



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 – Water’s Edge Recovery – 912 Avenue I
DATE: February 4th, 2016

STAFF REPORT

Owner: PC Hotel/Kevin Gallagher
6550 Pasacola Blvd, Pasacola, FL 32505

Applicant/Representative: Water’s Edge Recovery / Tyler Gorman
117 SE Seminole Street, Stuart, FL 34994

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

Location: 912 Avenue I

Parcel IDs: 2403-707-0009-000-6

Current Zoning: R4, Medium Density Residential

Current Future Land Use: RM, Medium Density Residential

Surrounding Zoning:

North	East	South	West
R4	R4	R4	R4

Parcel(s) Size: .56 acres

Staff Analysis:

The applicant, Water's Edge Recovery, is proposing a short term residential detoxification facility located at 912 Avenue I. This property is zoned R4, Medium Density Residential and has an underlying future land use of RM, Medium Density Residential.

The facility is approximately 5,200 sq. ft. and will house a maximum of 14 clients who will be seeking treatment. All clients participating in the Water's Edge Recovery program will be voluntary and will not be court ordered. The site will be secure and will have 24 hour staff. A number of services will be provided to their clients such as Health & Wellbeing Workshops, Group Activities, Triggers & High Risk Situations workshops, Creative writing and others. The facility will not allow visitors unless under extreme circumstances. Transportation will be provided, as no client will be able to bring their own car on-site.

TRC Comments:

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

Planning Board Recommendation:

At their January 26th, 2016, the Planning Board motioned to deny the Conditional Use application. The motion passed with a 7-3 vote.

Staff Recommendation:

Staff recommends that the City Commission send the application back to the Planning Board for a re-hearing to hear new evidence about the licensing standards for the facility and their ability to obtain the required licenses.