



**Tradition Assisted Living Facility  
 Site Plan  
 P22-281  
 Project Location Map**



**SUMMARY**

Applicant's Request:	A site plan application for an assisted living facility within Tradition.
Applicant:	William Reynolds, Narr Construction Services, LLC
Property Owner:	Christ Fellowship Church, Inc
Location:	The property is generally located on the east corner of SW Battle Lake Drive and Academic Way.
Address:	
Project Planner:	Francis Forman, Planner II

**Project Description**

The owner, Christ Fellowship Church, Inc., has applied for site plan approval for a project known as Tradition Assisted Living Facility. Tradition Assisted Living Facility is a new construction project located on a 5.52-acre site within the Tradition MPUD. The proposed plans will provide for a 44,400 square foot building intended for a 64-unit assisted living facility.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at their October 26, 2022, meeting.

**Location and Site Information**

Parcel Number:	4310-603-0008-000-1
Property Size:	5.52 acres, more or less
Legal Description:	Tradition Plat No. 5, Lot 5
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

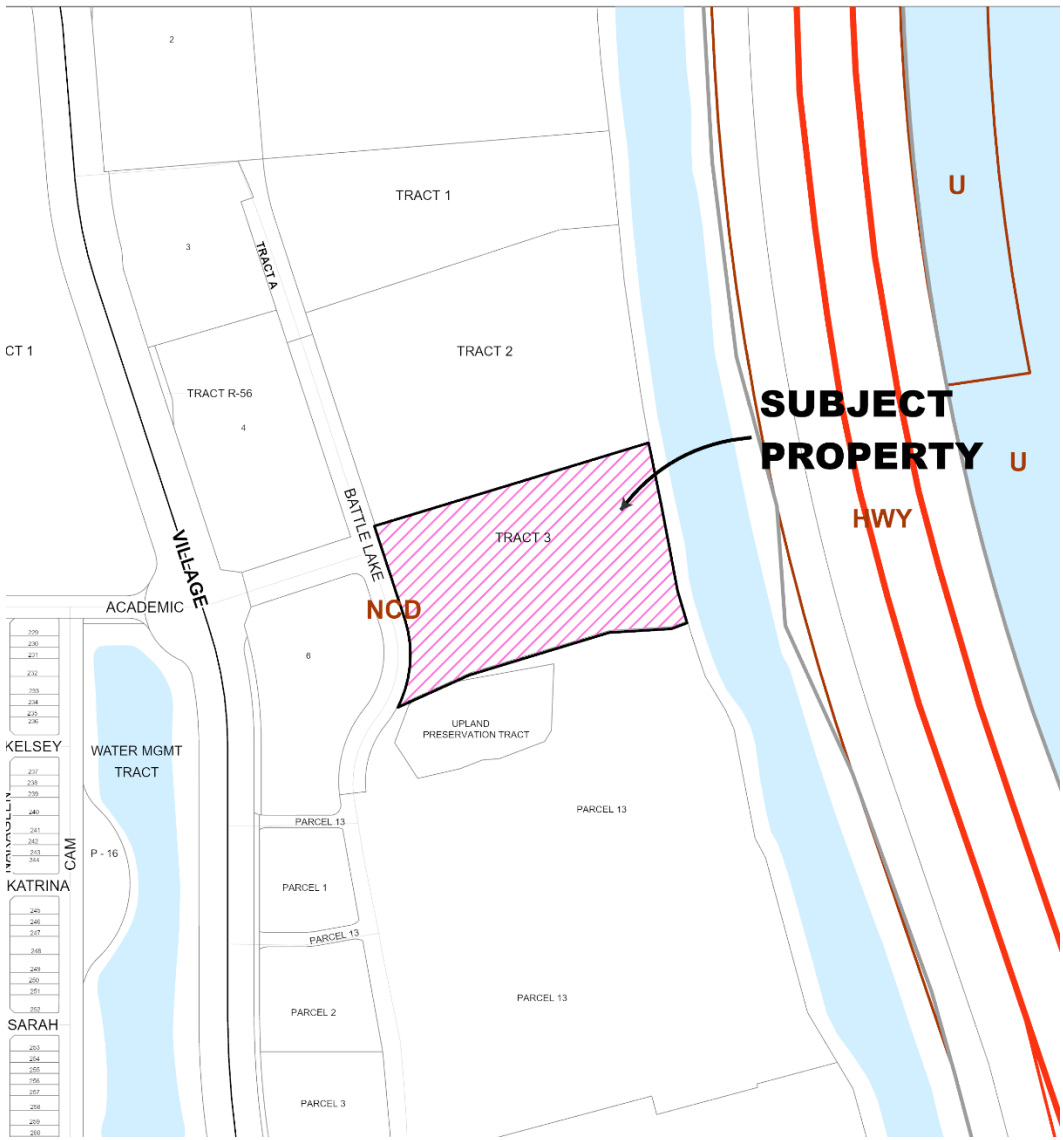
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant/Religious Institution
South	NCD	MPUD	Commercial/Retail Plaza
East	HWY	HWY	Florida Turnpike
West	NCD	MPUD	Hotel/Vacant

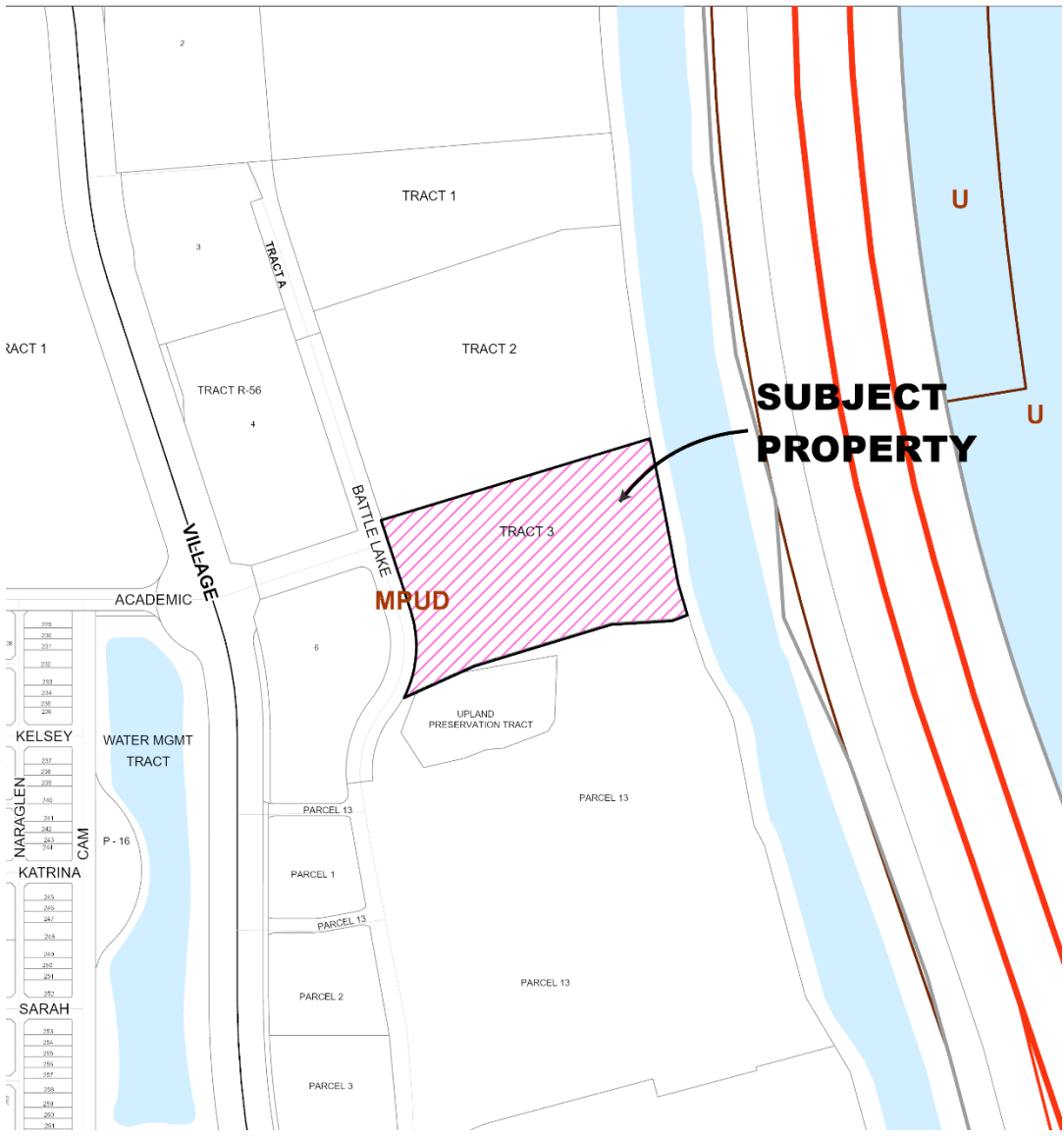
NCD – New Community Development  
HWY – Highway

MPUD – Master Planned Unit Development

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use for a 44,400 square foot, 64-unit assisted living facility is consistent with the permitted uses of the Master Planned Unit Development.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a dumpster enclosure for general and recyclable refuse for the proposed fire station.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed building elevations comply with the MPUD design guidelines and has been previously approved on July 19, 2018, by the Tradition Architectural Review Board.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 54 parking spaces while 54 spaces with 8 handicap spaces being proposed.
<b>BUILDING HEIGHT</b>	Maximum building height for the MPUD is 50 feet while the proposed building height is 35 feet.
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the Code requirements.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The Port St. Lucie Utility Services District will provide water and sewer service.
<b>TRANSPORTATION</b>	The staff review indicates that this project will generate 15 pm peak hour trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. See attached Public Works memo.
<b>PARKS/OPEN SPACE</b>	Per the MPUD the proposed use is required to provide 5% usable open space, which has been depicted on the site plan.
<b>STORMWATER</b>	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

### **OTHER**

#### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was prepared for the subject property. The site is undeveloped, and field observations confirmed that there are no remaining native or natural upland areas on the subject property. No gopher tortoises or burrows were found on site. A new gopher tortoise survey will be required before the project is cleared. There are no wetlands on the property.

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All public construction projects meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. At this time, the applicant has identified the fee in lieu as the preferred option.

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at their meeting on October 26, 2022 and recommended approval.