

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 7B
DATE 11/28/11

AGENDA ITEM REQUEST

MEETING: REGULAR SPECIAL

DATE: NOVEMBER 28, 2011

ORDINANCE RESOLUTION MOTION PUBLIC HEARING

ITEM: P11-055 AMBROSIA TREATMENT CENTER
MINOR SITE PLAN

RECOMMENDED ACTION:

On June 8, 2011, the Site Plan Review Committee unanimously voted to recommend approval of this site plan amendment application.

EXHIBITS:

- A. Staff Report
- B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

To convert an old model home center, and adjacent residential buildings, consisting of a total of four (4) one story buildings, into group homes associated with a treatment facility. All treatment will be off site; this facility will only be used as a group home.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 11/09/11



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF NOVEMBER 28, 2011
FROM: JOHN FINIZIO, PLANNER *JF*
RE: MINOR SITE PLAN AMENDMENT APPLICATION
(PROJECT NO. P11-055)
AMBROSIA TREATMENT CENTER
DATE: NOVEMBER 8, 2011

APPLICANT/OWNER: RMP Enterprises LLC.

LOCATION: The property is located on the east side of Bayshore Blvd., between Duval Avenue and Duxberry Avenue.

LEGAL DESCRIPTION: Port St. Lucie Section 28, Block 232, Lots 20 through 23.

SIZE: The site consists of four (4) residential lots for a total of 1.13 acres, or 49,223 square feet.

EXISTING ZONING: I (Institutional).

EXISTING USE: Model home center and single family residences converted into a group home associated with a treatment center.

SURROUNDING USES: North = RS-2 (Single Family Residential) zoning, with existing residential homes. South = RS-2 (Single Family Residential) zoning, with existing residential homes. East = RS-2 (Single Family Residential) zoning, with existing residential homes. West = Bayshore Blvd., beyond is CG (General Commercial) zoning with existing commercial buildings.

PROPOSED PROJECT: To convert an old model home center, and adjacent residential residences, consisting of a total of four (4) one story buildings, into group homes for a treatment facility. All treatment will be off site; this facility will only be used for a group home.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. This is an existing site that is being renovated; therefore utilities already exist for the site. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: Staff review indicates that this project will generate approximately 21 daily vehicle trips (ITE Trip Generation Manual, 8th Edition; Land Use Code 254 Assisted Living Facilities) on the roadways adjacent to this project (Bayshore Boulevard). An LOS for Bayshore Blvd. north of West Virginia Drive (Crosstown Parkway) was calculated at level "B" in 2008.

Staff finds that this project should not have an adverse effect on transportation level of service for the adjacent roadways.

Parks/Open Space: Not applicable as this is a commercial project.

Stormwater: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. During the rezoning process to Institutional; the surrounding neighbors, concerned with the affect this change could have on the neighborhood, voiced their desire to, where possible, keep the site as is (residential in appearance). Curbside pick-up is currently being used for this site, and will continue to be used in the future. No dumpster enclosure is being provided.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: This is an existing development that is being redeveloped. Prior to the rezoning of this property to Institutional, this property contained a model home center, and single family residences. All required environmental issues were addressed during the initial building phase.

Architectural Design Standards: The future land use for this property is Low Density Residential (RL). It is also important to note that this property is not located within any of the City's Conversion Areas. The Citywide Design Standards do not apply to property which has an RL Land Use; therefore, meeting the design standards is not

required for any building in RL (Low Density Residential) Land Use, which is not in a conversion area.

Other: Approval of this project is conditioned upon payment of all applicable impact fees.

RELATED PROJECTS:

P10-164 – RMP Enterprises/Gerald Haffey Rezoning Application. Application rezoned 1.13 acres from RS-2 (Single Family Residential) to I (Institutional). Application was approved by City Council on April 11, 2011.

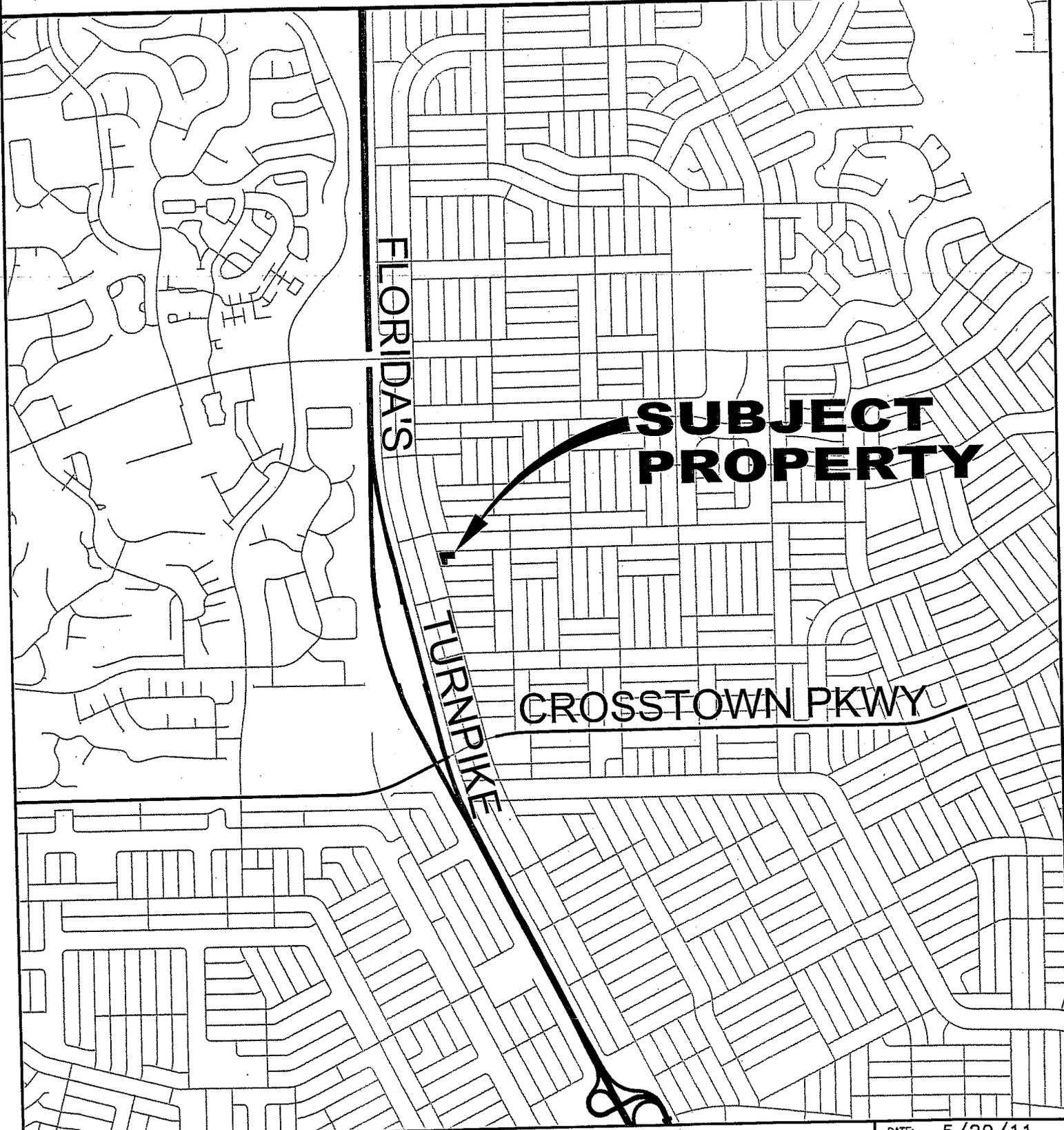
P03-425 – Gem Builders, Inc. – Site Plan Amendment application to add additional parking spaces to the existing model home. This application was approved administratively by the City of Port St. Lucie on September 10, 2003.

P02-341 – Gen Builders, Inc. – Model Home Applications. Reviewed and approved by the City of Port St. Lucie on December 20, 2002.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee reviewed the request and recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 20-23 BLOCK 232
PORT ST LUCIE SECTION 28

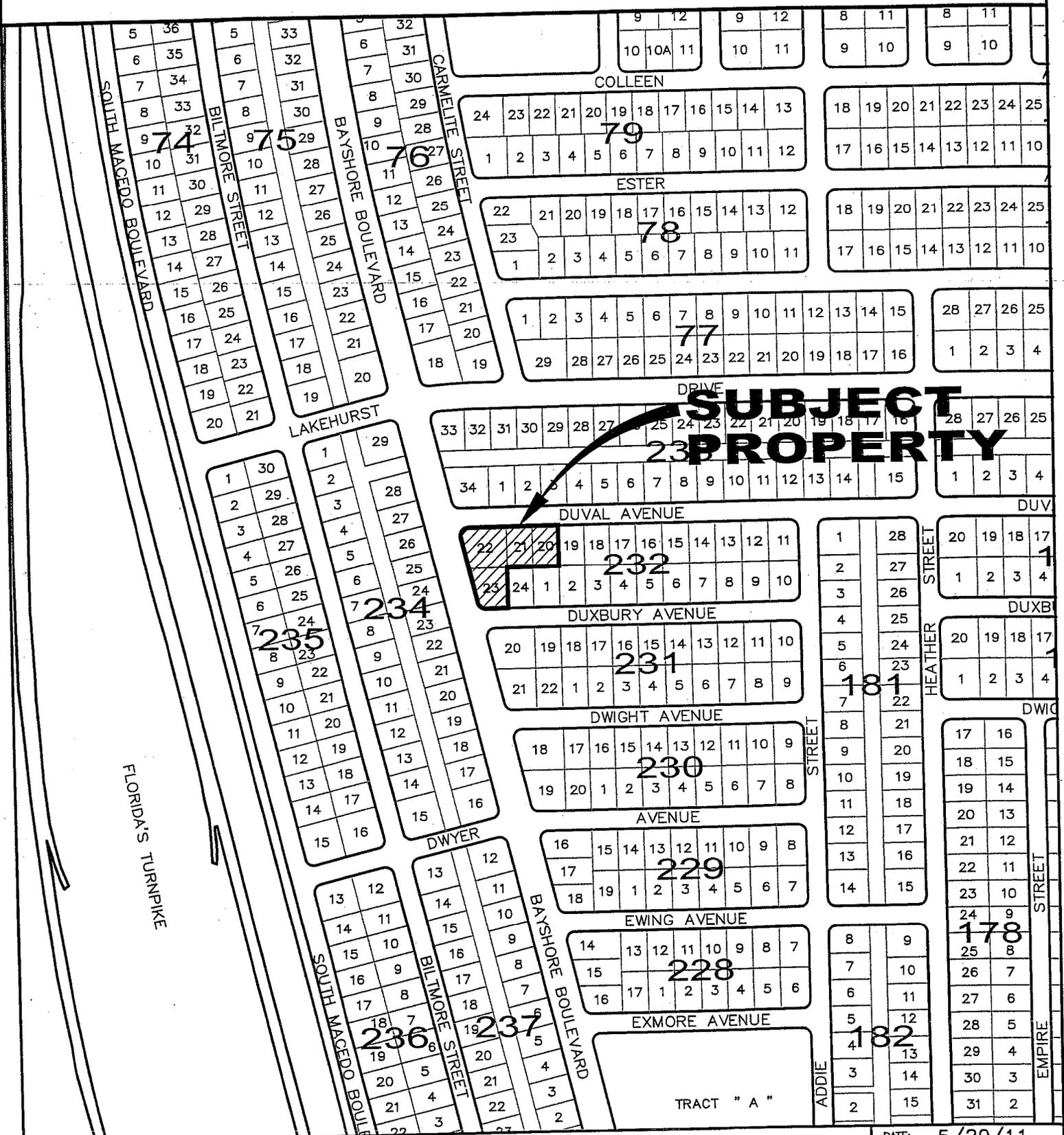
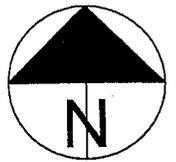
DATE: 5/20/11

APPLICATION NUMBER:
P11-055

CADD FILE NAME:
P11-055L

SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 20-23 BLOCK 232
PORT ST LUCIE SECTION 28

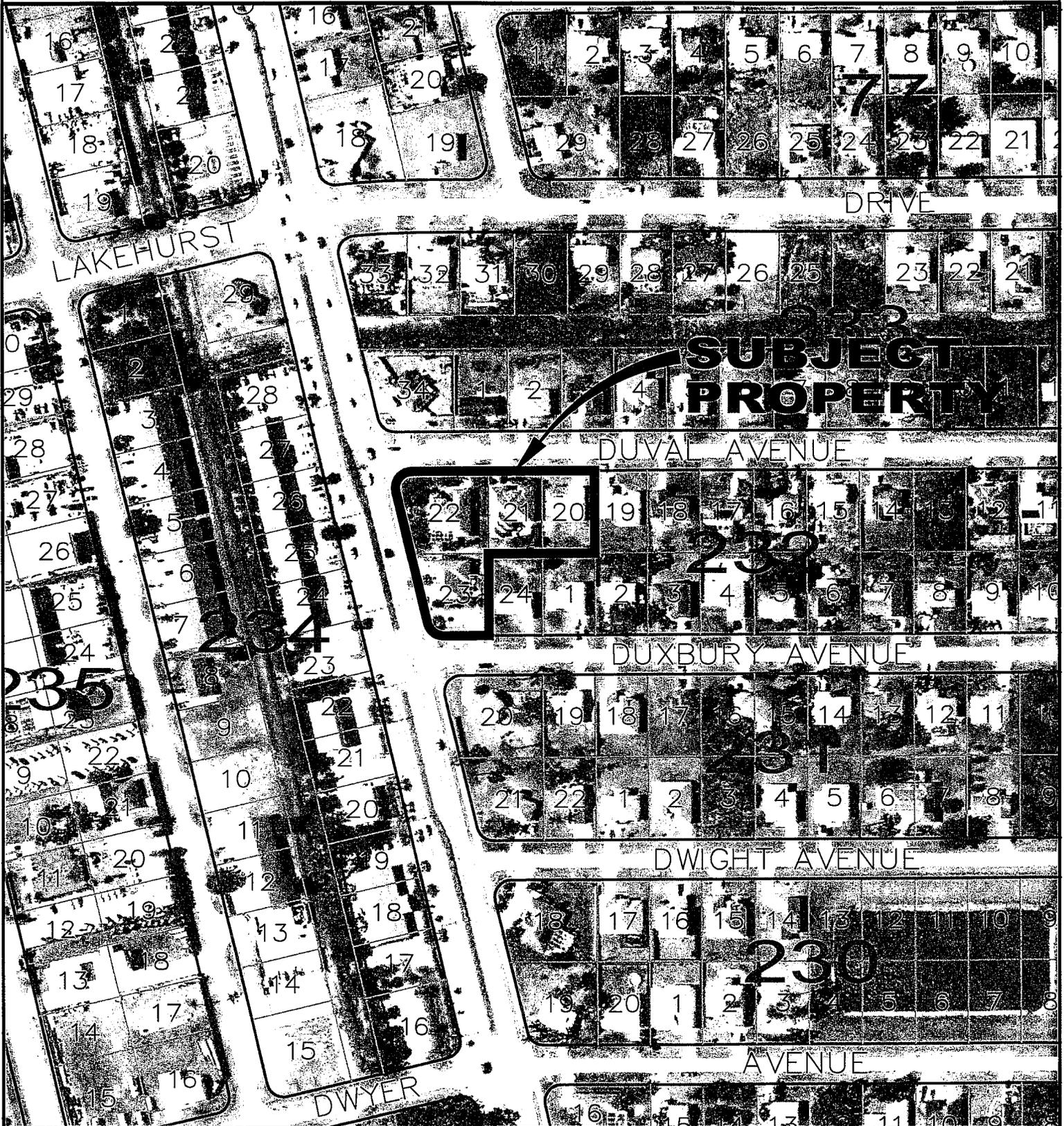
DATE: 5/20/11

APPLICATION NUMBER:
P11-055

CADD FILE NAME:
P11-055M

SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZZ2011.DWG

SITE PLAN REVIEW
LOTS 20-23 BLOCK 232
PORT ST LUCIE SECTION 28
AERIAL JAN 2009

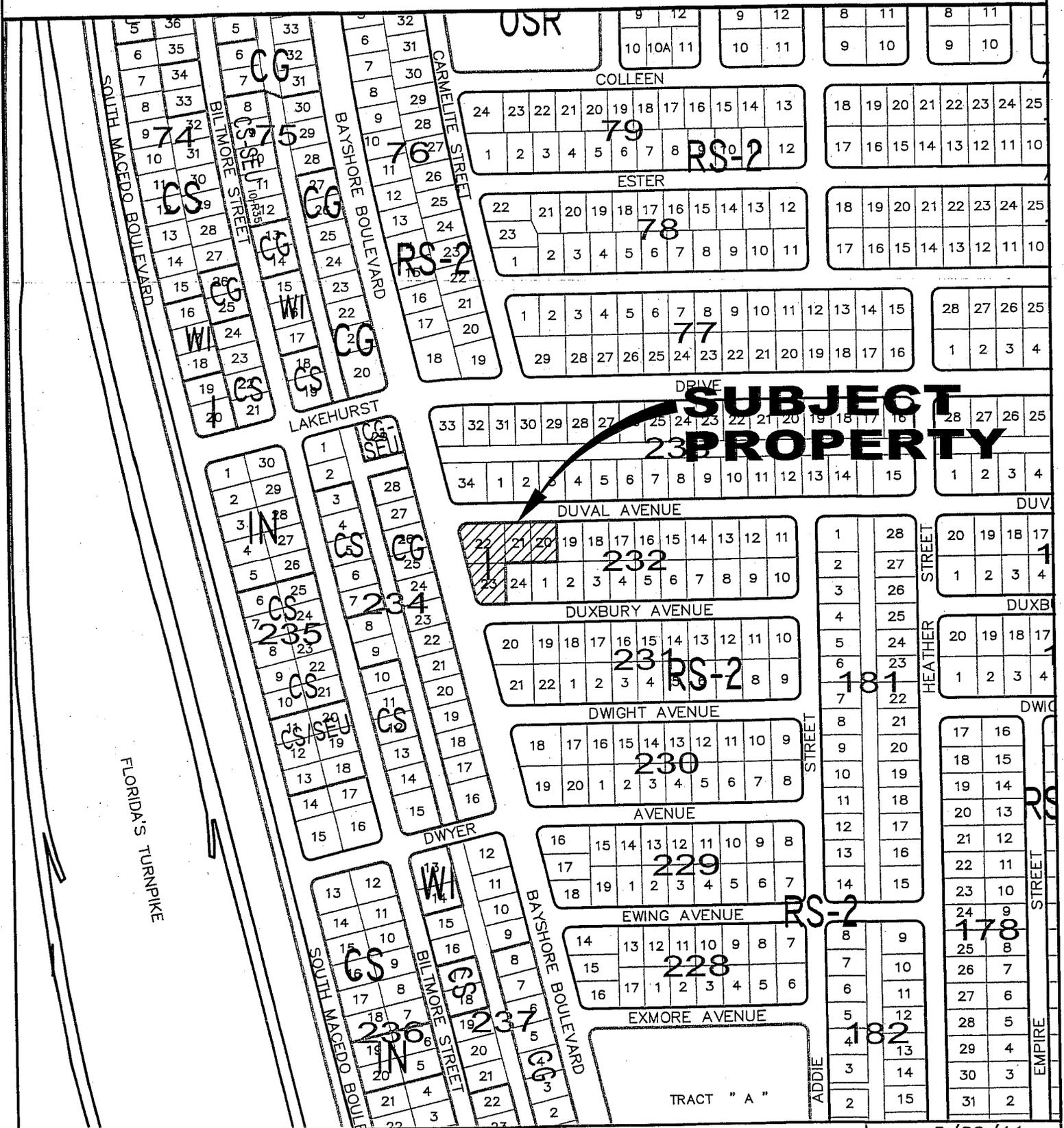
DATE: 5/20/11

APPLICATION NUMBER:
P11-055

CADD FILE NAME:
P11-055A

SCALE: 1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 20-23 BLOCK 232
PORT ST LUCIE SECTION 28

DATE: 5/20/11

APPLICATION NUMBER:
P11-055

CADD FILE NAME:
P11-055M

SCALE: 1"=400'

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P11-055
Fees (Nonrefundable) \$ 2,345.00 Arch.: \$ _____
Receipt #'s: 11679

PROJECT NAME: AMBROSIA TREATMENT CENTERS - Bayshore
LEGAL DESCRIPTION: Sec 28, Bk 232, Lots 20, 21, 22 & 23.
LOCATION OF PROJECT SITE: EAST SIDE Bayshore Blvd BTWN Duval & Duxbury
PROPERTY TAX I.D. NUMBER: 3420-635-0420-000-9, 3420-635-0421-000-6
3420-635-0422-000-3, 3420-635-0423-000-0
STATEMENT DESCRIBING IN DETAIL Model Home Center converted to Rehab. Dwts
THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Rehabilitation dwellings
Congregate Care Facility
GROSS SQ. FT. OF STRUCTURE (S): 9720 SF
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 4 D.U.
UTILITIES & SUPPLIER: CITY OF PSL (existing water & WW connections)
GROSS ACREAGE & SQ. FT. OF SITE: ~~1.13~~ 1.13 ac **ESTIMATED NO. EMPLOYEES: 2
FUTURE LAND USE DESIGNATION: RL ZONING DISTRICT: I (institutional)
OWNER(S) OF PROPERTY: JOE MORRISON
Name, Address, Telephone & Fax No.: RMP ENTERPRISES LLC
540 NW UNIVERSITY BLVD, SUITE 103
PORT ST. LUCIE, FL 34984
APPLICANT OR AGENT OF OWNER: 330-204-3781 tel
Name, Address, Telephone & Fax No.:
PROJECT ARCHITECT/ENGINEER: J&M Engineering (Bill ORAZI)
(Firm, Engineer Of Record, SEAN MANSON, P.E.
Florida Registration No., Contact PE No 59410
Person, Address, Phone & Fax No.) BILL ORAZI 2440 SE TEL HWY, SUITE N, STUART
772-370-5871 tel Fax 772-220-2811

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
***When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Joseph Morrison
OWNER'S SIGNATURE
JOSEPH MORRISON HAND PRINT NAME
DIRECTION OF OPERATION
TITLE
5/12/11 DATE

RECEIVED

MAY 17 2011

Prepared By and Return To:
Merrill Parker
Fast Title Inc.
698 SW Port St. Lucie Blvd., #104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)
3420-635-0420-000/9

File No. FT20082186

WARRANTY DEED

THIS WARRANTY DEED dated this 26 day of December, 2008, by Jeffrey P. Davis, joined by his wife, Sarah Davis, hereinafter called the grantor, to RMP Enterprises, LLC, a Florida Limited Liability Company, whose post office address is 146 NW Central Park Plaza, Suite 201, Port St. Lucie, FL 34986 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 20, Block 232, Port St. Lucie Section Twenty Eight, according to the Plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2008.

Prepared By and Return To:
Merrill Parker
Fast Title, Inc.
698 SW Port St. Lucie Blvd., #104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)
3420-635-0421-000/6

File No. FT20082160

WARRANTY DEED

THIS WARRANTY DEED dated this 30 day of December, 2008, by GEM Builders, Inc., a corporation existing under the laws of Florida, and having its principal place of business at 5475 NW St. James Blvd., #111, Port St. Lucie, FL 34983, hereinafter called the grantor, to RMP Enterprises LLC, whose post office address is 146 NW Central Park Plaza, Suite 201, Port St. Lucie, FL 34986, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 21, Block 232 of Port St. Lucie Section Twenty Eight, according to the Plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

Warranty Deed (Individual to Individual)

Prepared By and Return To:
Merrill Parker
Fast Title, Inc.
698 SW Port St. Lucie Blvd., #104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)
3420-635-0422-000/3

File No. FT20082160

WARRANTY DEED

THIS WARRANTY DEED dated this 30 day of December, 2008, by GEM Builders, Inc., a corporation existing under the laws of Florida, and having its principal place of business at 5475 NW St. James Blvd., #111, Port St. Lucie, FL 34983, hereinafter called the grantor, to RMP Enterprises LLC, whose post office address is 146 NW Central Park Plaza, Suite 201, Port St. Lucie, FL 34986, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 22, Block 232 of Port St. Lucie Section Twenty Eight, according to the Plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

Warranty Deed (Individual to Individual)

Prepared By and Return To:
Merrill Parker
Fast Title, Inc.
698 SW Port St. Lucie Blvd., #104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s):

Prepared By and Return To:
Merrill Parker
Fast Title, Inc.
698 SW Port St. Lucie Blvd., #104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)
3420-635-0423-000/0

File No. FT20082160

WARRANTY DEED

THIS WARRANTY DEED dated this 30 day of December, 2008, by GEM Builders, Inc., a corporation existing under the laws of Florida, and having its principal place of business at 5475 NW St. James Blvd., #111, Port St. Lucie, FL 34983, hereinafter called the grantor, to RMP Enterprises LLC, whose post office address is 146 NW Central Park Plaza, Suite 201, Port St. Lucie, FL 34986, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 23, Block 232 of Port St. Lucie Section Twenty Eight, according to the Plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

Warranty Deed (Individual to Individual)

AMBROSIA



Substance Abuse Treatment Center

546 NW University Blvd., Suite 103 * Port St. Lucie, FL 34986
Phone: (772) 323-2099 * Fax: (772) 323-2106

May 31, 2011

To Whom It May Concern:

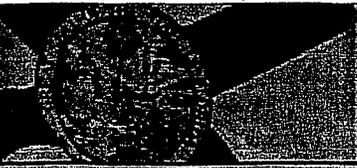
I Gerald Haffey, CEO of RMP Enterprises, LLC, authorize Joseph Morrison, Director of Operations, to act as agent of RMP Enterprises, LLC, in all matters pertaining to the city and county of Port St Lucie,

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Gerald Haffey".

Gerald Haffey
CEO



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Detail by Entity Name

Florida Limited Liability Company

R M P ENTERPRISES LLC

Filing Information

Document Number L07000080800
FEI/EIN Number 260673397
Date Filed 08/07/2007
State FL
Status ACTIVE
Effective Date 08/06/2007
Last Event LC AMENDED AND RESTATED ARTICLES
Event Date Filed 10/10/2008
Event Effective Date NONE

Principal Address

546 NW UNIVERSITY BLVD
STE 101
PORT ST LUCIE FL 34986 US

Changed 02/02/2011

Mailing Address

546 NW UNIVERSITY BLVD
STE 101
PORT ST LUCIE FL 34986 US

Changed 02/02/2011

Registered Agent Name & Address

HAFFEY, GERALD
146 NW CENTRAL PARK PLAZA
PORT ST LUCIE FL 34986 US

Name Changed: 10/10/2008

Address Changed: 10/10/2008

Manager/Member Detail

Name & Address

Title MGRM

HAFFEY, GERARD
709 COTE D'AZUR DR
PALM BEACH GARDENS FL 33410 US

This instrument was prepared by:
Pam Booker Hakim, Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
3420- 635-0420-000/9 and 3420-635-0421-000/6
P10-164

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3580133 04/08/2011 at 04:12 PM
OR BOOK 3283 PAGE 2446 - 2447 Doc Type: MS
RECORDING: \$18.50

UNITY OF TITLE

In consideration of the issuance of a Permit to RMP ENTERPRISES in Port St. Lucie, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described as follows, to-wit:

Lots 20, 21, 22 and 23, Block 232, Port St. Lucie Section 28, according to the plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, Florida.

in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and/or assigns until such time as the same may be released in writing by the City Council.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, and acknowledged on the 11 day of FEBRUARY, 2011,
in St. Lucie County, Florida.

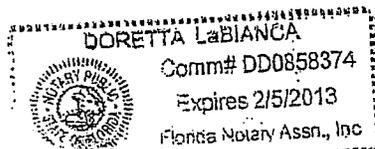
[Signature]
Witness
(Print Name): MARC CHIURATO

By: [Signature]

[Signature]
Witness
(Print Name): Nicholas Alberio

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 11 day of February, 2011, by Gerald Haffey, who is personally known to me, or produced _____ as identification.



[Signature]
Notary Public