

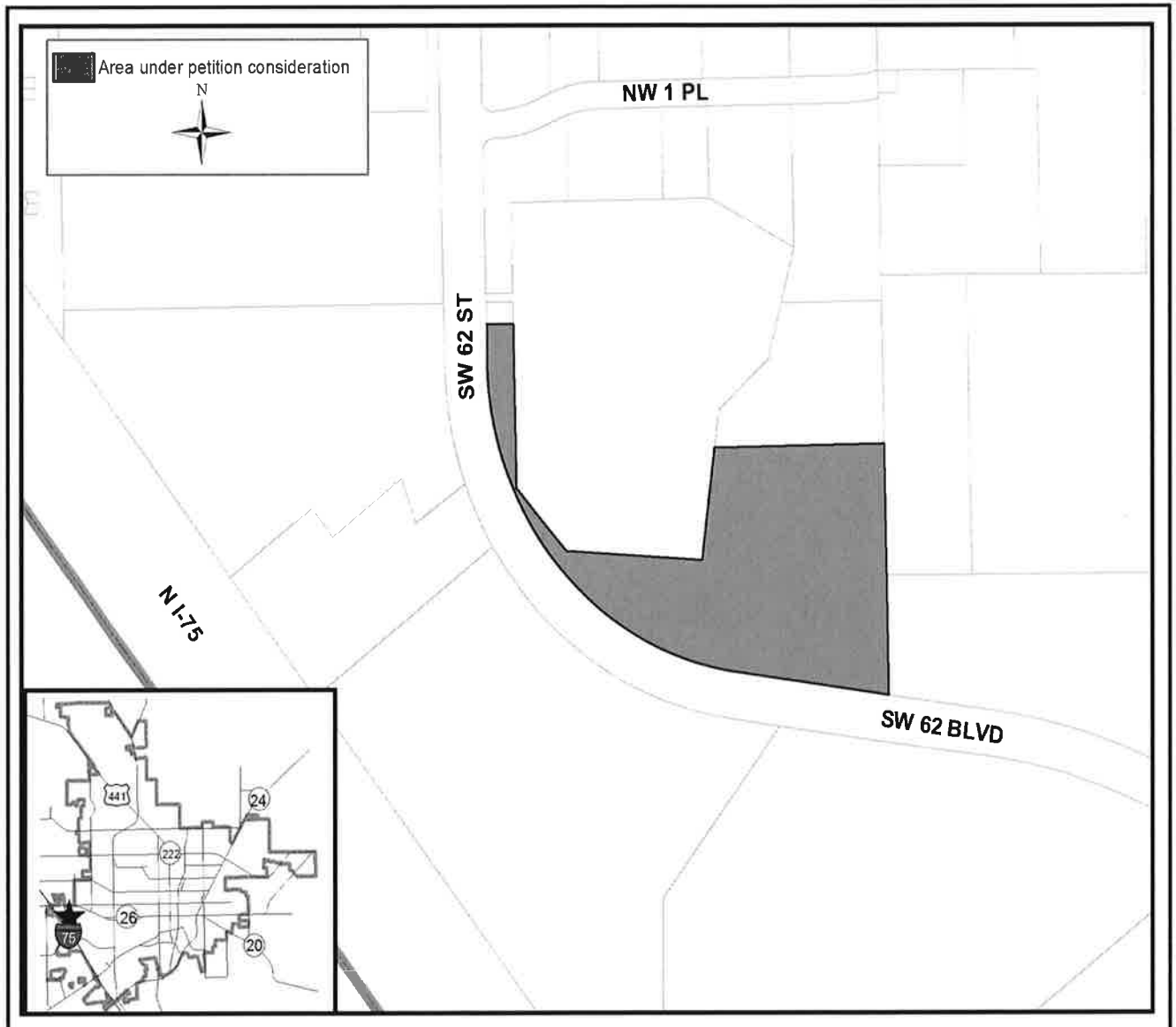
TO: Development Review Board

Item Number: 1

SUBJECT: Petition DB-16-37 SPA Kimley-Horn and Associates, agent for Florida Convalescent Centers, Inc., owner. Development plan review for the construction of a thirty-bed addition to an existing nursing home facility. Zoned: OF (General office district). Located at 227 SW 62nd Boulevard.

FROM: Planning Division Staff

DATE: May 24, 2016



Recommendation

Staff recommends that the City Development Review Board approve Petition DB-16-37 SPA, subject to the conditions in Appendix C of this report.

PROJECT ANALYSIS

PROJECT DESCRIPTION: Development plan review for the construction of a thirty-bed addition to an existing nursing home facility.

PROPERTY DESCRIPTION:

Address/Parcel: 227 SW 62nd Boulevard / 6655-002-017
Acreage: 7.02 (MOL)
Land Use: Office (Office)
Zoning: Office (General office district)
Special Features: None
Agent/Applicant: Kimley-Horn and Associates
Property Owner: Florida Convalescent Centers, Inc.
Related Petitions: None

SURROUNDING PROPERTY CHARACTERISTICS

	Land Use Designation	Zoning	Existing Use of Properties
North	PS/CON	PF/CON	Vacant/Stormwater Management
South	RM/CON	RMF-7/CON	Apartments/Vacant
East	SF/CON	RSF-1/CON	Single-family/Vacant
West	RM/CON	RMF-7/CON	Apartments/Vacant

GENERAL DESCRIPTION AND KEY ISSUES:

The applicant is requesting preliminary and final development plan approval to construct a one-story, 30-bed building addition at the Palm Garden of Gainesville nursing home facility. New landscape material, lighting, stormwater facilities and a paved driveway are also proposed.

The development site was annexed into the City in 1992. It is located on the north side of SW 62nd Boulevard, just south of the Oaks Mall. The development site contains a one-story, brick building, landscape material, stormwater facilities, and accessory off-street parking. The off-street parking on the development site was expanded in 2010 under Petition DB-10-78 SPA.

Written requests for modifications to requirements of the City Land Development Code (LDC) are included in Appendix B. The requests include modifications to the build-to-line standard of the Central Corridor Special Area Plan in Appendix A; the perimeter landscape requirements for vehicular use areas in Sec. 30-252 (1) e; and the lighting requirements in Sec. 30-344.

Copies of the development application and neighborhood workshop documents for this petition are provided in Appendix D, along with a letter addressing the City's General Performance Standards. A reduced copy of the development plan, submitted on April 19, 2016, is provided in Appendix E.

COMPREHENSIVE PLAN CONSISTENCY:

The development site has an O (Office) land use designation, which is intended for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. (See Exhibit A-1.)

LAND DEVELOPMENT CODE:

Nursing and intermediate care facilities are permitted by right on properties with OF (General office district) zoning, in accordance with the requirements in Article VI of the LDC. (See Exhibits B-1 and B-2.). Compliance with these requirements is addressed in the City Technical Review Committee (TRC) conditions in Appendix C.

List of Appendices:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1: Land Use Element, Policy 4.1.1

Appendix B Land Development Code Regulations

Exhibit B-1: Section 30-59. – Office districts (OR and OF)

Exhibit B-2: Section 30-88. - Nursing homes and intermediate care facilities

GN-805)

Exhibit B-3: Special Area Plan for Central Corridors

Exhibit B-4: Sec. 30-252 - Landscaping requirements for vehicular use areas.

Exhibit B-5: Section 30-344. - Outdoor lighting.

Exhibit B-6: Letter of Request

Exhibit B-7: Letter of Request (Lighting)

Appendix C Technical Review Committee (TRC) Conditions

Appendix D Supplemental Documents

Exhibit D-1: Application

Exhibit D-2: Neighborhood Workshop Documents

Exhibit D-3: General Performance Standards Letter

Appendix E Development Plan