



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Conceptual Development Plan
Pro Team Med - Drug & Alcohol Treatment Center
3295 S US Highway 1

DATE: May 5, 2015

STAFF REPORT

Owner/Applicant: Pro Team Med LLC.
Annette Miller
2015 31st Avenue
Vero Beach, FL 32960

Representative: Atlantic Design Group of Florida
Brad Currie, AICP
469 NW Prima Vista Blvd
Port St. Lucie, FL 34983

Requested Action: Approval of a Conceptual Development Plan

Location: 3295 S US Highway 1

Parcel IDs: 2427-601-0051-000-4

Zoning: C-3, General Commercial & R-4, Medium Density Residential

Surrounding Zoning:

North	East	South	West
C-3 & R-4	C-3	(SLC) RM-11/CO/CG	R-4

Future Land Use: GC, General Commercial & RM, Residential Medium Density

Parcel Size: 3.06 acres

Utilities: Located within the FPUA Retail Service Area

The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code. Section 22-58(e) of the City Code provides that prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, utilize the following procedure:

- (1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan 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;
- (2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;
- (3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a Drug & Alcohol Treatment Center at 3295 S US Highway 1. The 3.06 acre site is predominantly vacant, with the presence of natural vegetation. The subject site has split zoning designations of C-3, General Commercial and R-4, Medium Density Residential. The presented development plan utilizes both through the distribution of the proposed commercial and residential components accordingly.

The site is located on the west side of South US Highway 1, fronting US Highway 1 and backing up to South 7th Street. The Pine View Mobile Home Park lies to the north, with a split zoning similar to the subject site. The properties to the east, across US Highway 1, are zoned C-3 and are predominantly vacant, with the presence of the main entrance to the High Point residential community. A duplex subdivision, zoned R-4 and RM-11 (SLC) is located to the west. A small commercial plaza and mobile home park are situated to the south, outside of the City limits with split zoning of RM-11, CO, and CG.

The proposed complex is presented for development in two (2) phases, collectively representing 24,885 square feet in new construction. The concept for the project is to provide a single campus to provide comprehensive rehabilitation services to individuals, from detoxification to sobriety.

The primary structure (Building #2) is designated as a commercial detoxification facility, which is classified by the City's zoning ordinances as a Social Service Institution, requiring consideration of Conditional Use approval. This phase would consist of 9,135 sq. ft. containing 28 beds, and support offices, with the provision of a secured open-air area to the rear. The general timeline for patients of this element of the facility is suggested between five (5) to (7) days.

The secondary phase (Building #1) is designed as an Adult Congregate Living Facility (ACLF) which would provide residential care for patients seeking drug and alcohol recover, also requiring consideration of Conditional Use approval. This portion would consist of 15,750 sq. ft. encompassing 48 beds, support offices, as well as a secured outdoor area to the rear. The timeline for residential patients is generally indeterminate, as each patient may require a varying level or period of care to achieve a successful recovery.

The type and scale of the development will necessitate formal Site Plan, Conditional Use, and Concurrency application and review for both of the proposed components of the facility. Furthermore, any such applications will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is proposed along an arterial roadway and requires site plan consideration.

The conceptual development plan presents primary access to the site is proposed via a two-way driveway on US Highway 1, extending uniformly across the entire development. The plan provides emergency access onto 7th Street, an unimproved residential street maintained by St. Lucie County. The proposed access points are subject to review and approval by the Florida Department of Transportation (FDOT) and St. Lucie County Engineering.

Off-street parking is presented at a level of one space per three beds pursuant City Code Sec. 22-60 (d) (3) i., as the uses are comparable to, or within the classification of, sanitariums, rest homes, convalescent homes and adult congregate living facilities. Storm water retention is presented via a dry retention area located near the center of the site, acting as separation between the two buildings.

Lighting and landscaping plans were not provided with the conceptual development plan; however areas are reserved on the plan to accommodate the required buffer areas. In the absence of a landscape plan or tree survey, staff is unable to verify compliance with established tree preservation or interior vehicular use landscaping requirements. Native vegetation present along the north and south property lines may offer to a nature buffer between abutting sites, if adequately supplemented with further landscaping, or appropriate walls or fencing.

The plan includes an internal sidewalk to provide connectivity throughout the campus; however there are no provisions for the installation of the Code required sidewalk along US Highway 1 and 7th Street; however a payment in-lieu of request for these sidewalk connections is noted. At this time, the justification cannot be substantiated at this time and the incorporation of said sidewalks is essential.

The potential traffic impacts of the proposed facility have not been assessed and submitted with this application for review. It is noted that the adjacent High Point residential community generates a notable volume of traffic from the more than 800 condominium units. The main access to this gated community, which is across from the subject site, has been evaluated in the past for a traffic light to accommodate the volume of traffic; however it has not been implemented. This development, depending upon impacts and the future of the US Highway 1 improvements may attract further attention to, and analysis of, this matter.

The City of Fort Pierce has not defined distance or buffer requirements specific to the proposed use type, however staff reviewed the proposed use with regards to the established uses within a 1,000 ft. radius. The evaluation considered the proximity of the site to similar facility types, single-family home subdivisions, churches or religious centers, public or private schools or daycare facilities, public parks, or establishments selling or serving alcoholic beverages. Of the use types reviewed, two (2) establishments offering the sale of alcoholic beverages were identified; Charlie's II Restaurant & Package Store and a Westar Gas Station. The facilities are approximately 500 and 1,000 ft. to the north, respectively. Further review of the intensity of the site and potential impacts to the surrounding neighborhood and established uses will be completed upon formal application for Site Plan, Conditional Use, and Concurrency.

Technical Review Committee:

All affected departments have reviewed the submittals and have provided comments regarding the proposed conceptual development based on compliance and consistency with the requirements of the City Code, and other applicable regulations.

Staff Recommendation

Staff recommends approval of the conceptual plan.