



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: Clarissa Davis, Planner

SUBJECT: Conditional Use – Water’s Edge Recovery – 912 Avenue I

DATE: December 29th, 2015

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: .97 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.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to 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. Re-stripe existing parking stalls.
3. Install landscaping such as trees and shrubs as required per the code.