



TO: Nicholas Mimms, PE, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Planner

RE: **The Manor Assisted Living Facility**
4201 S. 25th Street

BOARD DATE: January 6, 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. 25th Street

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

Future Land Use: Low Density Residential (RL)

Current Zoning: C-1, Office Commercial Zone

Surrounding FLU:

North	East	South	West
RL/RS	RL	RL	RL

Surrounding Zoning:

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

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 25,223 square foot assisted living facility located just west of South 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision on 1.4 acres. 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. The subject assisted living facility is specifically for senior citizens, who require assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating twelve (12) hour shifts.

The owner and applicant were previously approved by the City Commission to construct a 32-unit assisted living facility at the subject site on November 19, 2018. The subject Conditional Use application is for the addition of ten (10) 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 & Zoning

The Low Density Residential (RL) Future Land Use designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology consists of single-family detached housing but may also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood are permitted. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities are also allowed. This land use category ranges in density from one (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.

The subject site has a zoning district classification of the Office Commercial Zone (C-1) district which is primarily intended for 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 appropriate access to arterial or collector streets. This district is also suitable for use as a buffer separating other commercial zones from residential districts.

Parking

Pursuant to City Code Section 22-60 (d)(1), public housing for the elderly, notwithstanding other residential parking standards is 0.5 spaces for each dwelling unit which equates to 21 spaces and 22 parking spaces with one (1) designated handicap parking space are provided.

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 the 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 South 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 construct a 25,223 sq. ft assisted living facility. 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, forty-two (42) 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. The first phase will consist of 21 units and the primary support rooms. The second phase will consist of an additional 21 units; bringing the facility's total to 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 twelve (12) hour shifts.

The site plan includes proposed concrete walkways connecting pedestrians from the sidewalk along South 25th Street and providing access to the refuse collection area. 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.

Design Review

The proposed facility will be a one (1) story building with approximately 25,223 square feet consisting 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 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 eighty-five (85) Florida Privet, 50 Firebushes, and 100 Dwarf Yaupon Hollies. Argentina Bahia will be installed for sod. Combined, the overall plantings will total 235 plant species. In addition, 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 will be installing the fence along with 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 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.

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.

Property Owner Response Summary

A total of 27 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of December 30, 2019, there have been no responses by adjacent property owners in opposition to the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their November 12th, 2019 meeting, voted 4-0 to recommend **Approval** of the request.

Staff Recommendation:

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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

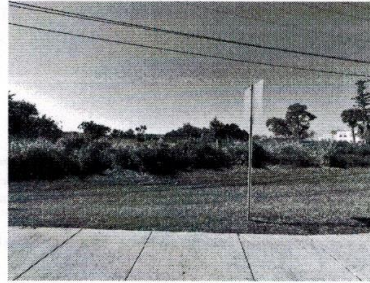
Site Address: 4201 S 25th ST
Sec/Town/Range: 32/35S/40E
Map ID: 24-32S
Zoning: OFFICE/COM

Property Identification

Parcel ID: 2432-411-0001-000-2
Account #: 33010
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kelly Smith
Corine Van Groenherst
2045 SE Avon Park DR
Port St Lucie, FL 34952



Legal Description

32.35-40 S 200 FT OF N 242.5 FT OF W 316 FT OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN OR 659-1136- (1-40 AC) (OR 2122-394; 2155-411)

Current Values

Just/Market Value: \$49,000
Assessed Value: \$49,000
Exemptions: \$0
Taxable Value: \$49,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 1.4
Land Size (SF): 60,984

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 7, 2005	2155 / 0411	XX01	QC	Dr Kelly Smith Inc	\$38,000
Dec 17, 2004	2122 / 0394	XX00	WD	Shadle Harold A	\$140,000
Aug 9, 1991	0759 / 1839	XX01	FJ	Shadle Harold A	\$0
Nov 1, 1979	0321 / 2910	XX00	CV		\$72,000
Jun 1, 1977	0269 / 2848	XX00	CV		\$71,500
Jan 1, 1900	0240 / 2690	XX00	CV		\$0

Building Information (1 of 1)

Finished Area: 0 SF
Gross Total Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: 2014
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

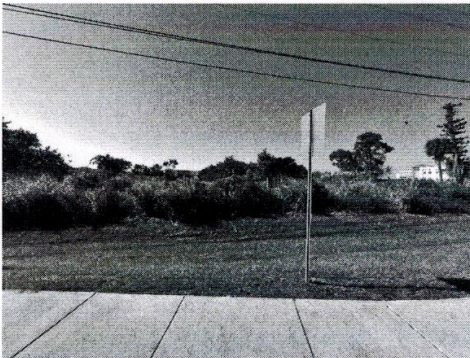


Image
or
Sketch
unavailable
for display

Sketch Area Legend

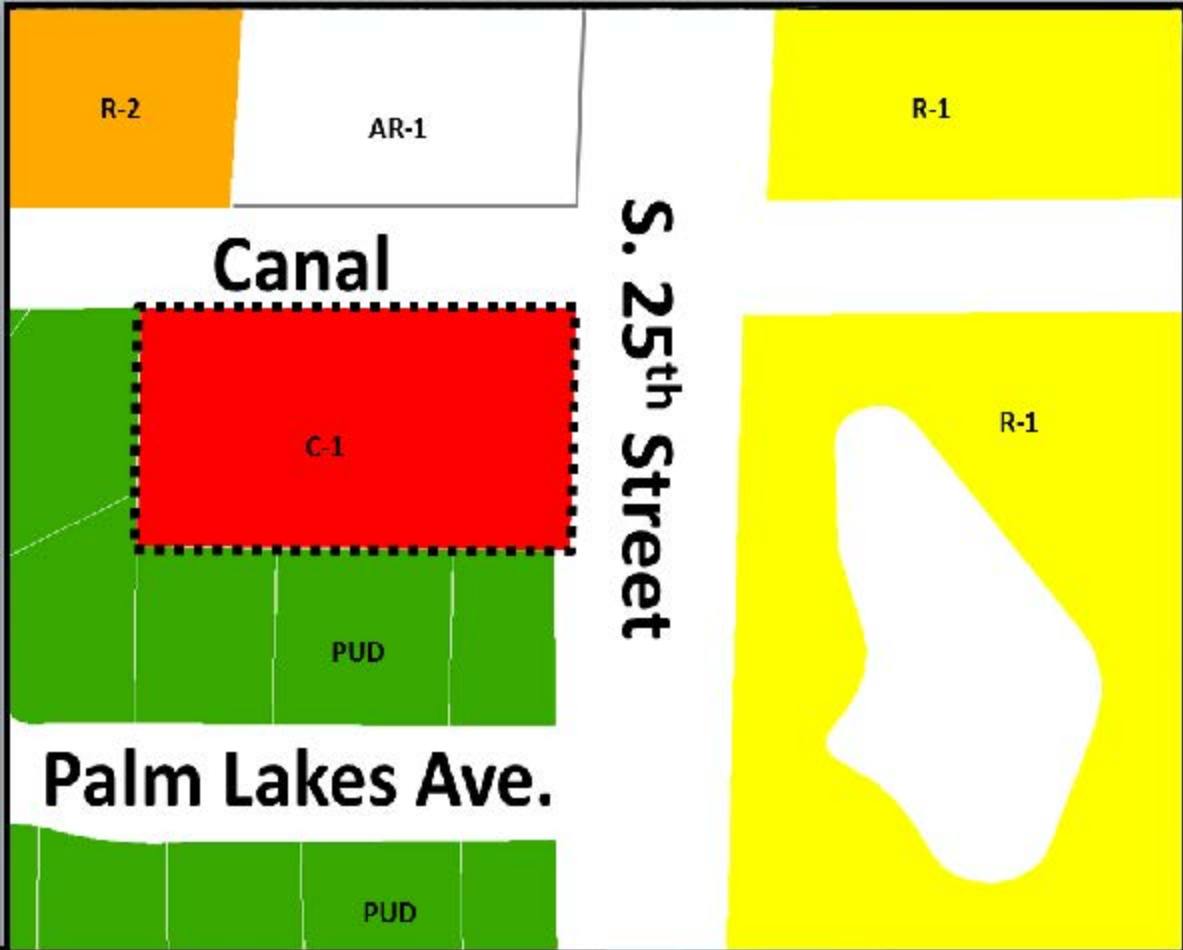


The Manor ALF
4201 S. 25th Street

Aerial Map



THE SUNRISE CITY
FORT PIERCE
Florida



The Manor ALF
4201 S. 25th Street
Zoning Map



THE SUNRISE CITY
FORT PIERCE
Florida

-  **C-1, Office Commercial**
-  **R-1, Single-Family Low Density**
-  **PUD, Planned Unit Redevelopment**
-  **R-2, Single-Family Intermediate Density**
-  **AR-1, Agricultural Residential, 1 du/ac**



October 25, 2019

Writers e-mail: enginpod225@aol.com

VIA: HAND DELIVER TO:

Mr. Vennis Gilmore
Planner
City of Fort Pierce
Planning Department
100 North U.S. #1
Ft. Pierce, Florida 34950

**Subject: The Manor – 4201 South 25th Street, City of Fort Pierce, Florida
TRC No. 19-0700009 – Response to Planning Department Comments**

Dear Mr. Gilmore;

Enclosed please find the following information in response to your comments for The Manor project located at 4201 South 25th Street in the City of Fort Pierce, Florida pursuant to your review letter dated August 23, 2019.

- Ten (10) copies of the Revised Site Plan.
- One (1) CD-Rom with .pdf copy of the Revised Site Plan.

The comments contained within the aforementioned letter have been addressed in the following manners, presented in the same order as presented therein;

1. Please provide secured access for the pedestrian entrances of the refuse collection area

The Dumpster detail has been revised to reflect that the pedestrian access points are secured access.

2. Per City Code Section 22-60, Off-Street Parking and Loading, Public housing for the elderly, other residential parking standards requires 0.50 parking spaces for each dwelling unit.

The required parking has been revised to reflect 0.50 spaces per unit from the previously depicted 0.45 spaces pursuant to the ITE Manual for required parking. This revision will result in 21 spaces being required. The provide number of spaces remains at 22 spaces including a single handicapped space.

Pursuant to the comments received from Mr. Kori Benton from the St. Lucie County Planning Department, dated October 17, 2019 relative to the project we offer the following.



1. Does the amended plan accommodate necessary parking and off-street loading for deliveries?

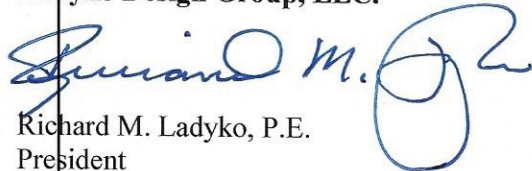
The amended plan does meet the requirements for off-street parking and loading requirements pursuant to the City of Fort Pierce Code of Ordinances.

2. Does the plan provide minimum, functional open space, or interior vehicular use area landscaping requirements?

The plan meets the requirements of the City of Fort Pierce Code of Ordinances, Section 22-187 for interior vehicular use landscape and open space requirements.

If there are any questions or comments with regard to the matters contained herein, please do not hesitate to contact me @ 772-530-8261. Notice to Proceed shall commence upon receipt of a copy of this agreement executed by the parties.

Sincerely,
Ladyko Design Group, LLC.



Richard M. Ladyko, P.E.
President

cc: Red Lion Construction, LLC