



Legislation Text

File #: ID 14-843, **Version:** 1

TO: Mayor and City Commission

FROM: Douglas E. Smith, City Manager

DATE: January 21, 2015

CONSIDERATION OF A SPECIAL EXCEPTION USE, TO PERMIT A GROUP CARE FACILITY IN THE R-3 ZONING DISTRICT, LOCATED AT 603 MELALEUCA DRIVE.

BACKGROUND: On September 23, 2014, the petitioner submitted a special exception application for a Group Care Facility to the Development Review Committee (DRC). Due to the lack of clarity in the project details, the DRC requested that the petitioner re-submit another application.

The petitioner is requesting a special exception for an Independent Living Facility for a maximum of 32 residents. The 9,400 square foot facility has 20 bedrooms and 18 bathrooms. Each apartment will have a maximum of 4 people and will be equipped with internet, cable TV, and a laundry room. There will be two housekeepers, one nurse practitioner, one chauffeur per an 8 hour shift, and one nurse on call. No staff will be living at the facility. There are 21 parking spaces with 4 dedicated spaces for staff and 10 for visitors. The facility will offer an 8 passenger van, owned by the facility, that can be scheduled as a per needed basis for transportation needs. In addition, there will be scheduled visitations where the total number of visitors does not exceed the number of parking spaces. Visitation hours will be determined by residents and staff. Each apartment is equipped with 3 smoke detectors and fire extinguishers. If required, a sprinkler system will be installed.

On January 6, 2015, the petitioner requested a variance from Code requirement Section 2.2 to allow this group care facility within the required 1,000 ft. buffer from any existing group care facility.

RECOMMENDATION: The Development Review Committee recommended approval on November 26, 2014 as long as the applicant received the variance request from the Board of Adjustment.

FISCAL IMPACT: N/A

CONTACT PERSON: Benjamin J. Ziskal, AICP, CeCD, Director of Economic Development