



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Site Plan Approval, Design Review, and Conditional Use
 The Manor Assisted Living Facility
 4201 S. 25th Street**

DATE: October 26, 2018

STAFF REPORT

Owner(s): Kelly Smith & Corine Van Grootherest
 2045 SE Avon Park Drive
 Port St. Lucie, FL. 34952

Applicant: Tiffany Rink & Mark Nicholas, Red Lion Construction Inc.
 701 Hidden River Drive
 Port St. Lucie, FL. 34983

Applicant's Request: Approval of Site Plan, Design Review, and Conditional Use Applications to construct a new one (1) story – 26,926 sq. ft. assisted living facility at 4201 S. 25th Street.

Location: 4201 S. 25th Street

Parcel ID: 2432-411-0001-000-2

Current Zoning: C-1, Office Commercial Zone

Surrounding Zoning:

North	East	South	West
R-2/AR-1	R-1	PUD	PUD

Future Land Use: RL, Low Density Residential

Site Size: 1.4 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 with New Construction to construct a 26,926 sq. ft. assisted living facility. The project's floor plan will consist of thirty-two living units total. This proposed site plan will be built on vacant land and developed in two (2) phases. This assisted living facility is specifically for senior citizens; who need assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating twelve (12) hour shifts. The 1.4 acres property is located just west of S. 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision.

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 Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Conditional Use

Per City Code Section 22-76; 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 commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a new one (1) story – 26,926 sq. ft. assisted living facility at 4201 S. 25th Street will provide an opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Site Plan

The applicant is proposing to build a building consisting of 26,926 sq. ft. The proposed assisted living facility will consist of thirty-two (32) units. The floor plan consists of a covered driveway for the entrance of the facility, a

lobby and reception area, office space, two (2) guest/staff restrooms, sixteen (16) adult living quarters with adjoining restrooms, a kitchen/cafeteria area, a recreation area, and an open middle-courtyard after the completion of the second phase of construction.

The site plan includes proposed concrete walkways; connecting pedestrians from the sidewalk along S. 25th Street and providing access to the refuse collection area for employees. The site plan also includes a new dumpster enclosure location to the far-north of the parking lot. The site plan provides a total of twenty-two (22) parking spaces; with one being handicap accessible. Per City Code Section 22-60. Off-Street Parking and Loading requires .5 parking spaces per unit for housing for the elderly; therefore the applicant would be required to provide 16 spaces. The applicant is providing 22 spaces, which provides adequate parking. Planning staff however recommends designating an additional parking space or two to be handicap accessible.

The project will be developed in two (2) phases. The first phase will consist of sixteen (16) units and the primary support rooms. The second phase will consist of an addition sixteen (16) units; bringing the facility's total to thirty-two (32) units. The construction of the project is anticipated to commence in 2019 and is anticipated for buildout in 2020. This assisted living facility is specifically for senior citizens; who need assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating twelve (12) hour shifts.

Design Review

The proposed facility will be a one (1) story building with approximately 26, 926 sq. ft. The structures design will consist of stucco siding and a barrel tile roof system. The painted stucco wall exterior will be a "Wilmington Tan". The barrel-vault tiles will have the color "Barclay". The buildings painted trim will be a "Hasbrouck Brown". The structure will stand out for its attractiveness and its compatibility with Fort Pierce Central High School to the north and the Palm Lakes Subdivision to the south. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping

The subject application would require the installation of 16; the applicant will install a total of 26 trees. The tree total consists of 5 Hollies, 4 Crape Myrtles, 3 Cassias, 12 Cabbage Palms, and 2 Chinese Fan Palms. There will also be a total of 235 plant species installed on site. Those species consist of 85 Florida Privet, 50 Firebushes, and 100 Dwarf Yaupon Hollies. Planning Staff recommended that a 6 ft. tall opaque fence align the southern and western borders of the property to buffer the proposed use from residential uses per the City Code. The applicant has obliged and will be installing the 6 ft. opaque fence and will be installing the 50 firebush species plantings along the length of the fence. Two - 15 inch Pines previously shown as mitigated have been field verified as non-native species. Non-native Ficus species are the on-site trees (2); that will be removed, with a Norfolk Island Pine (non-native) being the remaining tree also removed without mitigation. Argentine Bahia will be installed for sod.

Traffic Impact Statement

The results of the report prepared for the proposed The Manor Adult Assisted Living Facility indicate that the traffic impacts of the project will not decrease the capacity of any roadway link on the roadway network of St. Lucie County and the Florida Department of Transportation to an unacceptable level within the study area and no capacity related roadway improvements would be required.

Planning Board:

The Planning Board at their meeting on October 9, 2018 voted 6-1 to recommend approval of the request as presented.

Public Notification:

27 letters were mailed out to property owners with-in 500 feet of the subject property. 0 letters have been returned as of October 26, 2018. An update will be given at the City Commission meeting.

Technical Review Committee

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

Staff Recommendation

The proposed Site Plan, Design Review, and Conditional Use applications meets the criteria specified in Section 22-29 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission **approve** the application with the following conditions:

- 1) Please provide secured access for the pedestrian access entrances of the refuse collection area.
- 2) Please provide updated architectural elevations with the identified building height, prior to city commission. (Note: Per City Code Section 22-29. Office Commercial Zone; No building shall exceed a height of sixty-five (65) feet above grade.)