



**TO:** Planning Board

**THROUGH:** Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

**FROM:** Vennis Gilmore, Planner

**RE:** **The Manor Assisted Living Facility**  
**4201 S. 25<sup>th</sup> Street**

**BOARD DATE:** November 12, 2019

**STAFF REPORT**

**Owner:** Stonebridge Senior Living LLC  
 701 SE Hidden River Drive  
 Port St. Lucie, FL 34983

**Applicant:** Mark Nicholas & Tiffany Rink  
 701 SE Hidden River Drive  
 Port St. Lucie, FL 34983

**Applicant's Request:** Approval of a Conditional Use Application for the addition of 10 units to a new one (1) story – 25,223 sq. ft. assisted living facility.

**Location(s):** 4201 S. 25<sup>th</sup> Street

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

**Future Land Use:** Low Density Residential (RL)

**Current Zoning:** Office Commercial Zone (C-1)

**Surrounding Zoning:**

North	East	South	West
Single-Family Intermediate Density (R-2) and County Agriculture Residential-1 (AR-1)	R-1	Planned Development (PD)	PD

**Utilities:** Fort Pierce Utility Authority (FPUA)

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## **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 25,223 sq. ft., 42-assisted living facility. The project consists of a total of 42 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. 25<sup>th</sup> Street between Fort Pierce Central High School and the Palm Lakes Subdivision.

The owner and applicant were previously approved by the City Commission to construct a thirty-two unit assisted living facility at the same subject site on November 19, 2018. This Conditional Use application is for the addition of (10) ten units with a small decrease in square footage and no changes to the site plan. The assisted living facility was originally approved for 26,926 sq. ft.

### **Future Land Use and Zoning**

The subject site has a Low Density Residential (RL) Future Land Use designation, which is intended for parcels that are best suited for lower density residential uses. The predominant development typology for RL is single-family detached housing but can also contain duplexes and multifamily dwelling, in addition to limited commercial uses that are intended to serve the neighborhood. In addition, compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities are also permitted. The RL Future Land Use category ranges in density from one to 6.5 dwelling units per acre.

The subject site is located within the Office Commercial Zone (C-1) district that is primarily for uses involving business and institutional that 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 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.

### **Parking**

Pursuant to City Code Section 22-60 (d)(1), the required number of parking spaces for public housing for the elderly, notwithstanding other residential parking standards, is 0.5 spaces for each dwelling unit. The subject site plan features twenty-two parking spaces with one designated handicap parking space.

### **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 – 25,223 square foot assisted living facility at 4201 S. 25<sup>th</sup> Street will provide consistency between the future land use and zoning district designations. The proposed use and building height will not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

### **Site Plan and Floor Plan**

The applicant is proposing to construct a 25,223 square foot assisted living facility. The floor plan consists of a covered driveway to the entrance of the facility, a lobby and reception area, office space, two (2) guest/staff restrooms, forty-two (42), single-occupant 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 project will be developed in two (2) phases. As shown on the site plan, the first phase consists of twenty-one (21) units and the primary support rooms. The second phase will consist of an additional twenty-one (21) units, for a total of 42 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 12 hour shifts.

The site plan includes concrete walkways connecting pedestrians from the sidewalk along S. 25<sup>th</sup> Street and providing access to the refuse collection area for employees. The site plan also includes a new dumpster enclosure with pedestrian access and a pedestrian gate located to the far-north of the parking lot. The site plan provides a total of 22 parking spaces with one (1) designed for handicap accessibility. Per City Code Section 22-60. Off-Street Parking and Loading, the site requires 0.5 parking spaces per unit which equates to 21 parking spaces. The applicant is providing 22 spaces.

### **Design Review**

The proposed facility will be a one (1) story building with approximately 25,223 square feet. The building's exterior will consist of stucco siding and a barrel tile roof system. The painted stucco wall facade 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 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 providing a positive impact on the surrounding community.

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### **Landscaping**

The subject application requires the installation of 16 trees; the applicant is proposing a total of 26 trees. The tree total consists of five (5) Hollies, four (4) Crape Myrtles, three (3) Cassias, two (2) Chinese Fan Palms and 12 Cabbage Palms. In addition, shrubs proposed for the site include 85 Florida Privet, 50 Firebushes, and 100 Dwarf Yaupon Hollies. Argentine Bahia will be installed for sod. Combined the overall plantings will total 235 plant species. In addition, per the City Code, Planning Staff requested a six (6) foot opaque fence align the southern and western borders of the property to further buffer the proposed use from residential uses. The applicant has obliged and the fence and will be installing the 50 Firebush species plantings along the length of the fence. Two (2) 15-inch Pines previously shown as mitigated have been field verified as non-native species. Two (2) Non-native Fichus and a Norfolk Island Pine (non-native) are being removed without mitigation.

### **Traffic Impact Statement**

The results of the traffic impact statement 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 street network of St. Lucie County and the Florida Department of Transportation to an unacceptable level within the study area. Further, no capacity related roadway improvements are required.

### **Technical Review Committee**

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

### **Staff Recommendation:**

The proposed use provides a provision of public housing for the elderly (an assisted living facility). The limited commercial use is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** of the subject Conditional Use to the City Commission.