62(d)(2) [safe and efficient sidewalk linkages from building entrance to right-of-way].
3. Please re-stripe two parking spaces closest to the entrance of the building and install a curb ramp for handicap accessibility if the applicant chooses to locate facing Quincy Avenue. These improvements are pursuant to City Code Section 22-60(c)(3) (Amount of required spaces for the handicapped).