

Jennifer Tonna

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Justification and Compatibility Statement

We are resurrecting plans previously approved by the City in the review processes initiated in 2010/2011. The economic downturn forced us to shelve our plans until now. Expired approvals have required us to revisit P&Z, Design review and Board of Adjustments. Finally, here in 2016, we propose to build an assisted living facility to meet the increasing need for specialized care in the management of memory loss. The single level facility has the appearance of a large custom home, but with parking spaces.

In this Statement, we wish to request both the Special Use Permit and the Development Incentive Program approval:

Special Use Permit: As we have learned, construction of a facility/home for this purpose requires a SUP. Such an application should not suggest that our project is at odds with the neighborhood culture. To the contrary, development of the intersection of Val Vista and McDowell is a sore spot with neighbors who would like to keep the area limited to low density single-family housing. Per my attendance at neighborhood meetings, there is an anxiety about "what will be built upon the four corners of the intersection." We were met with enthusiastic approval for our development of the SE corner in 2008- and neighborhood approval hasn't wavered. We plan to build a similar facility at the NW corner. Statistics support the current, construction boom of assisted living facilities. However, we have found a niche in the market: aging seniors who do not wish to live in sprawling campuses or high-rise institutions. Our business focus upon smaller-is-better blends nicely with neighborhood sentiment.

Development Incentive Program: Housing developments and R-35 acreage form the boundaries of the OC lots at all four corners of the intersection of Val Vista Dr. and McDowell Rd. No one wants to live under a traffic signal. Thus close to the corners, residential development has halted. The corner lots vary in size and pose a challenge for profitable development to successfully harmonize with neighborhood sentiment/culture.

We have modified our previous plans (used in the development of the SE corner) to fit the dimensions of the NW corner, our proposed site for this project. In providing the proper set-backs from the streets to allow the planting of citrus, proper drainage basins for water containment, and proper driveways for Fire Department access, we have needed to shift the building closer to the west and north property lines. In doing so, we are requesting relief from the customary set-back minimum.