

**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: Jason E. Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director

FROM: John W. McCoy, AICP; Chief, Current Development

DATE: August 14, 2017

SUBJECT: Thomas F. Scott's Request for Extension of Site Plan Approval for an Assisted Living Facility Development to be Known as Reflections ALF (SP-MA-15-11-32 / 2003070312)

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of September 19, 2017.

DESCRIPTION & CONDITIONS

On October 22, 2015, the Planning and Zoning Commission granted major site plan approval to construct a 98 unit (125 beds) adult living facility (ALF) / adult congregate living facility (ACLF) development on a 6.80 acre commercial site located on the east side of US 1 near Schumann Drive, adjacent to the Reflections on the River condominium development. Currently, the site plan approval expiration date is October 22, 2017.

On July 27, 2017, Thomas F. Scott, the project applicant, filed a request to extend the site plan approval expiration date for 90 days for a new expiration date of January 20, 2018. Mr. Scott states that construction activities have been delayed due to financing issues and obtaining jurisdictional permits (see attachment #1).

The Board is now to consider the 90 day site plan approval extension request.

ANALYSIS

Although minor amendments have been made to the LDRs since the project site plan was initially reviewed and approved, the Technical Review Committee (TRC) members agree that the amendments are not significant enough to require revisions or redesign of the project. Accordingly, all TRC members have reviewed and approved the extension request.

As allowed under provisions of the LDRs, the developer is requesting a 90 day extension of the site plan approval expiration date, which is less than the maximum 1 year allowed. For the project to proceed, construction must commence prior to the site plan approval expiration date. Pursuant to Chapter 914 of the LDRs, the Board of County Commissioners may deny, approve, or approve with

conditions the requested site plan extension. Staff has no objections to the Board granting the request since the site plan conforms to existing LDR requirements. Granting the request will provide a total application approval timeframe of 2 years and 90 days with a new site plan approval expiration date of January 20, 2018.

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve Thomas F. Scott's request for a 90 day extension of the site plan approval for the Reflections ALF development with all original approval conditions to remain in effect. The new site plan approval expiration date shall be January 20, 2018.

Attachments:

1. Request Letter
2. Location Map
3. Site Plan
4. List of Approval Conditions