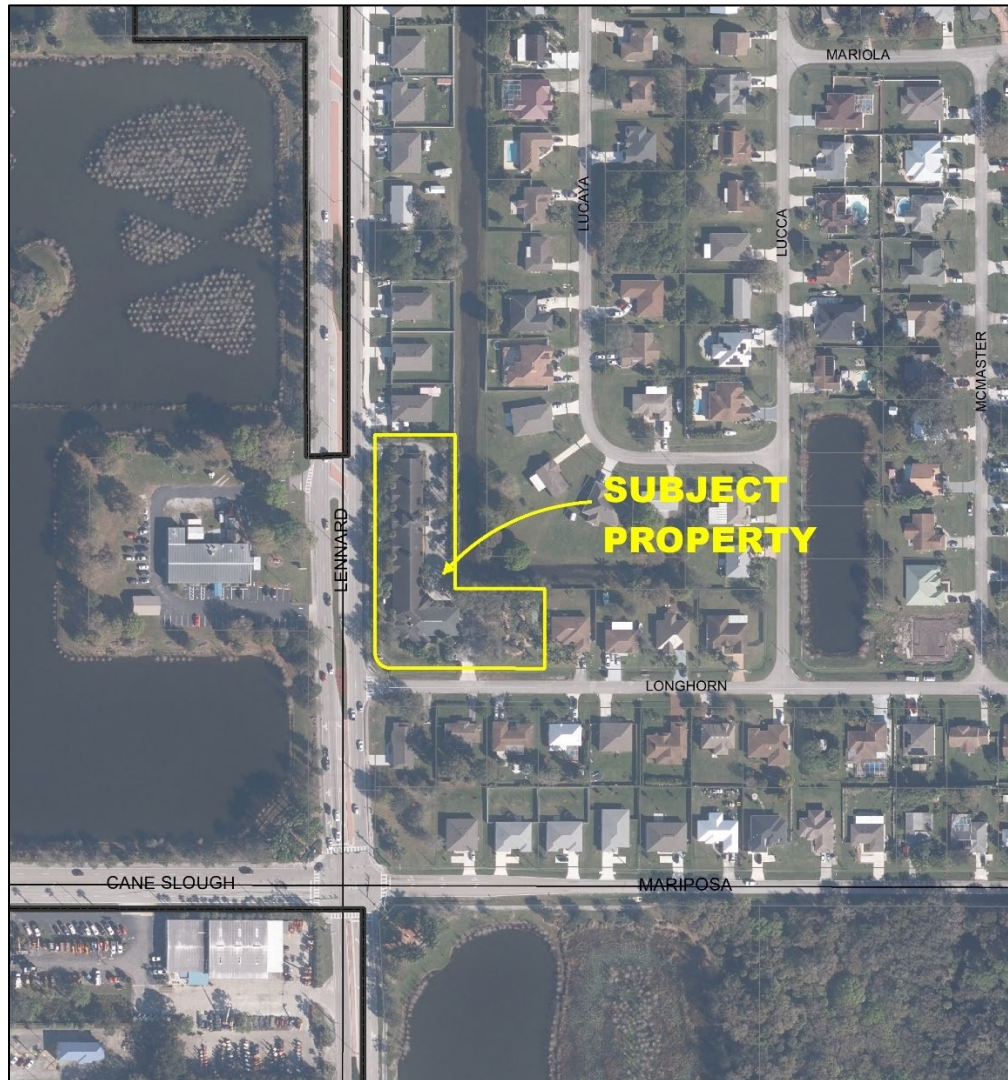




**Paradise Realty 2017, LLC  
Small-Scale Comprehensive Plan Amendment  
P24-219**



**Project Location Map**

**SUMMARY**

|                      |                                                                                                               |
|----------------------|---------------------------------------------------------------------------------------------------------------|
| Applicant's Request: | Small-Scale Future Land Use Map Amendment from Residential, Office, Institutional (ROI) to Institutional (I). |
| Applicant:           | John Sory, BTC Intermediate Holdings, LLC                                                                     |
| Property Owner:      | Paradise Realty 2017, LLC                                                                                     |
| Location:            | 2277 SE Lennard Road                                                                                          |
| Project Planner:     | Bethany Grubbs, AICP, Senior Planner                                                                          |

### **Project Description**

The applicant is seeking approval for a small-scale Future Land Use Map amendment to change the future land use classification from Residential, Office, Institutional (ROI) to Institutional (I). The subject property is located at the northeast corner of SE Lennard Road and SE Longhorn Avenue and the address is 2277 SE Lennard Road. The property has a zoning designation of Institutional (I). It is currently developed as a 50-bed assisted living facility in a 14,731 square foot building. The applicant is seeking to change the use from an assisted living facility to a nursing or convalescent home.

In 2021, the City adopted a text amendment to Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan, which removed the Institutional (I) zoning district as a compatible zoning district with the Residential, Office, Institutional (ROI) land use designation. As a result, the existing I zoning district became incompatible with the ROI land use designation, rendering the property a nonconforming use. However, the existing use of an assisted living facility remains grandfathered under the previous regulations.

This requested land use amendment is necessary to change the property's use from an assisted living facility to a nursing or convalescent home. The Institutional (I) zoning district permits nursing and convalescent homes. By amending the land use designation to Institutional (I), the property owner will be able to change the use from an assisted living facility to a nursing or convalescent home.

No exterior building improvements are proposed as part of this amendment that would trigger the need for site plan approval. However, the applicant will be required to submit an updated Use and Occupancy application as part of the process.

### **Public Notice Requirements**

Public notices were mailed to landowners within 750 feet of the parcel on January 15, 2025, and the item was included in the advertisement for the February 4, 2025, Planning & Zoning Board Meeting.

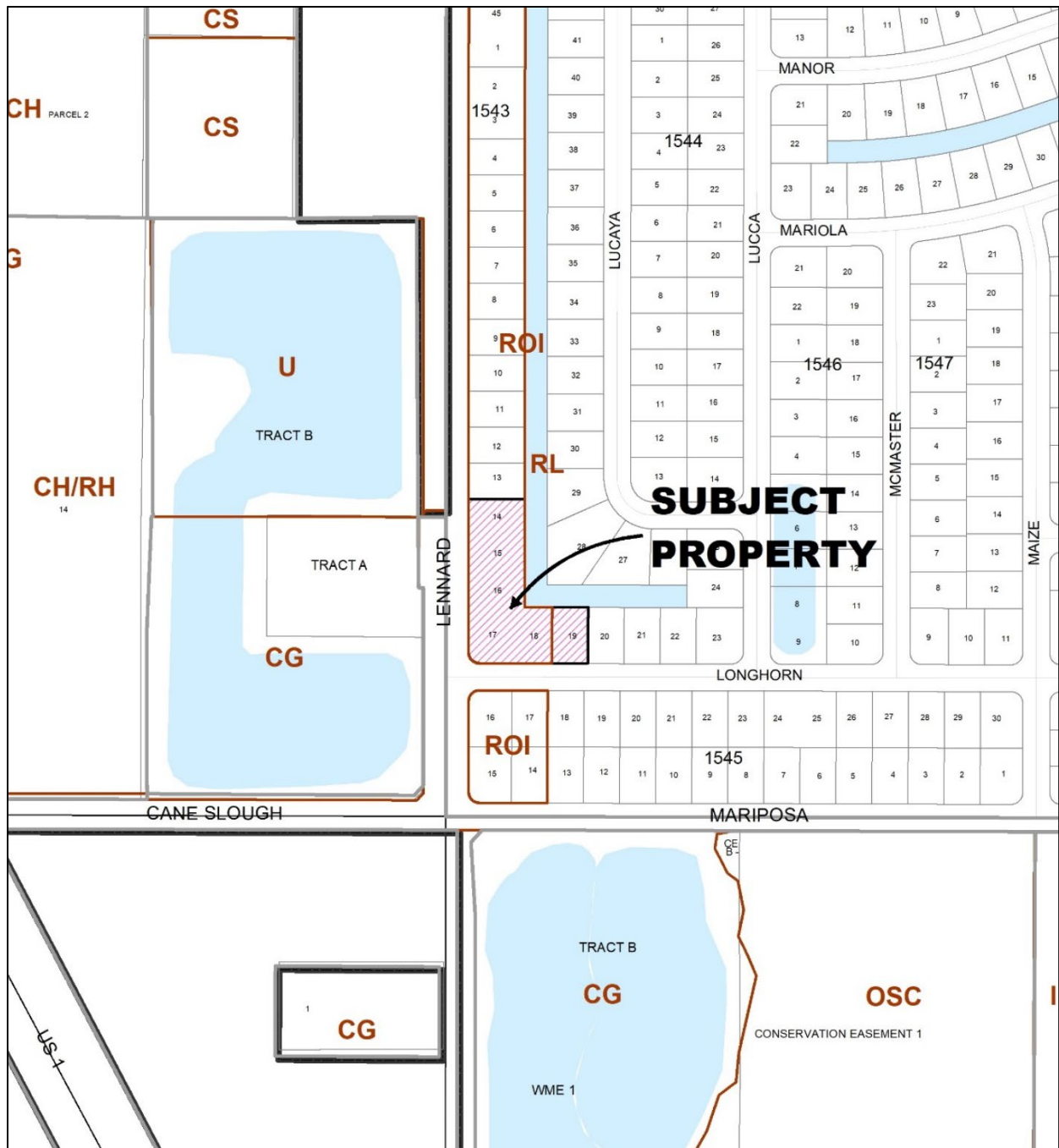
### **Location and Site Information**

|                            |                                                   |
|----------------------------|---------------------------------------------------|
| Parcel Number:             | 3420-645-0648-000-4                               |
| Property Size:             | 1.45-acres                                        |
| Legal Description:         | Port St. Lucie Section 30, Block 1543, Lots 14-19 |
| Existing Future Land Use:  | Residential, Office, Institutional (ROI)          |
| Existing Zoning:           | Institutional (I)                                 |
| Existing Use:              | Assisted living facility                          |
| Requested Future Land Use: | Institutional (I)                                 |
| Proposed Use:              | Nursing/Convalescent home                         |

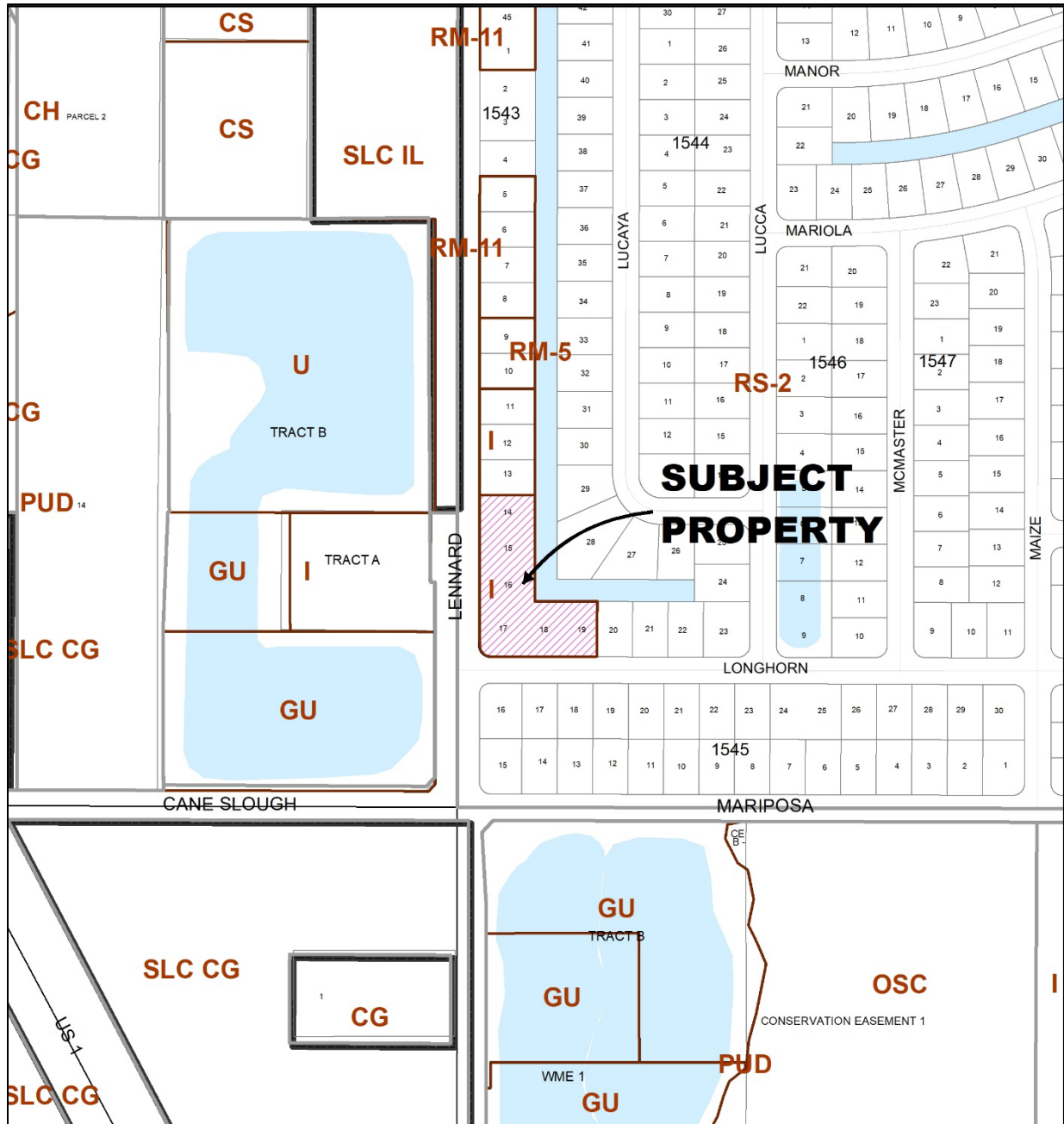
### **Surrounding Uses**

| Direction | Future Land Use | Zoning | Existing Use             |
|-----------|-----------------|--------|--------------------------|
| North     | ROI             | I      | Single-Family Residences |
| South     | RL              | RS-2   | Single-Family Residences |
| East      | RL              | RS-2   | Single-Family Residences |
| West      | CG/U            | I      | Elks Lodge               |

ROI-Residential, Office, Institutional, I-Institutional, RL-Low Density Residential, RS-2-Single-Family Residential, CG-Commercial General, U-Utility



Future Land Use Map



**Zoning Map**

## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Applicant's Justification Statement:** 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. 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. 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.

**Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

| Criteria                                                         | Consistent with criteria (Y/N or N/A) |
|------------------------------------------------------------------|---------------------------------------|
| Satisfy a deficiency or mix of uses in the Plan map              | N                                     |
| Accommodate projected population or economic growth              | N                                     |
| Diversify the housing choices                                    | N                                     |
| Enhance or impede provision of services at adopted LOS Standards | N                                     |
| Compatibility with abutting and nearby land uses                 | Y                                     |
| Enhance or degrade environmental resources                       | N                                     |
| Job creation within the targeted industry list                   | N                                     |

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- **Policy 1.1.3.1:** The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
  - a. Potable water;
  - b. Sanitary sewers;
  - c. Solid waste removal;
  - d. Vehicular and pedestrian circulation;
  - e. Public safety;
  - f. Recreation;
  - g. Public schools;
  - h. Electricity; and
  - i. Drainage.
- **Policy 1.1.4.4:** This application is consistent with Policy 1.1.4.4 which states that the City shall provide the following designation for institutional land uses:
  - a. **Institutional (I).** This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such

as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

**Adequate Public Facilities Review (Objective 1.1.3)**

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan as documented below. As part of the Comprehensive Plan map amendment process, staff evaluates the potential impacts of the proposed land use change, specifically focusing on the highest and most intense potential use associated with the requested land use. This analysis considers the maximum demands that could result from the new land use designation, versus the existing land use designation, regardless of the specifics of the proposed development.

An analysis of the applicant's existing use of assisted living facility versus the proposed use of nursing/convalescent facility is also provided below for comparison purposes.

**Potable Water/Sanitary Sewer:** The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. Under the current CG future land designation, the most intense use would be a shopping center. The level of service for potable water is 120 gallons per day per 1,000 square feet for office and institutional. Sanitary sewer is 85 percent of the potable water level of service. Projected water and wastewater demand for both existing and future land use categories are listed below:

**Water and Wastewater Calculations for Net Change of Land Use**

| <i>Future Land Use</i>                         | <i>Maximum Building Coverage</i> | <i>Projected Demand Potable Water<br/>120 gpd<br/>(per 1000 ft<sup>2</sup>)</i> | <i>Projected Demand Wastewater (85% of<br/>potable water rate)</i> |
|------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------|
| ROI (Existing)                                 | 25,265 SF                        | 3,032 gallons                                                                   | 2,577 gallons                                                      |
| I (Proposed)                                   | 18,949 SF                        | 2,274 gallons                                                                   | 1,933 gallons                                                      |
| <b><i>Projected NET DECREASE in demand</i></b> |                                  | <b><i>(-) 758 gallons</i></b>                                                   | <b><i>(-) 644 gallons</i></b>                                      |

The proposed future land use amendment would result in a net decrease in demand in water usage by 758 gallons per day (gpd) and wastewater demand by 644 gpd. Existing facilities are available to serve the area.

**Water and Wastewater Calculations for Existing and Proposed Uses**

| <i>Future Land Use</i>                          | <i>Development</i> | <i>Projected Demand Potable Water<br/>120 gpd<br/>(per 1000 ft<sup>2</sup>)</i> | <i>Projected Demand Wastewater (85% of<br/>potable water rate)</i> |
|-------------------------------------------------|--------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------|
| ALF (Existing)                                  | 14,731 SF          | 1,768 gallons                                                                   | 1,503 gallons                                                      |
| Nursing Home (Proposed)                         | 14,731 SF          | 1,768 gallons                                                                   | 1,503 gallons                                                      |
| <b><i>Projected NO NET CHANGE in demand</i></b> |                    | <b><i>(+/-) 0 gallons</i></b>                                                   | <b><i>(+/-) 0 gallons</i></b>                                      |

The proposed change of use would result in no change in potable water or wastewater demand.

**Transportation:**

**Trip Calculations for Change in Land Use**

| <i>Existing Future Land Use</i>        | <i>Acre</i> | <i>Maximum Coverage</i> | <i>Trip Generation Average Rate (ITE Code)</i> | <i>Trip Generation</i> | <i>PM Peak Hour</i> |
|----------------------------------------|-------------|-------------------------|------------------------------------------------|------------------------|---------------------|
| ROI                                    | 1.45        | 25,265 SF (40%)         | Single Tenant Office Building (ITE Code 715)   | 330                    | 44                  |
|                                        |             |                         |                                                |                        |                     |
| <i>Proposed Future Land Use</i>        | <i>Acre</i> | <i>Maximum Coverage</i> | <i>Trip Generation Average Rate (ITE Code)</i> | <i>Trip Generation</i> | <i>PM Peak Hour</i> |
| I                                      | 1.45        | 18,949 SF (30%)         | Library (ITE Code 590)                         | 1,365                  | 162                 |
| <b>Projected NET Increase in trips</b> |             |                         |                                                | <b>1,035</b>           | <b>118</b>          |

The proposed amendment is anticipated to result in an increase of 1,035 Average Annual Daily Traffic (AADT) and 118 Peak Hourly Traffic volumes during the PM peak period. Per the traffic study prepared by O'Rourke Engineering & Planning, all roadway segments are projected to operate within their adopted capacity at the Interim Year 2029. Additionally, all roadway segments are projected to operate within their adopted capacity under the base and proposed conditions at the Horizon Year 2045.

The amendment is projected to have no adverse effects on traffic operations or roadway performance. In evaluating the most intense potential land uses, it is noted that even with the development of the highest traffic-generating use, such as a library, no off-site improvements, including additional turn lanes or signalization, are required for the surrounding roadways. Accordingly, there will be no detrimental impacts on Level of Service (LOS) standards as specified in the Transportation Element of the Comprehensive Plan.

**Trip Calculations for Existing and Proposed Uses**

| <i>Existing Future Land Use</i>        | <i>Acre</i> | <i>Existing Building Coverage</i> | <i>Trip Generation Average Rate (ITE Code)</i> | <i>Trip Generation</i> | <i>PM Peak Hour</i> |
|----------------------------------------|-------------|-----------------------------------|------------------------------------------------|------------------------|---------------------|
| ALF                                    | 1.45        | 14,731 SF                         | Assisted Living (ITE Code 254)                 | 61                     | 9                   |
|                                        |             |                                   |                                                |                        |                     |
| <i>Proposed Future Land Use</i>        | <i>Acre</i> | <i>Existing Building Coverage</i> | <i>Trip Generation Average Rate (ITE Code)</i> | <i>Trip Generation</i> | <i>PM Peak Hour</i> |
| Nursing Home                           | 1.45        | 14,731 SF                         | Nursing Home (ITE Code 620)                    | 99                     | 12                  |
| <b>Projected NET increase in trips</b> |             |                                   |                                                | <b>38 Trips</b>        | <b>3 Trips</b>      |

The proposed change in use is expected to result in an increase of 38 average daily trips and 3 PM peak hour trips. This will not adversely impact the LOS of the adjacent roads.

**Parks/Open Space:** Institutional development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

**Stormwater:** The site is developed. No additional building is proposed.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

**Public School Concurrency Analysis:** The conversion from ROI to I will not impact the school needs as I is a nonresidential land use.

**Environmental:** The property is developed with no native upland habitat onsite.

**Flood Zone:** The flood map for the selected area is number 12111C0293K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** The nearest St. Lucie County Fire District station is Station 5 (2288 SE Delano Road). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

**Police:** The department's response time is approximately 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

#### **STAFF RECOMMENDATION**

Staff finds the proposed comprehensive plan amendment to be consistent with the direction and intent of the comprehensive plan.

**Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.