

Recovery Community Villas

At Addiction Recovery Community Villas, our mission is to provide a supportive environment that inspires drug and alcohol addicted individuals to reach personalized goals, forge healthy relationships, and advocate a positive change back into their community.

Our team of professionals are determined to lead each individual towards the path of healthy living. We introduce our patients in one-on-one and group counseling, a regimen of diet and exercise to promote a restored and positive lifestyle. Some of our treatment options include a Dual Diagnosis Program as well as Faith Based Treatment.

Our facility offers comprehensive treatment, targeting each client's core issues and what contributes to their addiction. We believe that each client should be provided with the level of care best suited for him/her as an individual for their own personal addiction. There are various views on the different levels of care and the different names for these levels can be confusing to families trying to place a loved one. Thanks to a growing body of research, we now know the types of treatment that work. In our addiction treatment programs, we incorporate both the well-established and emerging elements of effective treatment, giving our patients all of the tools they need to succeed after leaving our facility.

We have a total of 18 rooms to comfortably accommodate 2 beds per room or a total of 36 people. As our patients take part in our program, there is an average accommodation period of 1 to 45 days. All treatment takes place off-site in our Port Saint Lucie office which is zoned for treatment and counseling. We only house patients at the villas in their sober state. Meals are catered by local restaurants and vary from healthy options to Italian, Chinese and American fare. Transportation is provided via our two large passenger vans which seats about 12 patients each. The premises are monitored with a security system provided by Vortex Alarm Systems, a private gate access, as well as on-site guard personnel 24-hours a day.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

September 30, 2016

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Motel FP-3625 S. US. Hwy 1-Conditional Use Application - Response to staff comments

Dear Mr. Benton:

The applicant received the staff comments from City of Fort Pierce September 14, 2016 for the above referenced project. Please except this letter as our formal response to the staff comments. The responses will be in **bold** text following the comments for each section.

City of Fort Pierce Planning Department- Kori Benton

The following are comments from the Planning Department's review of the application for Conditional Use for the Motel FP property:

1. Please provide a project narrative and floor plan of the proposed facility in order to detail the intended function, capacity, and operational aspects to assist in determining parking demands, operational safety of the site, and other ancillary provisions such as ambulance parking, off-street loading, etc. that may be required by City Code.

Response: Acknowledged. Please refer to the attached Site Improvement Plan and narrative for details on the number of units/beds and the functions of the property. The applicant has applied the parking rate for an ACLF given the similarity in use. In reality, the clientel do not drive themselves nor do they have a car when they check into the facility. All clients are transported in vans, further reducing the number of parking spaces required for the facility. However, the property does comply with the parking rate required for an ACLF.

2. Pursuant to City Code Section 22-187 (4), a plan shall be integrated to install the required trees/shrubs within the eastern landscape strip.

Response: Acknowledged. Please refer to the attached Site Improvement Plan which proposes the required plant material along the eastern boundary along US. Hwy 1.

3. A plan to improve the parking area should be integrated to delineate one-way, two-way, handicap spaces, and stop functions, as well as being signed accordingly.

Response: Acknowledged. Please refer to the attached Site Improvement Plan.

4. Pursuant to City Code Section 22-62 (b)&(d), sidewalk connections should be planned along the eastern property line, along the length of the right-of-way, and linkages between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Payment inlieu may be considered for the US Highway 1 sidewalk if the appropriate criteria is met.

Response: Acknowledged. Please refer to the attached Site Improvement Plan.

5. Please identify the origin, or use, of the “mobile home” on-site.

Response: The existing structure referred to as a "mobile home" is a modular building used for storage.

Building Official City of Fort Pierce-Marc Meyers

1. What is it? How many? It appears to be a change of occupancy/use (R-1 to an I-1).

Response: Please refer to the attached Site Improvement Plan and narrative for details on the number of units/beds and the functions of the property.

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty

Principal

Mike@McCartyLandPlanning.com