



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Conditional Use – The Haven Detox – 4707 Oleander Avenue
DATE: February 4th, 2016

STAFF REPORT

Owner: KMG Holdings, LLC
1305 East Atlantic Boulevard, Pompano Beach, FL 33060

Applicant/Representative: The Haven Detox
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

Requested Action: Approval of a Conditional Use Application to allow the use of a detoxification facility (hospital).

Location: 4707 Oleander Avenue

Parcel IDs: 3404-501-0506-000-4

Current Zoning: R2, Intermediate Density Residential

Current Future Land Use: INST, Institutional

Surrounding Zoning:

North	East	South	West
E3	OS1	R2	E3

Parcel(s) Size: .97 acres

Staff Analysis:

The applicant, The Haven Detox Fort Pierce, LLC, is proposing a short term residential detoxification facility located at 4707 Oleander Avenue. This property is zoned R2, Intermediate Density Residential and has an underlying future land use of INST, Institutional.

This 5,700 sq. ft. facility will hold a maximum of 20 clients voluntarily seeking detoxification services. These clients will reside at this facility for a minimum of 4 days and a maximum of 10 days, though the average stay is noted at 7. Services offered to these clients are individual therapy, group therapy and family therapy sessions. They will also receive HIV and AIDS education, life skills and will participate in a 12 step program that will be provided in-house. Clients attending this facility will not be court ordered, and will be joining the program if their health insurance covers the services or if the client is financially secure to pay independently. Persons will be transported to and from the facility.

The facility will be staffed with, at the very least, 2 behavioral health technicians and a nurse at all times. A behavioral technician manager will be supervising at all times to oversee activity. During day time hours a number of staff will be present including the following: a clinical director, therapists, medical director and physician assistant. A chef, cook, dishwasher and cleaning staff will also be present.

The applicant is taking security measures to secure the site. Surveillance cameras will be installed on the inside as well as the outside of the property.

The Institutional future land use calls for public, semi-public and private uses. Allowed uses are listed as hospitals, non-profit medical facilities, and medical facilities. This future land use encourages the proposed use, as it is reviewed as a hospital.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their meeting held on January 26th, the Planning Board approved the application and added the condition that the applicant install a wall around the facility with a gated entrance. The motion carried with a 7-3 vote.

Staff Recommendation:

Staff recommends that the City Commission approve the Conditional Use without New Construction application with the following conditions:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Install landscaping such as trees and shrubs as required per the code.
3. That the applicant install a wall around the facility with a gated entrance.