



TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Conceptual Development Plan**
Southwick Commons – Affordable Housing Complex for Seniors 55 and Older
Oleander Avenue - 2433-144-0001-000-6

DATE: December 6, 2017

STAFF REPORT

Owner(s)/Applicant(s): Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Representative: Ryan Von Weller
Warwick Commons Ltd
1105 Kensington Park Drive, Suite 200
Altamonte Springs, FL 32714

Requested Action: Approval of a Conceptual Development Plan

Location: on the west side of Oleander Avenue, south of Bell Avenue, and north of Tumblin Kling Road in Fort Pierce, Florida.

Parcel IDs: 2433-144-0001-000-6

Collective Size: 17.18 acres

Zoning (Split): R-4 Medium Density Residential (south 12.88 acres) and C-3, General Commercial (north 4.3 acres)

Future Land Use (Split): RM, Medium Density Residential (south 12.88 acres) and GC, General Commercial (north 4.3 acres).

Surrounding Zoning:

North	East	South	West
C-3	I-1, R-1, R-4	R-4	County

Request:

The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code. Section 22-58(e) of the City Code provides that prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, utilize the following procedure:

1. A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;
2. The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;
3. The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The Applicant is requesting review of a Conceptual Development Plan for an Affordable Housing Complex for seniors 55 and older on a parcel of land along Oleander Avenue. The location is on the west side of Oleander Avenue, south of Bell Avenue, and north of Tumblin Kling Road in Fort Pierce, Florida. The size of the property is 17.18 acres and was annexed into the City of Fort Pierce in April of 2007. The property is currently vacant

The subject site has a split Zoning Designation of R-4 Medium Density Residential (south 12.88 acres) and C-3, General Commercial (north 4.3 acres). The subject property also has a split Future Land-Use designation of RM, Medium Density Residential (south 12.88 acres) and GC, General Commercial (north 4.3 acres). This Conceptual Development Plan only has plans to develop on the south 12.88 acres. There are residential houses and vacant land surrounding this parcel.

Conceptualized Operation

The proposal seeks to provide a minimum of 80 units and a maximum of 100 units. The maximum allowable density in the R-4 Zoning District is 10 units per acres. The project site is 12.88 acres which would allow a maximum of 128.8 residential units. The applicant is only proposing a maximum of 100 units. There will be a mix of 1 bedroom/1 bath units and 2 bedroom/2 bath units. The development proposes to include amenities such as a pool, outdoor recreation area, common dining area, movie room, etc. On site management will be provided. This project is for independent living and is not proposed as an ALF product. The building is proposed at 3 stories which would be consistent with the maximum allowable height of 45 feet in the R-4 Zoning District. The development would provide 1 space per unit while City Code 22-60 only requires .5 parking spaces per unit.

Development Review Requirement

The type and scale of the development will necessitate formal Site Plan, Design Review, and Concurrency Review. The development would not require Conditional Use approval because multi-dwelling buildings are allowed in the R-4 Zoning District. Regarding Design Review, the request for new construction will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is proposed along an arterial roadway and requires site plan consideration.

This Conceptual Development Plan would seek to develop vacant land in a primarily residential area. The applicant is seeking review and approval of this Conceptual Development Plan so that they can submit an application to the Florida Housing Finance Corporation (FHFC) for an allocation of 9% tax credits that will fund the development of this complex.

When the applicant submits an application for formal Site Plan/Design Review they will need to provide a full landscape and lighting plan. They will need to submit a tree removal plan that shows all native trees 14 inches DBH. Pursuant to City Code 22-60 they need to provide bicycle parking that will accommodate 1 space for every 10 units. The development would need accommodations for 10 bicycles if they build 100 units. A Traffic Report would need to be provided as well as an Environmental Impact Report. The applicant did not provide any of the items listed above for staff to review, but is aware that they are required for formal review.

Technical Review Committee:

All affected departments have reviewed the proposed Conceptual Development Plan with regards to the requirements of the City Code. All outstanding responses from reviewing departments have been satisfied by the applicant and their representative at this current stage with the understanding that no development can commence until the development goes through the formal Site Plan, Design Review, and Concurrency Review process. Planning Staff comments from the review will be provided to view by the Planning Board.

Planning Board:

The Planning Board at their December 12, 2017 meeting voted 7-0 to recommend approval to the City Commission of the Conceptual Development Plan as presented.

Staff Recommendation:

Staff recommends that the City Commission review the Conceptual Development Plan and approve the conceptual parameters of the proposal.