

Village F: Assisted Living Facility Case CDR-17-06-207

By: Tara Tedrow

Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

2018-12-18 Public Hearing C5 Exhibit 1 - Tara Tedrow

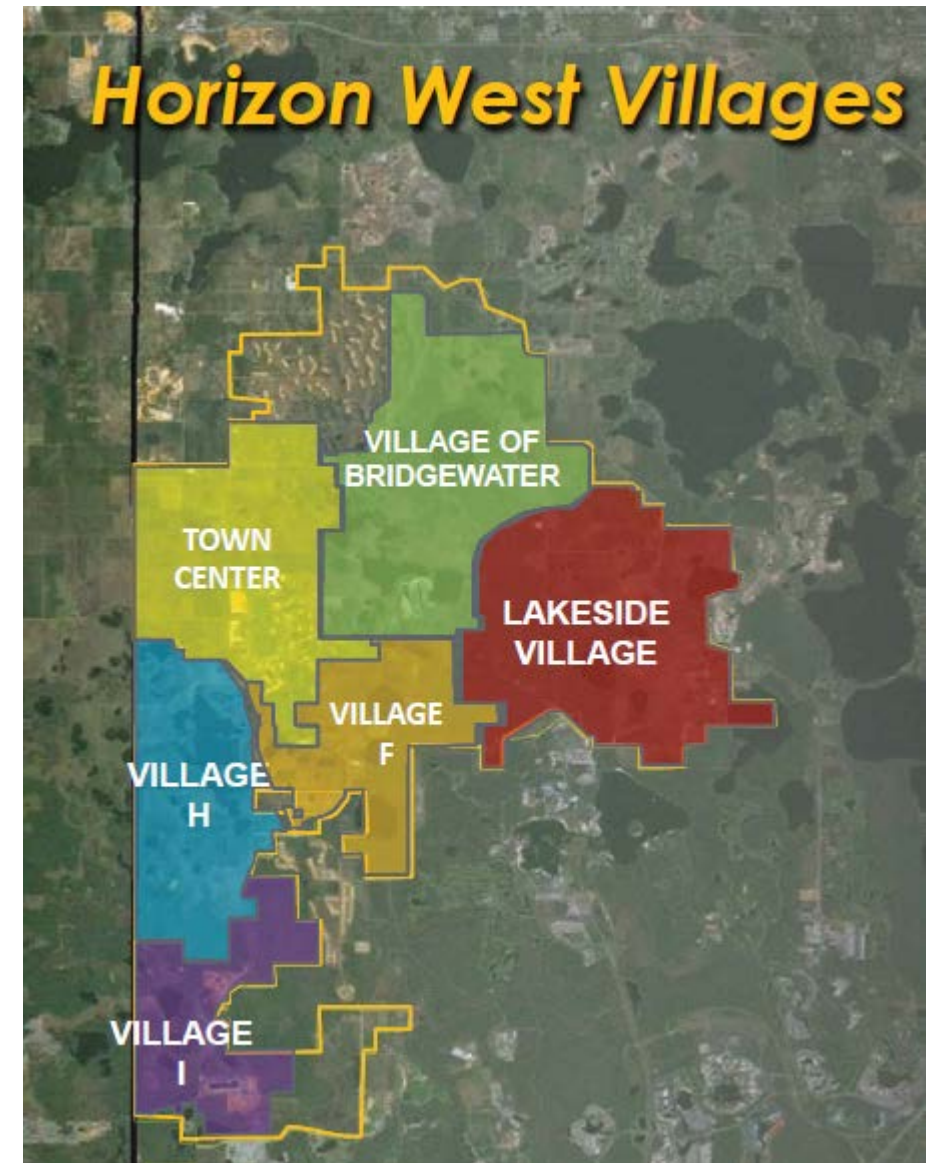


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Site Overview

Project Overview

- 20.26 acres overall
- Only 2.8 actual developable acres
- Located at 8498 Seidel Road
- Part of the Village F Planned Development, Parcel N-5
- Village F was originally approved for 3,280 residential DUs, 240,000 SF of non-residential uses, 2 elementary schools, 1 high school and other APFs



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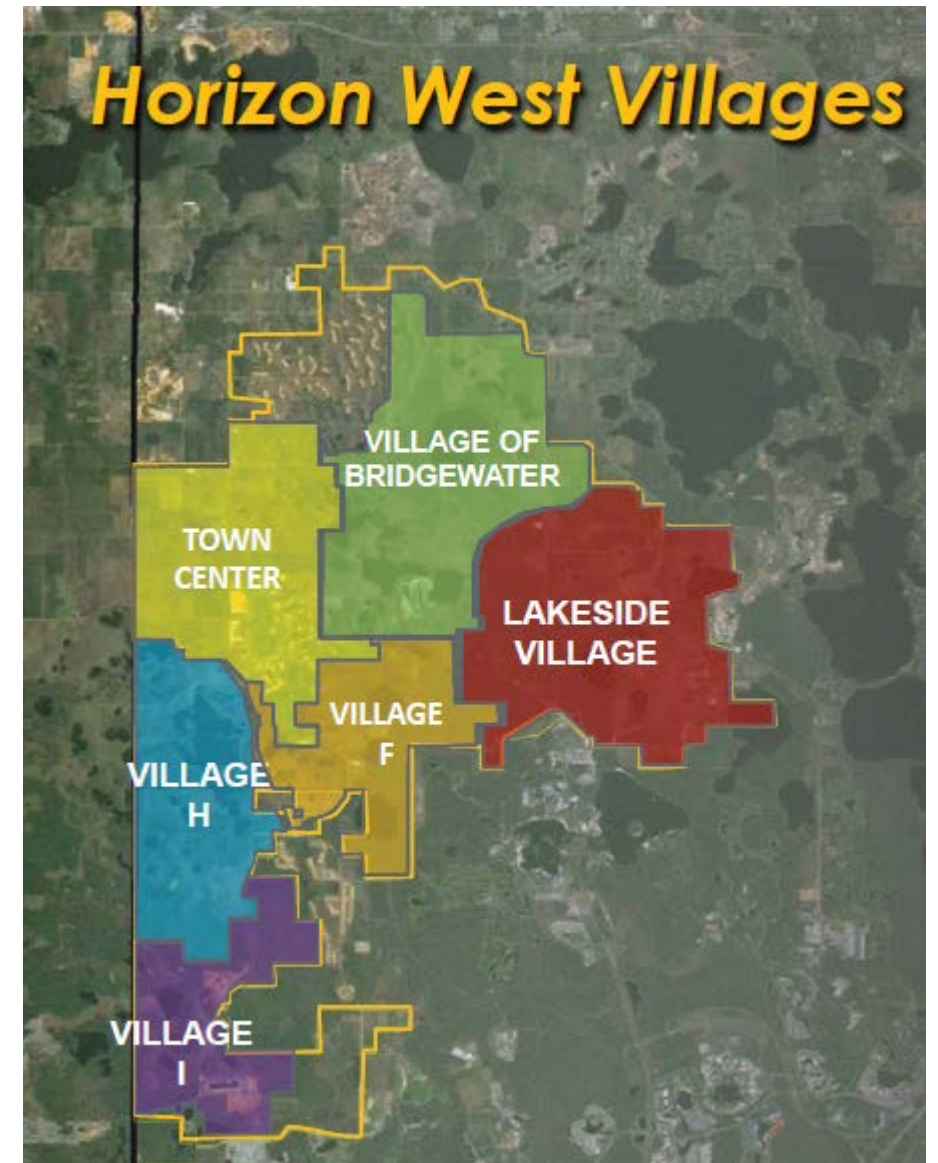


Project Aerial



Project Overview

- Site is currently approved for 19 townhomes
- Proposed 75 bed Assisted Living Facility comes at a conversion rate of 1 dwelling unit = 4 beds
- Proposed development will conform to existing development standards for the Horizon West Village F Townhome District



Assisted Living Facility

Section 38-1:

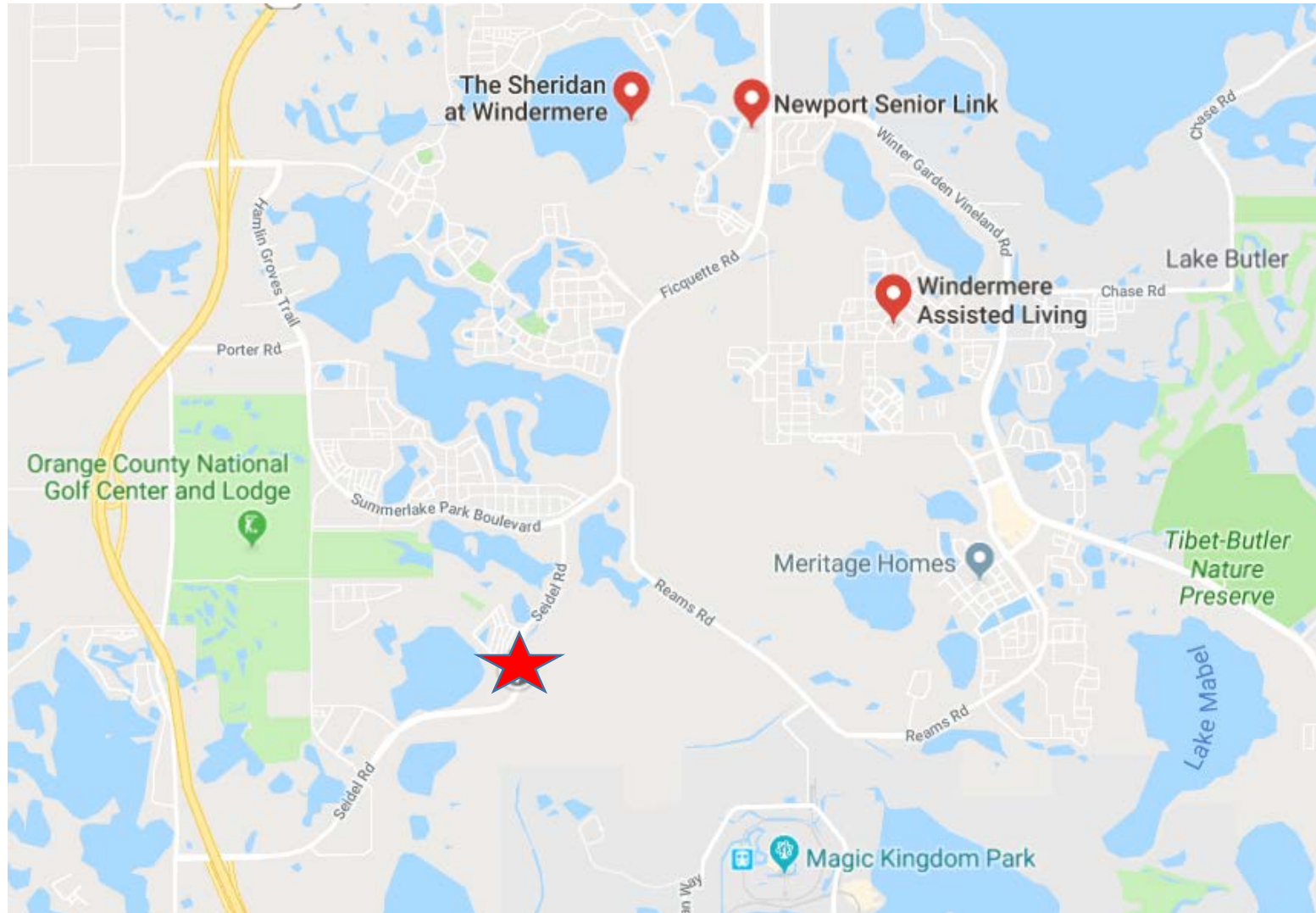
Assisted living facility shall mean any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, excluding a "nursing home" as defined in this section, or other residential facility, whether operated for profit or not, which is licensed by the State of Florida and undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator.

Project Overview

- Project will NOT increase the currently permitted building height; we will be below the height allowed for townhomes
- Project will NOT request any waivers or variances from development standards
- Project will NOT permit any other commercial use on site. This request is limited solely to an Assisted Living Facility Use.



Nearby Senior Living Options: 4 to 6 miles from site



Background

- 2 community meetings held
 - September 25, 2017
 - July 23, 2018
- Follow up Information Provided to Attendees of Community Meeting via Email and Facebook
- Request is for approval, consistent with staff's recommendation, of a substantial change to the land use plan to allow for development of a Assisted Living Facility

Assisted Living Facilities

Who is the Operator?

- The operator for the facility is American Healthcare Management Group (AHMG).
- Founded in 2002, AHMG is a management and consulting organization focused on creating industry leading and challenging solutions for hospitals, health systems, senior living organizations, mental health, physician practices, and family enterprises.
- The AHMG Senior Living Division brings forward proven clinical and business models designed to support independent, assisted and memory care communities.



What exactly is an Assisted Living Facility?

Assisted Living Facilities are basically residential communities that allow for our parents and grandparents to live in a safe, comfortable and luxurious environment. ALFs provide assistance to our residents with all Activities of Daily Living.



Common Questions

- Is this a drug or alcohol rehabilitation center?
 - No! It is a place for our parents, grandparents and loved ones to live in a safe and caring environment
- Is this a government funded center?
 - No! It is 100% private pay
- Do we background check residents?
 - Yes! Same as our employees.
- Are there a lot of emergency vehicles coming to the site?
 - No! On average, there is 1 emergency call a month.

Common Questions

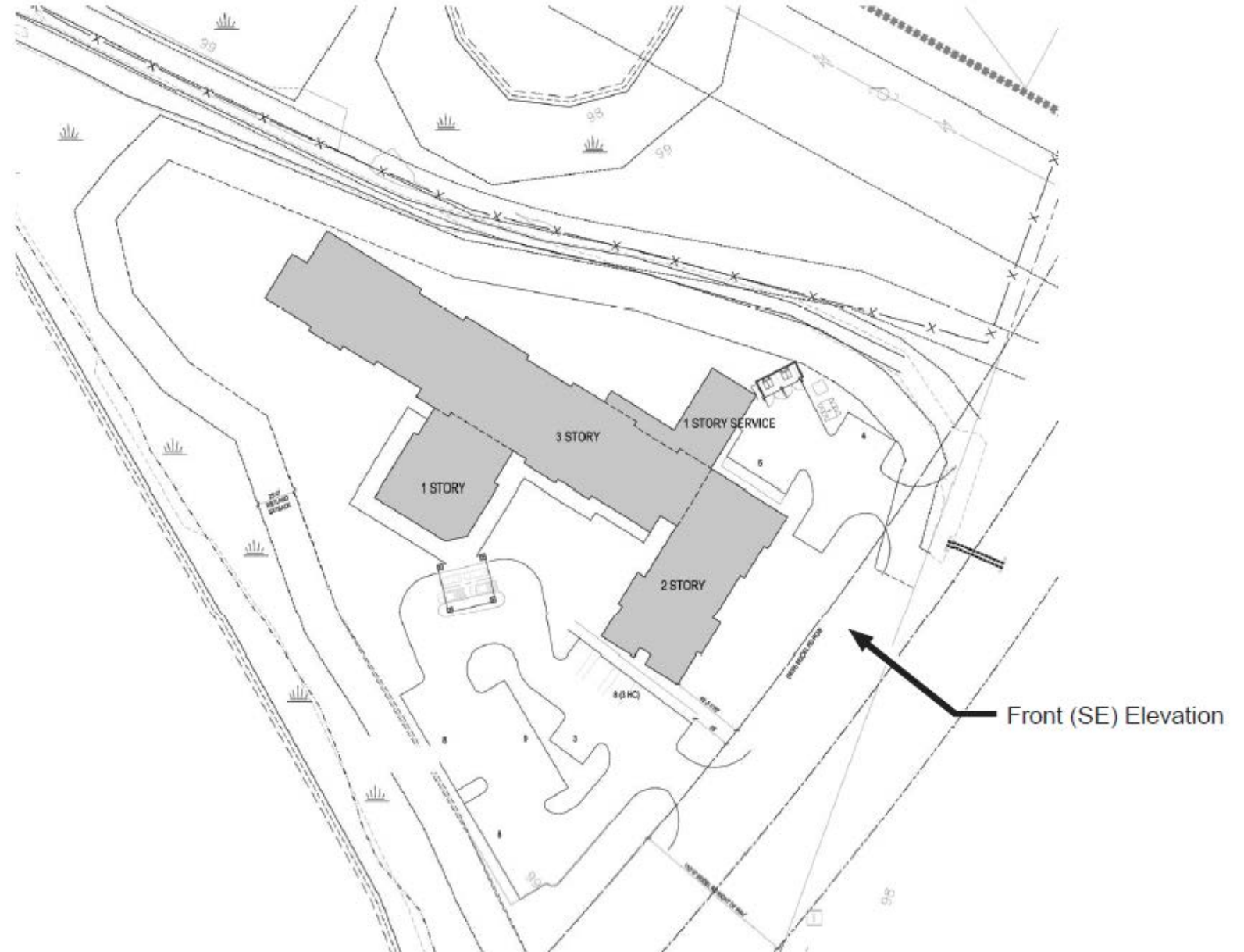
- Is there going to be skilled nursing or memory care on site?
 - No, we are only seeking an assisted living license for this site.
- How often are there deliveries?
 - Generally two food deliveries per week and one supply delivery per week.
- How old are the residents?
 - 55 and up, but generally 75 years and older.
- Are the residents monitored?
 - Yes! Though our residents just need daily assistance or do not want to manage a household alone, we still have them check in/out to ensure their safety and security.

Project Updates

Previous Concept Plan



New Concept Plan



New Concept Plan



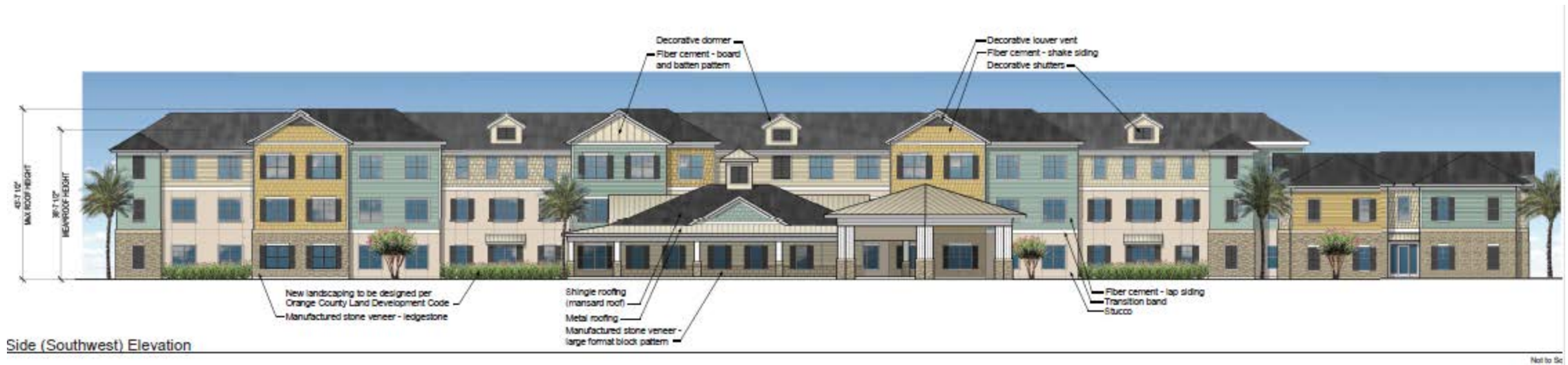
Updates to Project Layout

- Reoriented the entire concept plan to make the ALF look like a normal townhome/residential product from Seidel Road.
- Removed parking and drive aisles in front of building which would be customary for this type of product.
- Reduced building frontage by over 40% along Seidel Road.
- Set the ALF entry feature off Seidel Road
- Created open space on site via multiple courtyards and front lawn (we are not maxing out the allowable buildable area on this site).

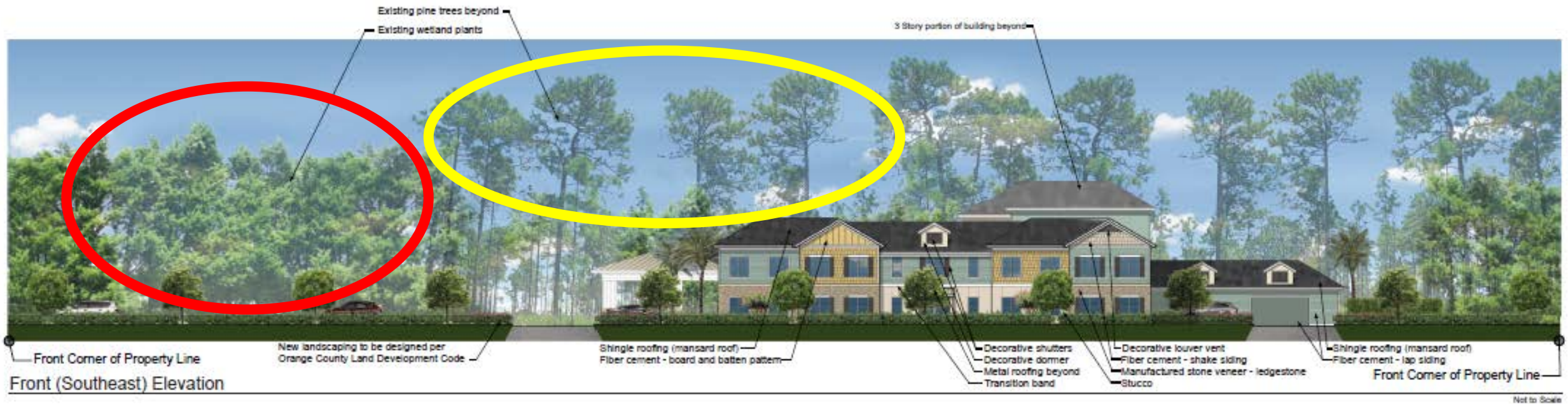
Updates to Project Design

- Did not use all 4 stories otherwise allowed in this district. Our buildings range between 1-3 stories high.
- Building is only 2 stories along Seidel Road
- Created a townhouse style façade massing which is consistent with and complementary to the residential neighborhoods nearby.
- Created an upscale façade design to tie into the residential neighborhood design
 - Shingle roof
 - Decorative shutters, dormers and vents
 - Mix of stucco, stone veneer and transition bands
- Created a façade relief to break up the long building, similar to traditional residential townhouses

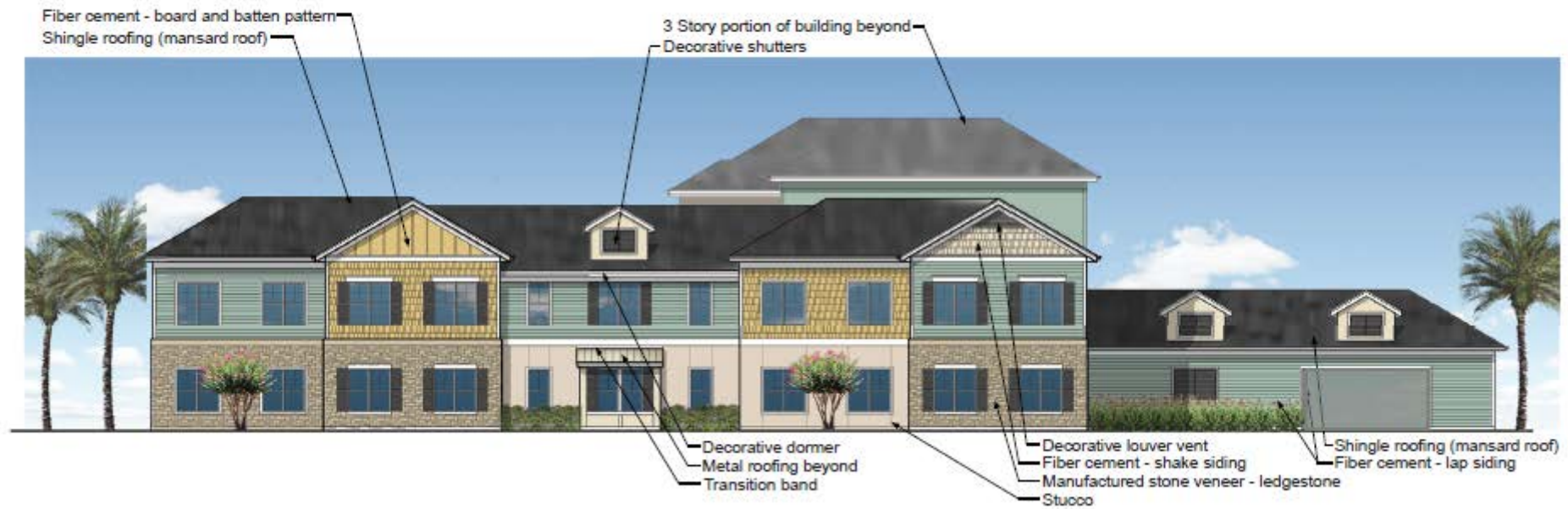
Prior Front Façade Design



Front Elevation along Seidel Road



Close Up View of Front Elevation



Daily Trips

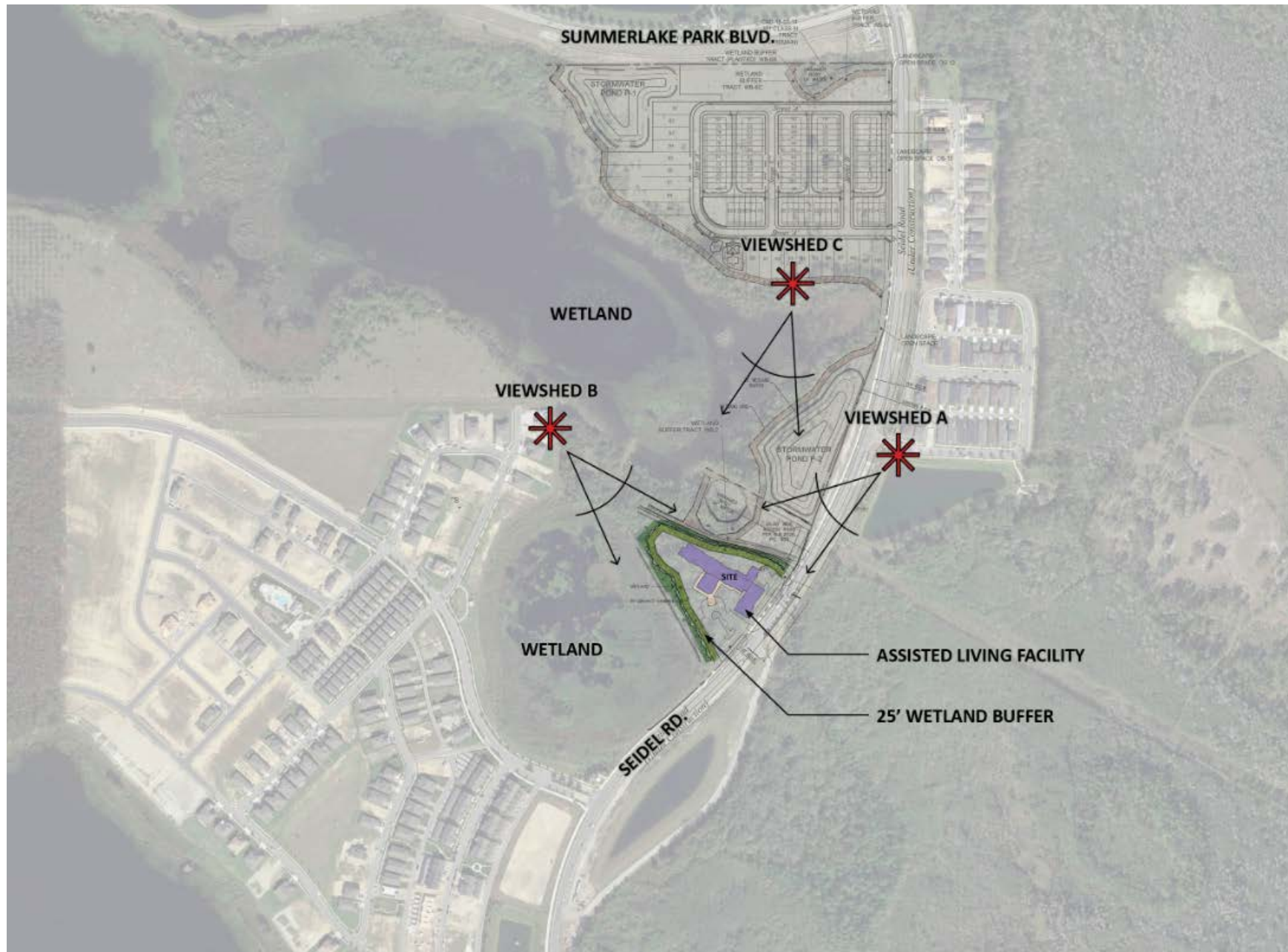
Trip Comparison:

**Summary of Trip Generation
Horizon West Village F**

Parcel N-5	ITE Code	Development Program	PM Peak Period	
			Rate	Total
Residential	210	19 DU	1.01	19
ALF	254	75 Beds	0.26	19
Difference				0

Source: *Residential Rate taken from Village F Road Network Agreement*
Conversion of ALF beds to townhome units assumed at 4beds:1 DU

Viewsheds



VIEW A: Lake Hancock Preserve

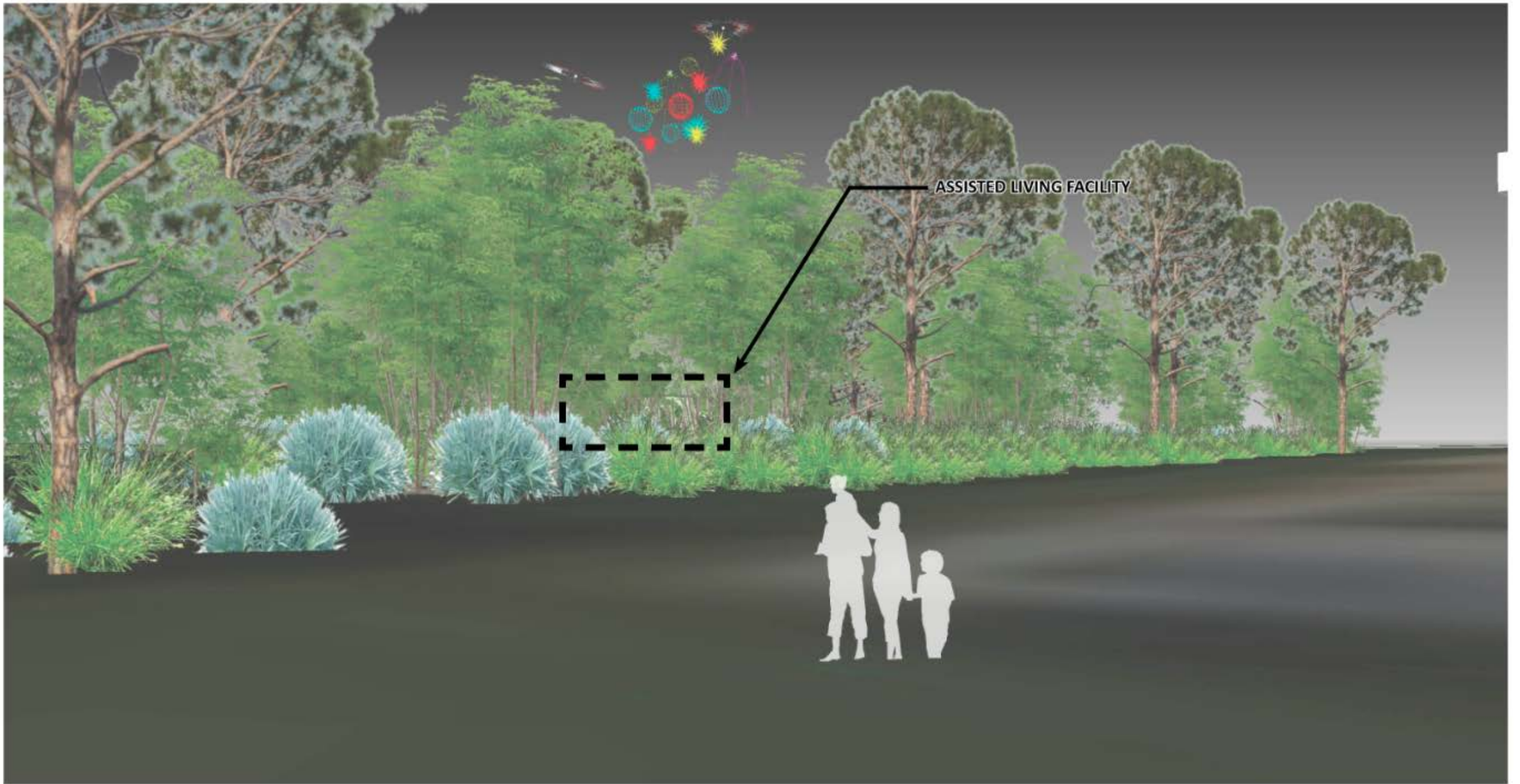




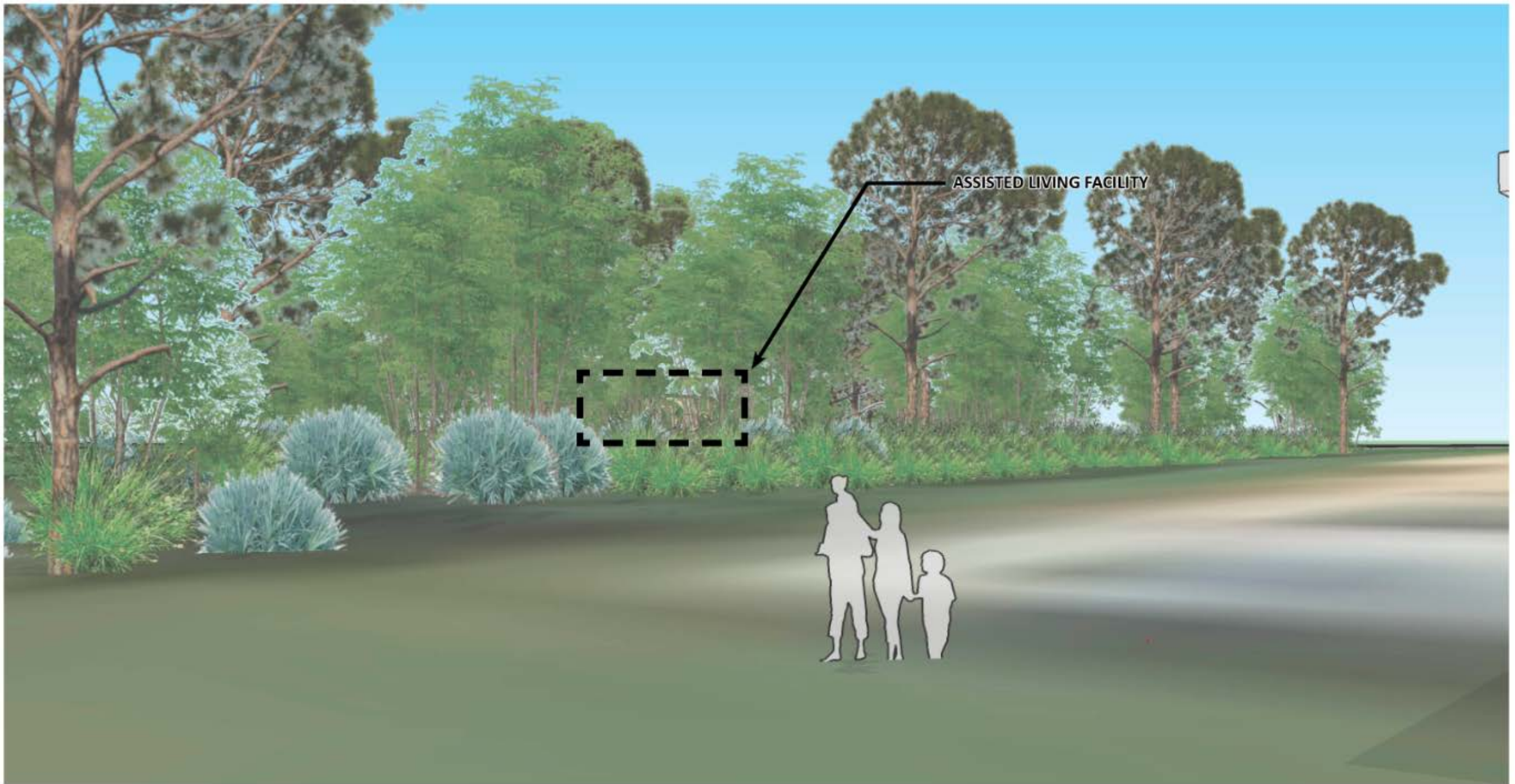
VIEWSHED A

VIEW B: Lakeview Pointe





VIEWSHED B - Nighttime



VIEWSHED B

VIEW C: Summerlake PD





ASSISTED LIVING FACILITY

VIEWSHED C

Criteria for Approval

Village F: Comprehensive Plan Policies

- FLU4.1.1** ***General Village Principles.** Each Village Specific Area Plan (SAP) shall be designed based on an urban development pattern, which encourages the formation of a suburban village while ensuring the provision of adequate public facilities and services concurrent with development and protection of environmental quality.*
- C. *A Village shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.*

Village F: Comprehensive Plan Policies

- FLU8.2.2 *Continuous stretches of similar housing types and density of units shall be avoided. **A diverse mix of uses and housing types shall be promoted.***
- FLU8.2.11 *Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.*
- UD4.3.7 *The County shall encourage a compatible mix of housing types and services in residential areas.*

Land Use Compatibility

- Staff concluded that the proposed change would not adversely impact any adjacent properties or result in an incompatible land use pattern.
- Staff concluded that the proposed change is consistent with the FLUM designation of Village and all applicable Comprehensive Plan provisions.
- The proposed design and layout of the building is in keeping with the residential design standards for Horizon West and fits into the existing pattern of development.

Project Benefits

Project Benefits

- Provides a needed community amenity to care for elderly family members
- Creates no impact on our schools
- Minimal traffic generated on site
 - On average, only 1 in 10 residents has a car
- The use is quiet and compatible with neighboring residential uses



Voluntary Conditions of Approval

Voluntary Conditions of Approval for Parcel N-5

1. *The site shall be limited to an Assisted Living Facility only. No other commercial uses shall be permitted on site.*
2. *No parking or drive aisles shall be permitted between the Seidel Road right-of-way and the front building façade of the Assisted Living Facility.*
3. *Buildings shall be limited to a maximum height of three stories / 48 feet within Parcel N-5, with buildings fronting on Seidel Road limited to a maximum height of two stories / 35 feet.*
4. *Building frontage adjacent to Seidel Road shall be limited to a maximum of 110 linear feet to permit additional architectural embellishments.*
5. *The primary entrance to the Assisted Living Facility shall be set back behind the proposed two-story building that fronts on Seidel Road.*
6. *Development of the Assisted Living Facility shall substantially comply with the site layout and façade design dated December 12, 2018, as represented to the Board of County Commissioners on December 18, 2018.*
7. *Signage for the Assisted Living Facility shall comply with residential signage standards found in Sec. 31.5-73. Electronic Message Center (EMC) signs shall be prohibited.*

Request

Request

Approval, consistent with staff's recommendation, of a substantial change to permit an Assisted Living Facility to be developed according to the seven voluntary conditions of approval.

**THANK
YOU**

Section 38-1387: Retail, commercial & professional office are permitted in townhouses and apartments when fronting a NC or VC district.

2) below notes that retail commercial & professional office are permitted in townhouses and apartments when fronting a NC or VC district.

Sec. 38-1387. - Townhome district, Townhouse Apartment district, Apartment district, and Condominium district.

(a) *Townhouse/apartment/condominium guidelines.* The following development guidelines shall apply to all development within the Townhome District, Townhouse/Apartment District, Apartment District and Condominium District, regardless of the form of ownership.

(1) *Density.* Except for transfer of development rights as provided in chapter 30, article XIV, division 2, of this Code, or as otherwise provided in section 38-1384(a), and the respective SAP; the average net density [in] areas designated Townhome District, Townhouse/Apartment District or Condominium District on a PD Land Use Plan (LUP), Preliminary Subdivision Plan (PSP) or Development Plan (DP) shall be as follows:

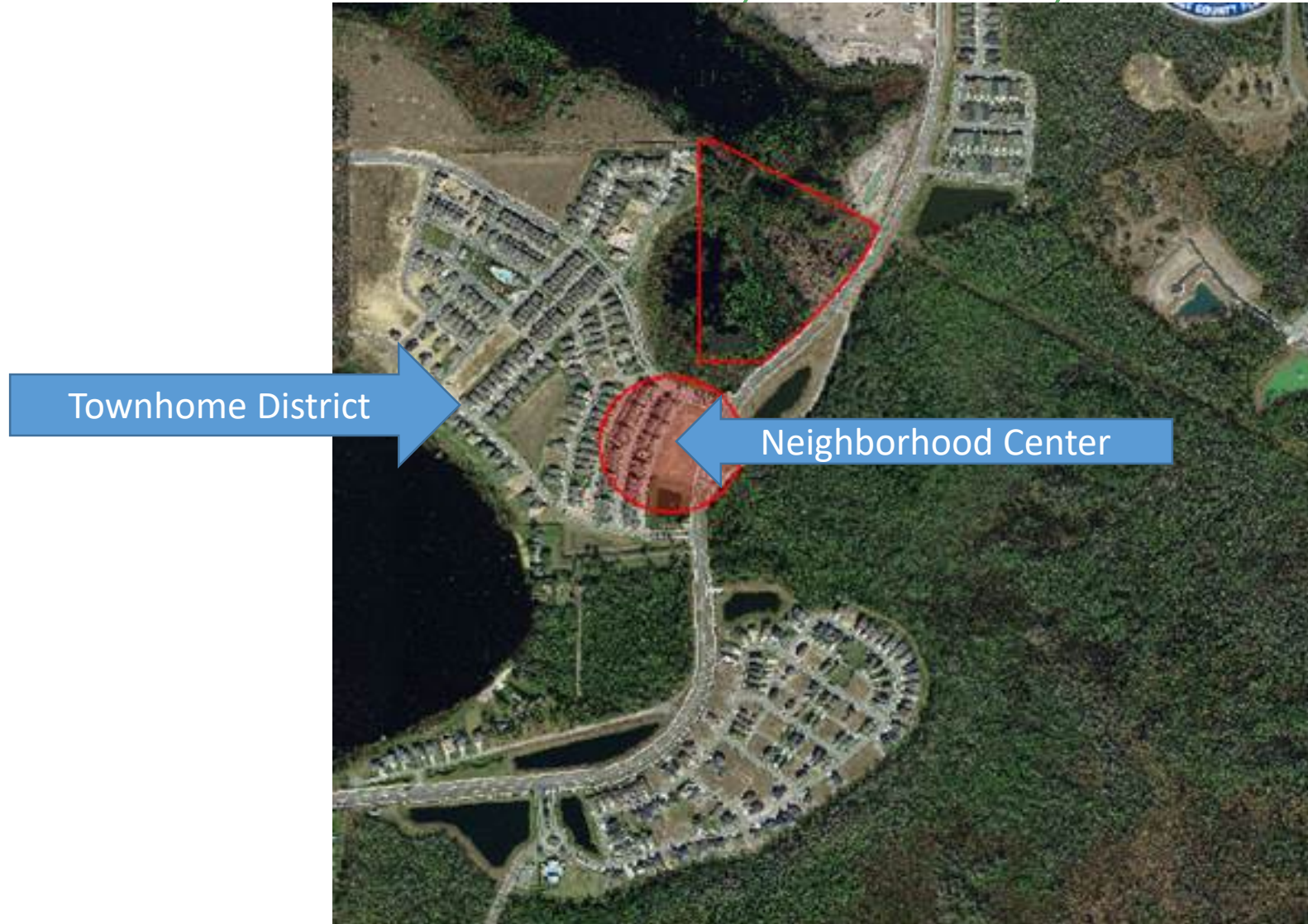
- Townhome District: Eight (8) to ten (10) dwelling units per acre (per SAP).
- Townhouse/Apartment District: Twelve (12) dwelling units per acre.
- Apartment District: Sixteen (16) to twenty-five (25) dwelling units per acre (per SAP).
- Condominium District: Sixteen (16) to twenty (20) dwelling units per acre (per SAP).

(2) *Permitted uses.* Unless otherwise stated by the applicable SAP, attached and detached single-family units, attached multi-family and condominium units, and all other accessory uses as permitted in the use table for the R-3 zoning district, section 38-77 of this chapter, shall be permitted in the Townhome District, Townhouse/Apartment District and Apartment District [Note: Section 38-1387.3(a)(3) prohibits apartments in the Condominium District].

Retail commercial and professional office uses may also be permitted on the first floor of a townhouse or apartment structure when fronting a neighborhood center or village center district. However, such nonresidential uses shall be integrated into the residential building, shall be limited to one thousand (1,000) square feet of gross leasable area, shall be primarily oriented to serve the residents of the immediate area, and shall be deducted from the allowable square footage of the Neighborhood Center or village center district in which it fronts.

Covenants and restrictions shall identify the areas of nonresidential uses. Certain structures and uses required to serve educational, religious, utilities and non-commercial recreational needs may be permitted by the Board of County Commissioners through PD or PD substantial change approval and shall be identified on the PD/LUP.

Townhome District Near our Site Is Adjacent to a Neighborhood Center & Would Permit such Limited Retail/Commercial/Office Uses



Positive Project Feedback

Excerpts of feedback was provided by a resident who is part of the Horizon West Facebook group for residents in Village F.

These comments were made after our updated renderings and project information were shared to the group.



and 6 others >



Won't anybody please think of grandpa!! He just wants to live close by

2h

Haha

Reply



I don't mind this at all. The one in Summerport came out beautiful. We all are going to get old one day , our elders still need to belong to a community, not stuck someplace "out of the way ". ❤️❤️❤️💧

2h

Like

Reply



Positive Project Feedback



This explanation and design sketches make a compelling case, starting to sway me a bit.

2h

Like

Reply



This looks great! Facts, not feelings and it's not 7 stories!

2h

Like

Reply



And, bonus: an ALF doesn't add any population to our overcrowded schools!