

# Tradition Assisted Living Facility Site Plan (P22-281)

City Council– December 11, 2023  
Francis Forman, Planner II



# Proposed Project

- A requested site plan approval for an assisted living facility located within the Tradition Master Planned Unit Development (5.52 acres).
- The proposed project will include a 44,400 square foot assisted living facility that will consist of 64 units.

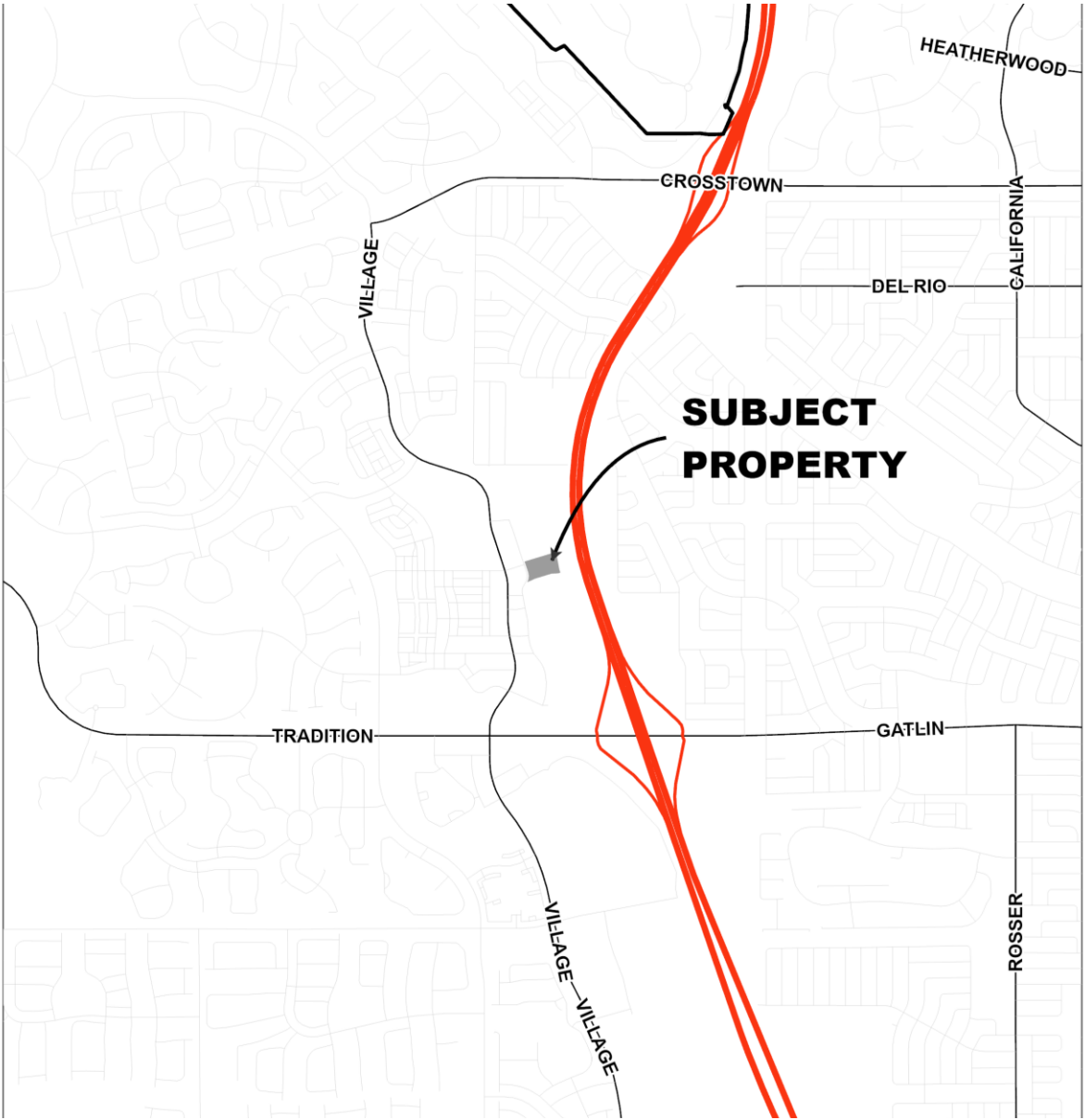


# Applicant and Owner

- **Owners** – The Christ Fellowship Church, Inc.
- **Applicant** – William Reynolds, Construction Services, LLC
- **Location** – East corner of SW Battle Lake Drive and Academic Way.
- **Existing Use** –Vacant



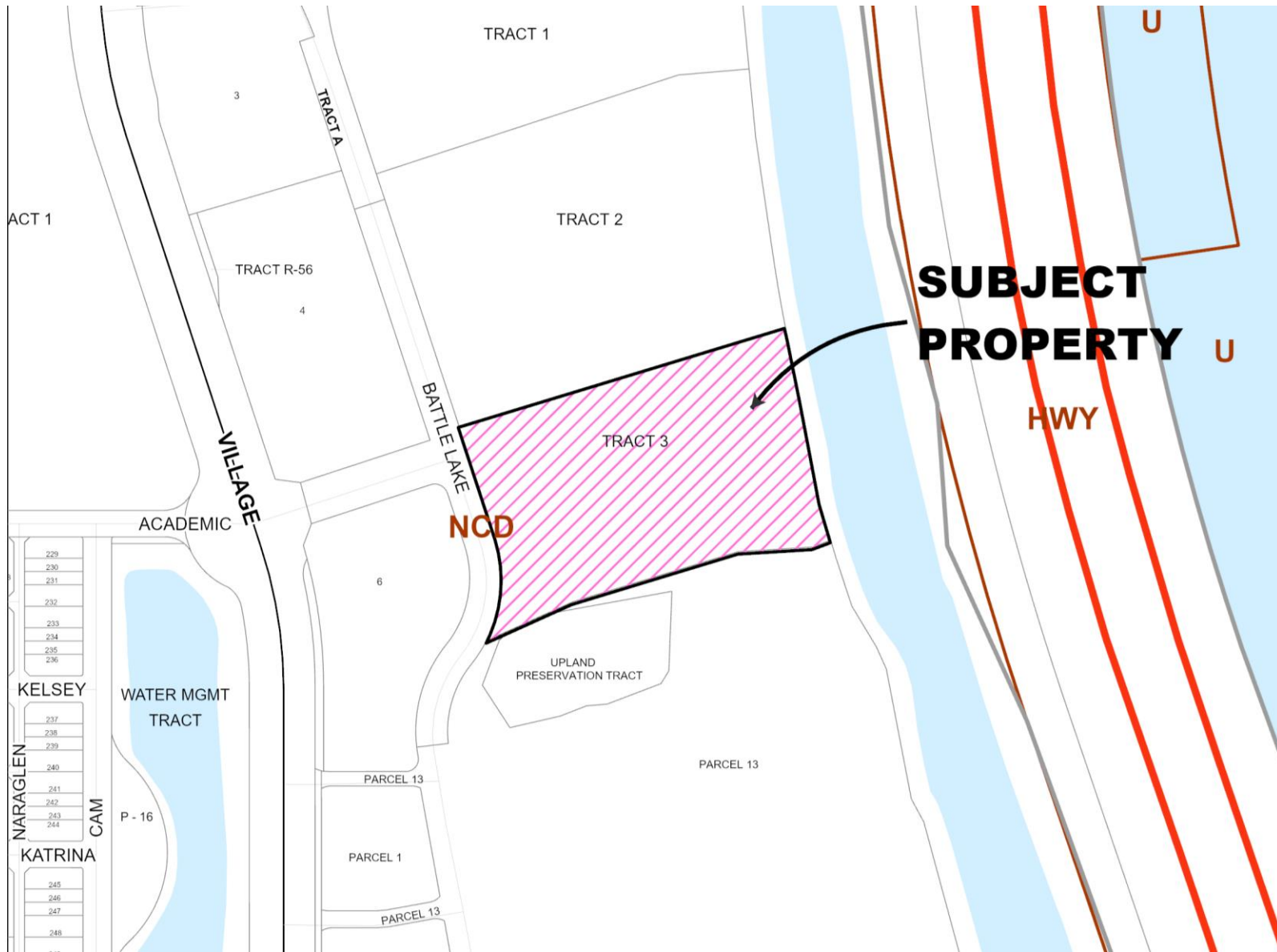
# Subject Property





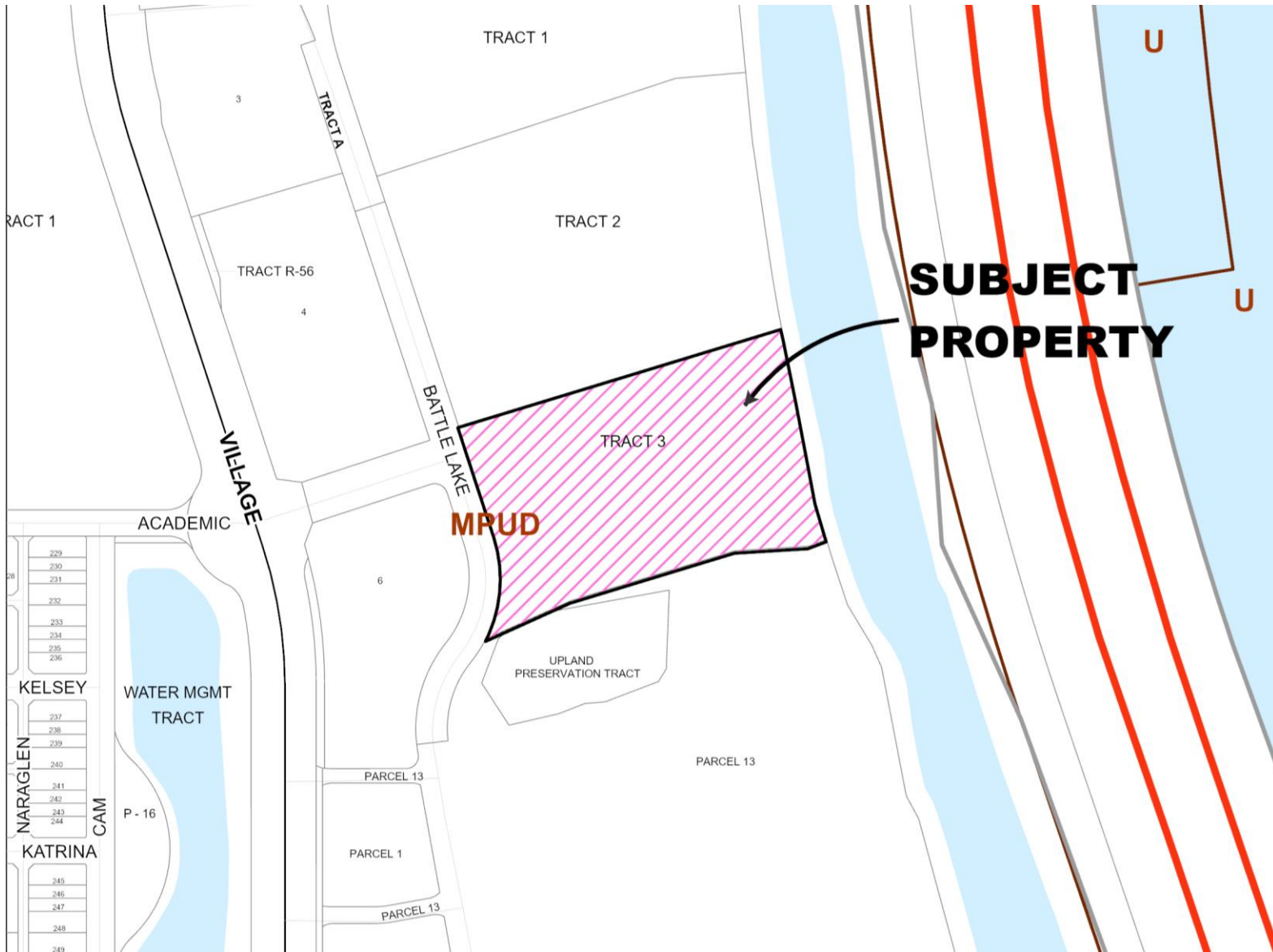
# AERIAL





# FUTURE LAND USE





# ZONING



# SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Vacant/Religious Institution
South	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Commercial/Retail Plaza
East	Highway (HWY)	Highway (HWY)	Florida Turnpike
West	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Hotel/Vacant





# Site Plan



**Burkett**  
CIVIL ENGINEERING CONSULTANTS  
engineering

105 E. Robinson Street, Suite 500  
Orlando, Florida 32801  
www.burkettengineering.com

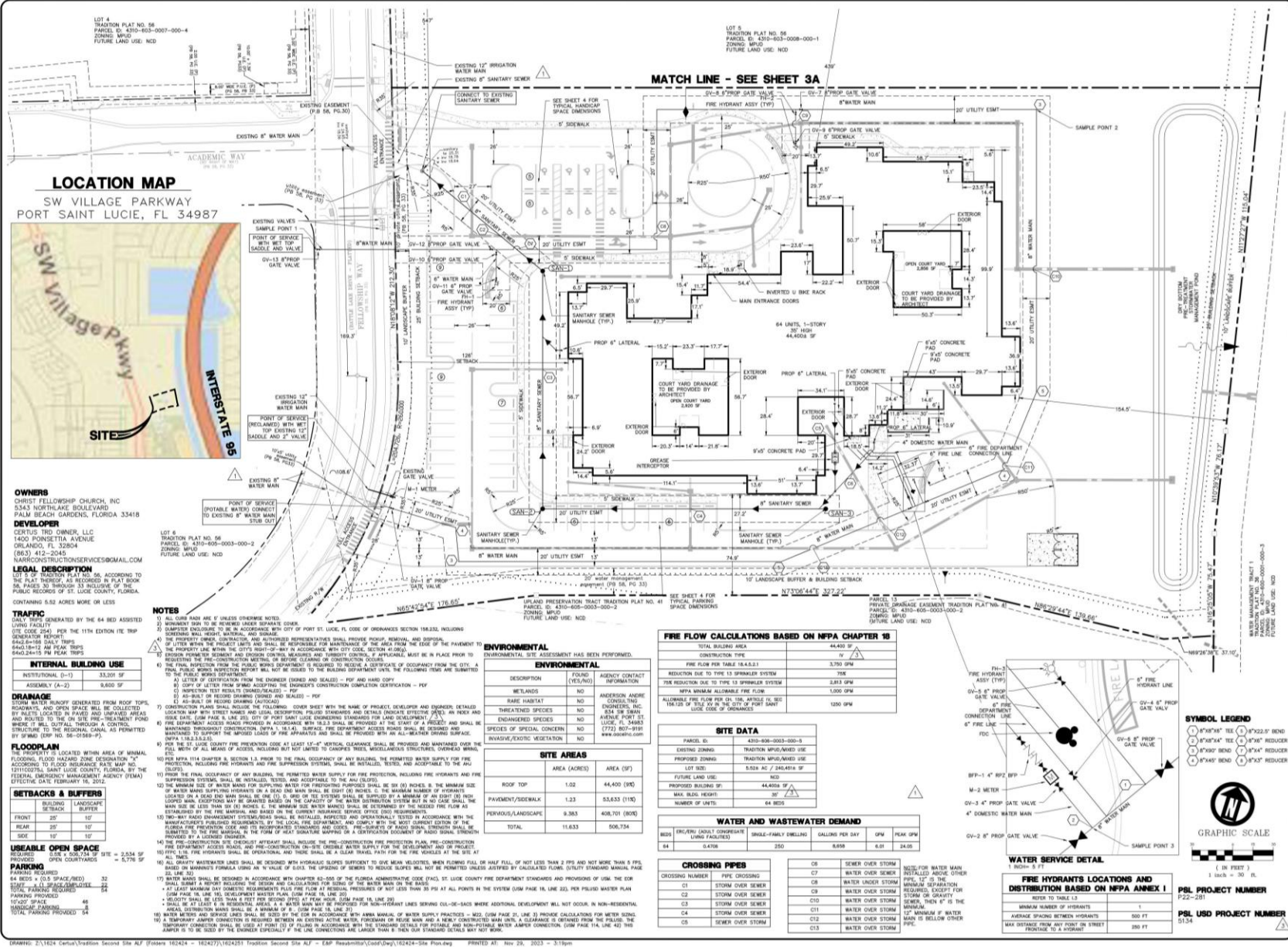
TRADITION ASSISTED LIVING FACILITY  
SITE PLAN  
FOR CERTUS TRD OWNER, LLC

DATE: 11/23/23  
PROJECT NO.: 1624.251  
DRAWING BY: KG  
DESIGNED BY: KG  
CHECKED BY: CA  
ENGINEER IN CHARGE: CLIFFORD BJORNS, P.E.

SHEET NO. **3**  
OF: 11



CityofPSL.com



**LOCATION MAP**  
SW VILLAGE PARKWAY  
PORT SAINT LUCIE, FL 34987



**OWNERS**  
CHRIST FELLOWSHIP CHURCH, INC  
5345 NORTLAKE BOULEVARD  
PALM BEACH GARDENS, FLORIDA 33418

**DEVELOPER**  
CERTUS TRD OWNER, LLC  
1400 PONSSETTA AVENUE  
ORLANDO, FL 32804  
(885) 412-2045  
NARRCONSTRUCTIONSERVICES@GMAIL.COM

**LEGAL DESCRIPTION**  
LOT 4 TRADITION PLAT NO. 56 PARCEL ID: 4310-003-000-004 FUTURE LAND USE: NCD

**TRAFFIC**  
DAILY TRAFFIC GENERATED BY THE 64 BED ASSISTED LIVING FACILITY (ITE CODE 224) FOR THE 11TH EDITION ITE TRIP GENERATION RATE:

INTERNAL BUILDING USE	ASSEMBLY (A-2)	33,200 SF
		8,400 SF

**DRAINAGE**  
STORM WATER RUNOFF GENERATED FROM ROOF TOPS, ROADWAYS, AND OPEN SPACE WILL BE COLLECTED BY DRAINS LOCATED IN PAVED AND UNPAVED AREAS AND ROUTED TO THE ON SITE PRE-TREATMENT POND WHERE IT WILL BE TREATED THROUGH A CANAL STRUCTURE TO THE REGIONAL CANAL, AS PERMITTED BY SPWMD (CFR NO. 64-018-20).

**FLOODPLAIN**  
THE SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOODING, FLOOD HAZARD ZONE DESIGNATION "X" ACCORDING TO FLOOD HAZARD ZONE MAP NO. 1211010724A, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) EFFECTIVE DATE FEBRUARY 16, 2012.

**BETACKS & BUFFERS**

BUILDING	LANDSCAPE	BUFFER
FRONT	25'	10'
REAR	25'	10'
SIDE	10'	10'

**USEABLE OPEN SPACE**  
REQUIRED: 0.84 ± 0.08734 SF PER 1,000 SF OF GROSS FLOOR AREA ± 5.776 SF

**PARKING**  
REQUIRED: 64 BEDS (0.9 SPACES/BED) 32  
TOTAL SPACES REQUIRED: 54  
TOTAL SPACES PROVIDED: 54

DRAWING: 2/16/24 (Cenita)/Tradition Second Site ALF (Frames 1624.24 - 1624.27)/1624.251 Tradition Second Site ALF - EAP (Resubmittal/Coord/Draw)/1624.24-Site Plan.dwg PRINTED AT: Nov 29, 2023 - 3:19pm

**FIRE FLOW CALCULATIONS BASED ON NFPA CHAPTER 18**

TOTAL BUILDING AREA	44,400 SF
CONSTRUCTION TYPE	III
FIRE FLOW FOR TABLE 18.4.6.1.1	3,700 GPM
REDUCTION DUE TO TYPE 1 SPRINKLER SYSTEM	70%
TRX REDUCTION DUE TO TYPE 1 SPRINKLER SYSTEM	2,813 GPM
WPM MINIMUM ALLOWABLE FIRE FLOW	1,000 GPM
ALLOWABLE FIRE FLOW FOR 1.5 IN. SPRINKLE 1/2" BAIT	1,200 GPM
MINIMUM FIRE FLOW FOR 1.5 IN. SPRINKLE 1/2" BAIT	1,200 GPM

**SITE DATA**

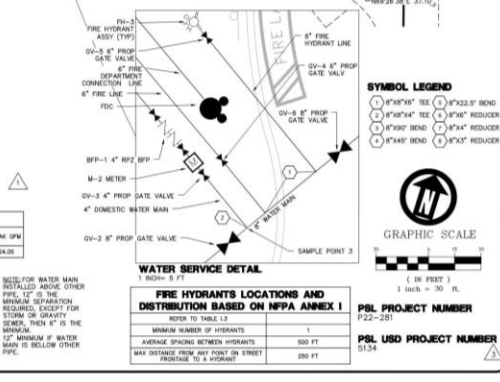
PARCEL ID:	4310-003-000-004
EMERGENCY ZONING:	TRADITION MPO-ADO USE
PROPOSED ZONING:	TRADITION MPO-ADO USE
LOT SIZE:	5,829 AC / 249,874 SF
FUTURE LAND USE:	620
PROPOSED BUILDING SF:	44,400 SF
MAX. BLDG. HEIGHT:	30'
NUMBER OF STORIES:	64 BEDS

**WATER AND WASTEWATER DEMAND**

8005 (RESIDENTIAL) (GALLONS PER DAY)	8006 (FAMILY DWELLING) (GALLONS PER DAY)	GPM	PEAK GPM
64	6,476	250	8,000
		6.0	24.00

**CROSSING PIPES**

CROSSING NUMBER	FIRE CROSSING	OTHER CROSSING
C1	STORM OVER SEWER	
C2	STORM OVER SEWER	
C3	STORM OVER SEWER	
C4	STORM OVER SEWER	
C5	SEWER OVER STORM	



**FIRE HYDRANTS LOCATIONS AND DISTRIBUTION BASED ON NFPA ANEX I**

MINIMUM NUMBER OF HYDRANTS	1
AVERAGE SPACING BETWEEN HYDRANTS	300 FT
MAX DISTANCE FROM ANY POINT OF STREET FRONTAGE TO A HYDRANT	250 FT

NOTE: FOR WATER MAINS INSTALLED ABOVE OTHER PIPE, 12" IS THE MINIMUM SEPARATION ALLOWED, EXCEPT FOR STORM OR DRAINAGE OTHER THAN 12" IS THE MINIMUM IF WATER MAINS ARE INSTALLED BELOW OTHER PIPE.

# Landscape Plan



1925 Prospect Ave.  
Orlando, FL 32814  
P (407) 661-9100  
F (407) 661-9101  
www.csp.com

**Calsac & Peterson**  
ARCHITECTS  
ORLANDO - PHILADELPHIA

CLIENT NAME: CERTUS TRD OWNERS, LLC  
PROJECT NAME: CERTUS ASSISTED LIVING FACILITY  
PROJECT ADDRESS: 3015 S.W. 11th St., Port St. Lucie, FL 34987

PROJECT NO.: 270761  
DATE: 11/11/2014  
DRAWN BY: JSP  
CHECKED BY: JSP

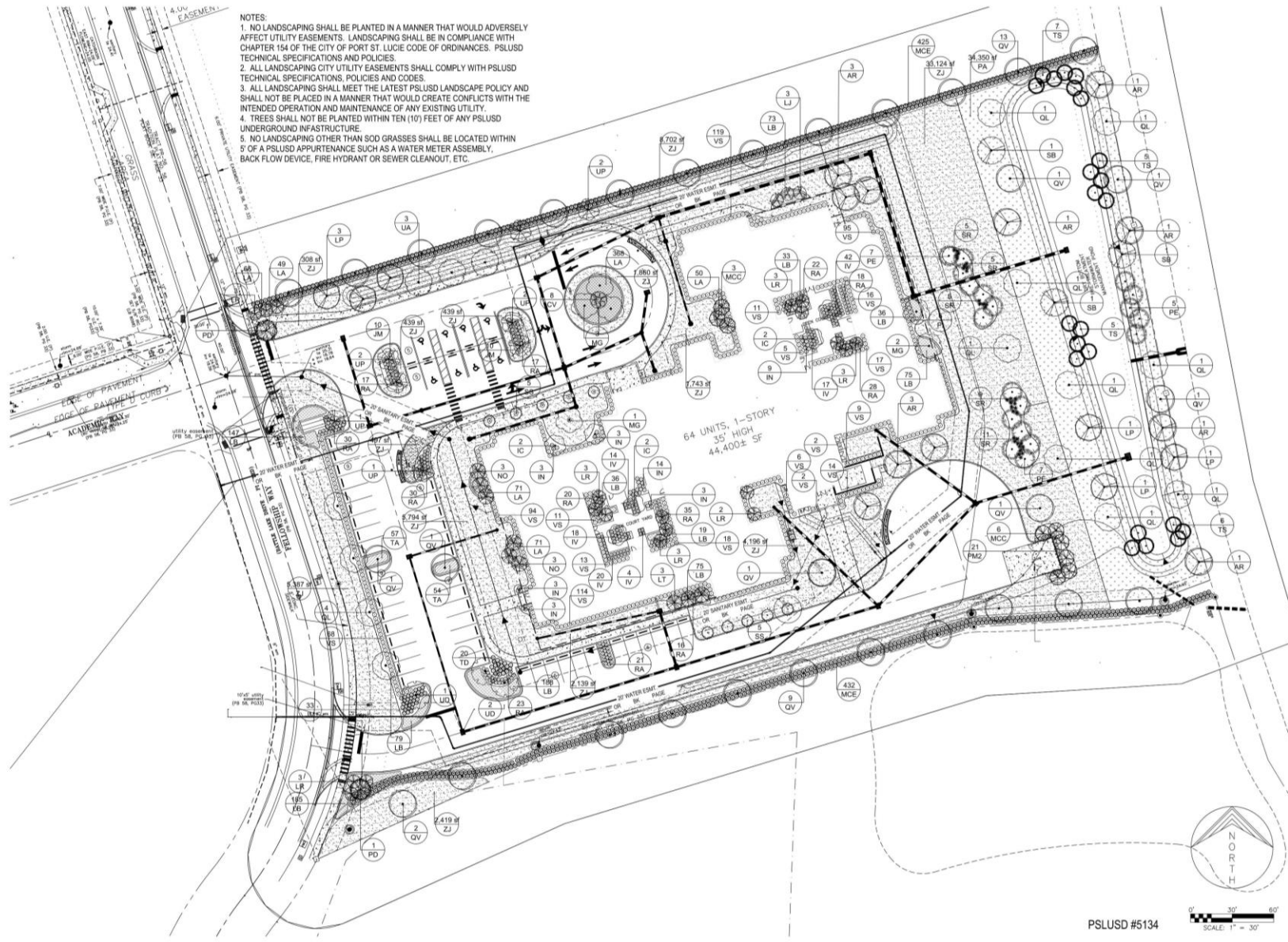
REVISIONS:

DATE: 11/11/2014  
BY: JSP  
DESCRIPTION: ISSUED FOR PERMIT

PROJECT TITLE: Landscape Plan

LS-1

- NOTES:
1. NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
  2. ALL LANDSCAPING CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES AND CODES.
  3. ALL LANDSCAPING SHALL MEET THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
  4. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
  5. NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACK FLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.



PSLUSD #5134



# Elevations



FRONT ELEVATION (NORTH)



LEFT ELEVATION (EAST)



BACK ELEVATION (SOUTH)



RIGHT ELEVATION (WEST)



**CERTUS PREMIER MEMORY CARE**  
Battle Lake Dr. & Academic Way - Port St. Lucie, FL • C&P Project #2170874 • 11-13-18

CityofPSL.com



# Zoning Review

- The subject property is within the Tradition Master Planned Unit Development (MPUD) and complies with the requirements of the master plan documents.
- A total of 54 standard parking spaces is required with 54 spaces being provided including 8 handicapped spaces.
- Proposed building is a height of 35 feet. The maximum height allowed within the MPUD is 50 feet.



# Traffic Statement

- Traffic Statement received November 2023
- Traffic Statement completed by Burkett Engineering
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI
  
- Project anticipates 15 PM Peak Hour Trips
  
- No negative impact is anticipated on surrounding roads



# Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



# Other

<u>CRITERIA</u>	<u>FINDINGS</u>
<b>NATURAL RESOURCE PROTECTION</b>	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.
<b>FIRE DISTRICT</b>	Access location (external and internal) has been reviewed by the Fire District for safety purposes.
<b>PUBLIC ART</b>	Required, per Code applicant has 90 days after issuance of 1 <sup>st</sup> building permit to identify preferred option. At this time, the applicant has identified the in lieu option.



# Recommendation

The Site Plan Review Committee reviewed the request at their meeting on October 26, 2022, and recommended approval.

