



## JUSTIFICATION STATEMENT & COVER LETTER

### Conceptual Development Plan

#### Pro Team Med

December 11, 2014

### REQUEST

**On behalf of the Petitioner, Atlantic Design Group of Florida, Inc. is requesting Conceptual Development Plan approval for a 3.06 acre property located on the west side of US 1, approximately .50 miles south of Edwards Road. The applicant is requesting Conceptual Development Plan approval for a Drug & Alcohol Treatment Facility with Detoxification.**

### SITE CHARACTERISTICS & PROJECT HISTORY

The subject property consists of approximately 2.49 acres and is located on the west side of US 1, approximately .50 miles south of Edwards Road. It can be identified by the parcel ID number: 2427-601-0051-000-4. The project currently has a split Future Land Use designation of General Commercial (GC) and Medium Density Residential (MD). The property also has a split zoning designation of C3 and R4.

The applicant met with members of the City of Fort Pierce to discuss this project on April 22, 2014 and on November 5, 2014. During the meetings the extensive approval process required for this project was discussed. City Staff suggested that we pursue the Conceptual Development Plan Approval so that we can determine if we have support for the project. This will allow the project to go through the process and determine if there are any roadblocks to the proposal. The application will go before the Technical Review Committee (TRC), the Planning Board, and the City Commission. If approved, the applicant would then have the confidence to begin the official process. This process allows the applicant to gain preliminary support for a project without spending the signification amount money required for the actual applications.

Section 22-58(e) of the City of Fort Pierce Zoning Ordinance identifies the Conceptual Development Plan procedure. It states, applicants have the option to request this approval in addition to the required site plan application. The Section states the applicant shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use. In addition, the Code states that the application shall be heard by the City Planning Board and the City Council.

### Conceptual Development Plan & Character of the Development

The Conceptual Development Plan submitted with this justification statement identifies a total of 24,885 square feet in two (2) buildings. Building 2 is proposed to be the detox portion of the facility. Building 1 is proposed to be the Drug & Alcohol Rehab facility. The concept for this project is to have one place to obtain the complete rehab process, from detox to sobriety. Building 2 will contain approximately 28 beds and building 1 will contain 48 beds. The project will be built in two phases. Each building will have an outdoor area for the patients to obtain needed outdoor time.

The City is in the process of adopting a new Code which will include a use known as Social Service Institution. This use will be on the front portion of the property. The back part of the property will be considered an Adult Congregate Living Facility (SCLF).

The property does have a split zoning and land use. It is not uncommon for properties to be developed under a split zoning and land use. The uses on each section of the property must simply follow the rules of the respective land use and zoning designations. In the case of the subject property, discussions were that the entire property would have to be changed to General Commercial land use and C3 zoning. If these were to occur, it would push the commercial land use and zoning further to the west. This could be considered a bad thing. If the land use and zoning were changed to commercial, and the proposed project did not move forward, there would be an opportunity for more intensive commercial to be placed on the property. The application strongly suggest to allow the development of the site under the existing spilt land use and zoning.

***Based on the above and attached information, the Petitioner respectfully requests approval of the proposed Conceptual Development Plan.***

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