



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use with No New Construction
 Addiction Recovery Community Villas – Drug & Alcohol Treatment Center
 3625 S. US. Highway 1

DATE: October 25, 2016

STAFF REPORT

Owner/Applicant: Motel FP LLC
 3625 S US Highway 1
 Fort Pierce, FL 34982

Representative: Michael McCarty, Principal
 McCarty & Associates, Land Planning & Design
 73 SW Flagler Avenue
 Stuart, FL 34994

Requested Action: Approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center

Location: 3625 S. US. Highway 1

Parcel ID: 2434-601-0026-000-2

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	I-1

Site Size: 1.51 acres

Utilities: Located within the FPUA Water/WW Service Area – FPL Electric

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31 & 22-76 of the City Code, the applicant is requesting the review and approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center at 3625 S US Highway 1. The subject property is currently zoned C-3, General Commercial, and is 1.51 acres in size.

Project Summary

The subject site was completed in 1949 with an expansion in 1955, operating as a motel for several decades until 2015 at which time the applicant acquired the property with intentions to repurpose the facility. The applicant is seeking to reuse the facility to provide for an eighteen (18) room group living facility offering drug and alcohol treatment, through temporary residential care, to a maximum of thirty-six (36) individuals.

The 6,535 sq. ft. facility contains a collection of six (6) buildings for occupancy, a storage structure, and a pool. The five buildings containing former motel rooms are sought for occupancy by clients, reserving the former lobby and offices for administration of the facility.

Operational Plan

Addiction Recovery Community Villas has presented their intent to provide service to drug and alcohol addicted individuals via a comprehensive treatment program, offering monitored residential care on-site and internalized transportation to their corresponding office, in Port Saint Lucie, designed for treatment and counseling. Transportation is provided via our two large passenger vans which seats about 12 patients each.

The scope of on-site services limits patients at the villas in their sober state, for a typical accommodation of up to 45 days. Meals will be catered to the facility by local restaurants. The premises will be monitored with a security system provided by Vortex Alarm Systems, a private limited access gate, in addition to on-site security personnel 24-hours a day.

Site Improvement Plan

The improvement plan seeks to provide a collection of minor improvements to update the site landscaping, sidewalk system, and parking area to provide greater compliance with the City's land development code.

The plan includes an internal sidewalk to provide connectivity throughout the campus, further providing for the installation of the required sidewalk along US Highway 1.

The parking lot and drive-aisles will be enhanced through appropriate striping and directional signs. 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 adult congregate living facilities. Designated parking spaces for the two passenger vans intended for use, and an off-street loading space for food deliveries should be integrated into the site improvement plan.

Additional landscaping is identified to enhance the front entrance and ensure the required elements are installed. Screening of the dumpster location is encouraged. Adjustments to storm water retention are not presented with the subject plan.

Location and Compatibility

The subject site is located along the US Highway 1 commercial corridor, adjacent to a variety of commercial and light-industrial users, in addition to undeveloped property. The size of the property, in relation to the scale of operations is conducive to providing a passive and serve contained operation which should not present adverse impacts to the surrounding uses, or any residential neighborhoods. The proximity to a hospital or medical hub is greater than traditionally presented with addiction treatment facilities, however it's reiterated that the intent of this facility is to provide sober group living care, versus more elevated medical or psychological treatment. The conversion of the facility from a motel provides a compatible transition for the subject site, in a location in close proximity to established institutional uses of the Salvation Army and HANDs clinic.

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) residences lie approximately 950ft. to the south east, across US Highway 1. One (1) establishment which previously offered the sale of alcoholic beverages was identified; The Southern Saloon, however this establishment has been closed for over a year. The subject location does not present any concerns regarding compatibility of use, acknowledging the secure nature intended for the site.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of General Commercial (GC). This designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses.

The requested use, in the presented scale and with the identified operational provisions, is consistent with the Future Land Use element of the Comprehensive Plan and compatible with the adjacent districts.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Property Owner Response Summary:

A total of 26 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As October 25, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their October 11th, 2016 meeting, voted unanimously recommend approval of the request as presented.

Staff Recommendation:

The proposed Conditional Use with the associated site improvement plan meets the requirements of the City Code with minor exception, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends approval with the following conditions:

- 1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
- 2) The improvement plan integrates measures to provide appropriate access to, and screening of, the dumpster location.