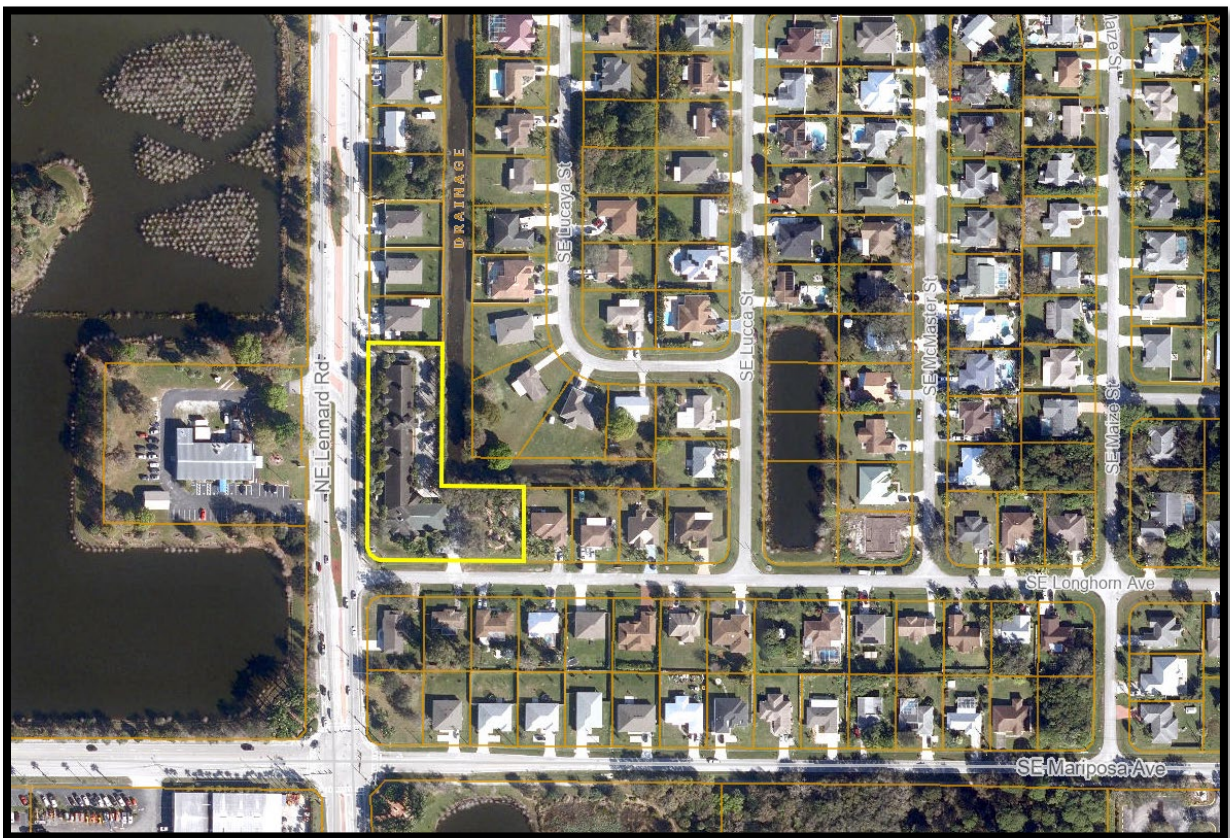


2277 SE Lennard Road Comprehensive Plan Amendment City of Port St. Lucie Justification Statement

November 26, 2024

Request/Location:

2GHO, Inc. as agent for the Applicant, BTC Intermediate Holdings, LLC respectfully requests review and approval of the submitted Comprehensive Plan Amendment to change the land use for an existing developed site located within the City of Port St. Lucie. More specifically, the ±1.45-acre site is located at the intersection of Southeast Lennard, and Southwest Longhorn roads.



Site Location

A detailed chart with the subject request is provided below:

Parcel ID	Ex. Land Use Designation	Prop. Land Use Designation
3420-645-0648-000-4	ROI - Residential Office Institutional	I – Institutional

Site History

According to records from the St. Lucie County Property Appraiser's office, the existing structure on the property was built in 1983, and has operated as a nursing/retirement type home through the years. In 2017, it was purchased by the current property owner, where it has functioned as a 50-bed assisted living facility.

Desired Use

As previously mentioned, this subject application requests to amend the City's Future Land Use map from its existing land use of 'ROI' Residential, Office, and Institutional to Institutional. The land use amendment is needed in order to change the classification of the existing structure from an Assisted Living Facility (ALF) to a Nursing or Convalescent Home.

Justification

The proposed comprehensive plan map amendment will be consistent with general planning standards as demonstrated below:

- ❖ Whether the proposed amendment is consistent with all elements of the city comprehensive plan.

Response: The proposed map amendment to Institutional from ROI will not create inconsistency with the adopted comprehensive plan, as demonstrated below with the pertinent plan objectives and policies:

Objective 1.1.7: *The City shall initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative development, greater diversity of land uses, and to improve community appearance.*

Response: While the Applicant understands that Policy 1.1.7.1 is used as a guide to review proposed future land use amendments, it should be noted that this amendment intends to create consistency between the existing use, and the proposed land use designation of Institutional. There are no plans to make any substantive changes to the facility, and will reclassify to the use of a convalescent facility which is critical to the City's healthcare infrastructure.

Policy 1.1.1.9: *An Environmental Assessment Report should be submitted for all future land use map amendments. An Environmental Assessment Report may be required for all development or redevelopment plans that are greater than two acres.*

Response: An environmental assessment report has been provided with this application.

Policy 1.1.4.13: *The following conversion chart is established to illustrate compatible land use and zoning categories:*

Response: *The proposed amendment is consistent with the adopted conversion chart, as it is necessary to propose the amendment to the Institutional land use designation in order to be compatible with the existing zoning district of Institutional.*

- ❖ Whether there exists changed conditions which require an amendment

Response: While the Applicant wishes to amend the classification of the existing structure, there will be no outward change in how the facility operates. However, in order to change the classification of the type of facility, this amendment must be proposed in order to reach consistency with the existing zoning code.

According to a letter dated July 11, 2024, the City of Port St. Lucie initiated a Comprehensive Plan Amendment that made the Institutional Zoning District (property's current zoning) incompatible with the ROI land use; meaning the current use of an ALF is nonconforming, as the proposed amendment will allow flexibility in classification of these use while being consistent with both the Comprehensive Plan, and zoning code.

- ❖ Whether the proposed amendment is in conformance with all applicable portions of the city development code

Response: If this subject map amendment is approved, the existing use, and proposed future planned use for the structure will be in full conformance with Sec. 158.110 of the City's zoning ordinance. According to Sec. 158.110(B)(6) Nursing or Convalescent Homes are permitted use within the Institutional Zoning District.

- ❖ Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses;

Response: From a land use and zoning perspective, there is no inconsistency with the proposed map amendment from ROI to Institutional. To the contrary, the Applicant wishes to amend the land use in order to reach consistency between what is now an incompatible Future Land Use of ROI, and an existing use of an Assisted Living Facility.

The chart on the following page highlights the surrounding land use and zoning designations for the surrounding property. It is important to note that the existing structure will remain as it exists today. The only changes will be the classification of use, which will be done through any applicable processes dictated by the City's Planning and Zoning Department.

Surrounding Land Use and Zoning

	EXISTING FLU	EXISTING ZONING	EXISTING USE
Subject Site	ROI*	Institutional	Assisted Living Facility
North	ROI	Institutional	Single Family Dwelling
South	ROI	Single Family Residential	Single Family Dwelling
East	RL	Single Family Residential	Single Family Dwelling
West	CG	Institutional	Elks Lodge

**Subject Site Proposes Institutional Land Use*

- ❖ Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sewerage, water supply, parks, fire, police, drainage, schools, and emergency medical facilities

Response: As this is an existing operational facility, it is not anticipated that this amendment would exceed the existing capacity of public facilities.

- ❖ Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, and the specific identification of any negative effects on such pattern.

Response: The proposed amendment maintains the established land use, and does not create any negative effects on the surrounding areas.

Conclusion

In closing, the Applicant proposes the subject Comprehensive Plan Amendment from the existing land use of ROI; Residential Office Institutional to Institutional. Approval of this amendment not only allows for the existing legal nonconforming ALF facility to reach consistency with the Town's code, it will also allow the flexibility for the classification of said structure to a nursing and convalescent facility, which is a permitted use within the site's zoning designation of Institutional. With that; and on behalf of the Applicant, 2GHO, Inc. respectfully requests review and approval of this submitted Comprehensive Plan Amendment.