

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, January 26, 2016 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **NEW BUSINESS**
  - a. Conditional Use - The Haven Detox - 4707 Oleander Avenue
  - b. Conditional Use - Water's Edge Recovery - 912 Avenue I
7. **BOARD COMMENTS**
8. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Planning Board**

**6. a.**

Meeting Date: 01/26/2016

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Information

REQUESTED ACTION

Conditional Use - The Haven Detox - 4707 Oleander Avenue

LOCATION

4707 Oleander Avenue

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

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. Install landscaping such as trees and shrubs as required per the code.
- 

Attachments

Staff Report

Application

Property Record Card

Survey

Floor Plan

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**Form Review**

Form Started By: Clarissa Davis

Started On: 12/30/2015 11:11 AM

Final Approval Date: 01/13/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**SUBJECT:** Conditional Use – The Haven Detox – 4707 Oleander Avenue

**DATE:** December 29<sup>th</sup>, 2015

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### 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.

### **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. Install landscaping such as trees and shrubs as required per the code.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

### Conditional Use – No New Construction

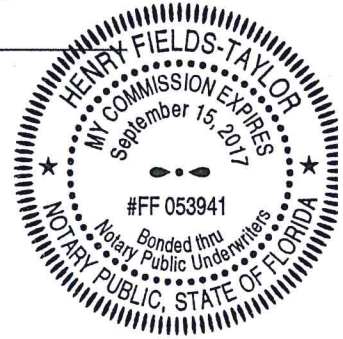
Property address or Location 4707 Oleander Avenue  
Parcel ID #(s) 3404-501-0506-000-4  
Project description short term residential detox center -- The Haven Detox

KMG Holdings, LLC  
Property Owner(s)  
1305 East Atlantic Boulevard  
Street Address  
Pompano Beach, FL 33060  
City State Zip  
Phone Number  
(718) 730-3550  
Email Address  
United3951@gmail.com

The Haven Detox Fort Pierce, LLC  
Applicant/Representative, Title, Company  
3951 Haverhill Road North, #120-121  
Street Address  
West Palm Beach, FL 33417  
City State Zip  
(561)616-9087  
Phone Number  
kvesselov@gmail.com Kresselov@gmail.com  
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Property Owner(s) Signature(s) K. Vesselov  
STATE OF FLORIDA -- COUNTY  
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 2015, by Kirill Vesselov who is personally known to me or has produced Personally known as identification.  
Signature of Notary Henry Fur (seal)

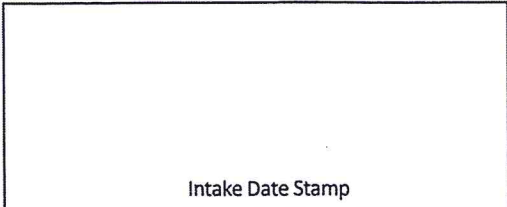


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# ☒ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

**Application Type:**

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

**Site Information:**

Building Size 5715 sq ft Parking Spaces: 6+

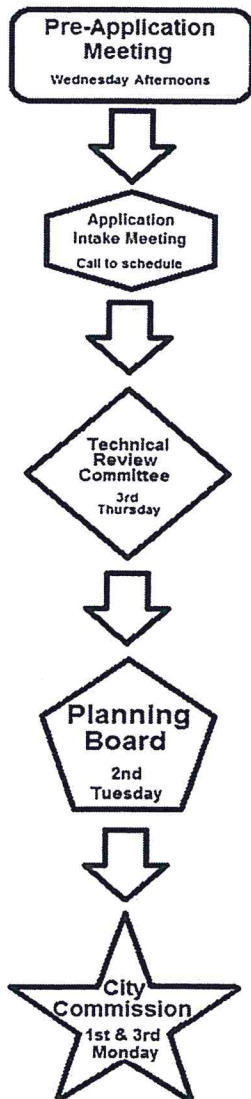
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
single family	single family	single family vacant	single family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

**Application Outlook**



## Property Identification

Site Address: 4707 OLEANDER AVE  
Parcel ID: 3404-501-0506-000-4  
Account #: 39783  
Map ID: 34/04N  
Use Type: 7400  
Zoning: I  
City/County: Fort Pierce

### Ownership

KMG Holdings LLC  
1305 East Atlantic Blvd  
Pompano Beach, FL 33060

### Legal Description

WHITE CITY FROM NE COR OF OUTLOT2 RUN E 12 FT, TH S 265 FT FOR POB, TH CONT S 0 DEG 23 MIN 00 SEC E 180.6 FT, TH S 89 DEG 39 MIN 16 SEC W 122.52 FT, TH N 83 DEG 16 MIN 34 SEC W 79.82 FT, TH S 89 DEG 07 MIN 48 SEC W 38.92 FT, TH N 0 DEG 34 MIN 17 SEC W 167.27 FT, TH N 88 DEG 44 MIN 12 SEC E 241.22 FT TO POB (0.97 AC)(OR 3786-313)

### Current Values

Just/Market Value: \$262,500  
Assessed Value: \$262,500  
Exemptions: \$0  
Taxable Value: \$262,500  
Taxes for this parcel: SLC Tax Collector's Office [📄](#)  
Download TRIM for this parcel: [Download PDF](#) [📄](#)

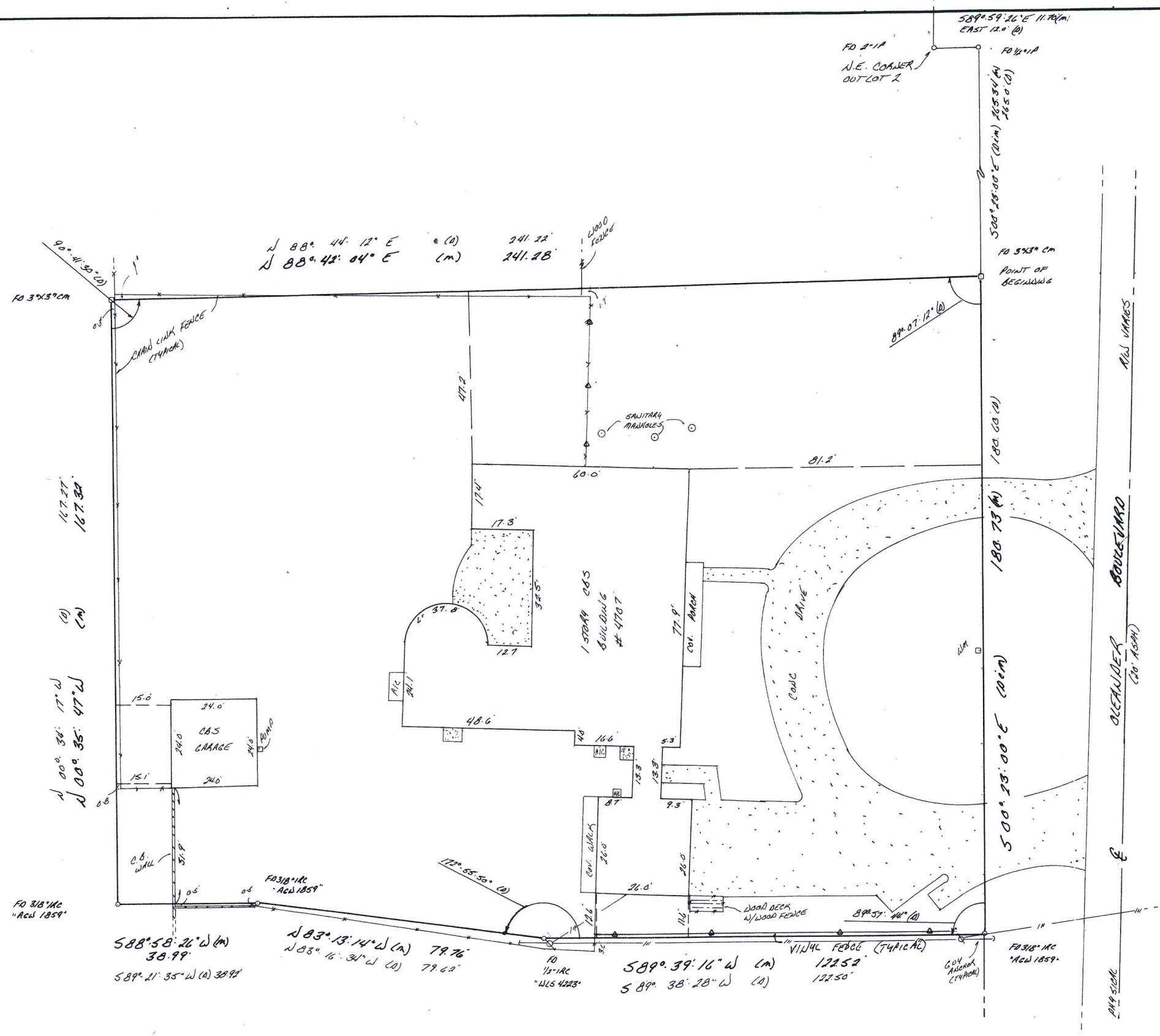


### Total Areas

Finished/Under Air (SF): 5,715  
Gross Area (SF): 6,740  
Land Size (acres): 0.97  
Land Size (SF): 42,253.2

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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**SURVEYOR NOTES:**  
 ABACUS LAND SURVEYORS, INC. SETS A STANDARD MARKER OF A 1/2" IRON ROD AND A CAP MARKED PSM 5723 AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.  
 SAID CORNER IS SHOWN AS = ● AND FIELD SURVEYED ON 10-10-01  
 BASIS OF BEARINGS/ANGLES BEING THE WEST OLD LINE OF OCEANVIEW BLVD PER RECORD PLAT, OR ASSUMED AS SHOWN.

**ABBREVIATIONS:**

FD	= FOUND	E/P	= EDGE OF PAVEMENT
(R)	= RADIAL	-///-	= OVERHEAD UTILITY
(C)	= CALCULATED	V.M. D	= WATER METER
(M)	= MEASURED	⊙	= POWER POLE
(D)	= DEED OR DESCRIPTION	U.P. □	= UTILITY PEDESTAL
(UN-R)	= UNREADABLE	⊙	= WELL
I.R.C.	= IRON ROD & CAP	⊙	= SATELLITE DISH
I.P.C.	= IRON PIPE & CAP	⊙	= CENTERLINE
CM	= CONCRETE MONUMENT	Δ	= DELTA
P.C.	= POINT OF CURVATURE	L	= LENGTH
P.T.	= POINT OF TANGENCY	R	= RADIUS
P.R.C.	= POINT OF REVERSE CURVATURE	HALT	= HAIL & DISC/TAB
P.C.C.	= POINT OF COMPOUND CURVATURE	R/W	= RIGHT-OF-WAY
P.C.P.	= PERMANENT CONTROL POINT	⊠	= ELECTRICAL TRANSFORMER
B./U.E.	= DRAINAGE &/OR UTILITY EASEMENT		

MICHAEL R. LAWSON DOES NOT GUARANTEE OR ASSUME ANY LIABILITY FOR ANY EASEMENT, RIGHT-OF-WAY, SETBACKS, RESERVATION, RESTRICTION, OR SIMILAR MATTERS NOT SHOWN OR REFERRED TO ON THE PLAT, OR PHYSICALLY VISIBLE ON SITE. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JURISDICTIONAL AREAS, WETLANDS AND UNDERGROUND UTILITIES, SLAB, AND/OR FOUNDATIONS, IF ANY HAVE NOT BEEN LOCATED, OTHER THAN SHOWN. LEGAL DESCRIPTION PROVIDED BY CLIENT.

THIS SURVEY IS FOR THE USE OF THE PARTIES SPECIFICALLY CERTIFIED TO HEREON, AND NO OTHERS.

OWNERSHIP OF FENCES UNKNOWN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD INSURANCE RATE MAPS, THIS PROPERTY LIES IN FLOOD ZONE X.

COMMUNITY PANEL # 120185 0800 F DATED 8/19/91

BASE ELEVATION N/A

**REVISIONS**  
 RECONSTRUCT, VERIFY BOUNDARY, ADD CHANGES  
 M. 10-25-08  
 M. 11-17-15

**BOUNDARY SURVEY**

**CERTIFIED TO:**  
 KMG HOLDINGS LLC

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY BELIEF THAT THIS SURVEY IS TRUE AND ACCURATE, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

Michael Lawson 10-16-01  
 MICHAEL R. LAWSON PSM 5723 DATE

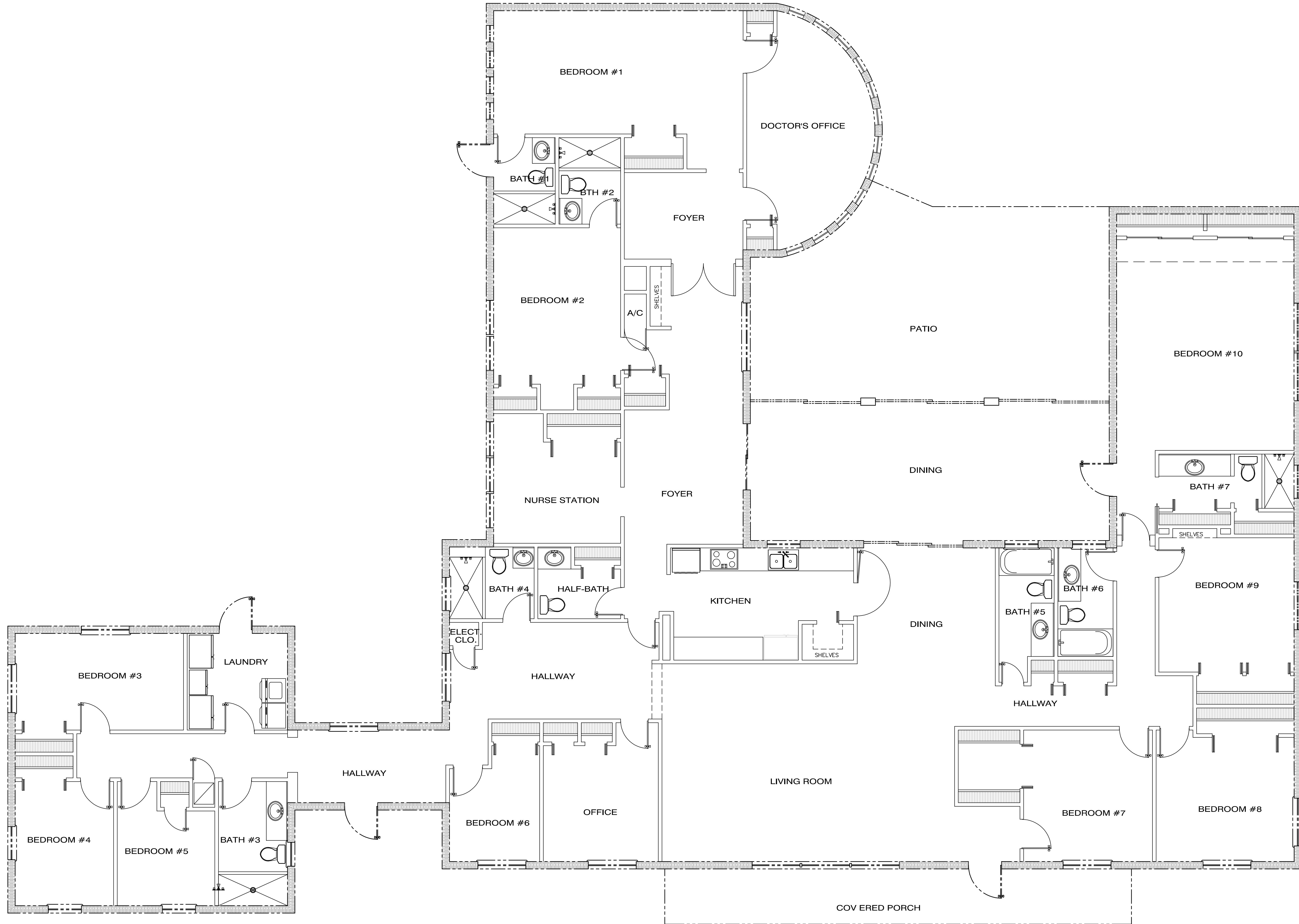
**ABACUS LAND SURVEYORS, INC.**  
 389 S.E. GASPARRILLA AVE.  
 PORT ST. LUCIE, FLORIDA 34983  
 (881) 336-9931 LB 7025

SCALE 1" = 20'  
 JOB NO. 01-163B  
 F.B. 27 PAGE 24 of 25

**LEGAL DESCRIPTION**

From the Northeast corner of OUTLOT 2, of Plat of WHITE CITY SUBDIVISION as recorded in Plat Book 1, Page 23, St. Lucie County, Florida, Public Records, run thence East along the North line of said OUTLOT 2 12 feet; thence South 0 degrees, 23 minutes, East 265.0 feet to the Point of Beginning of the tract herein described:

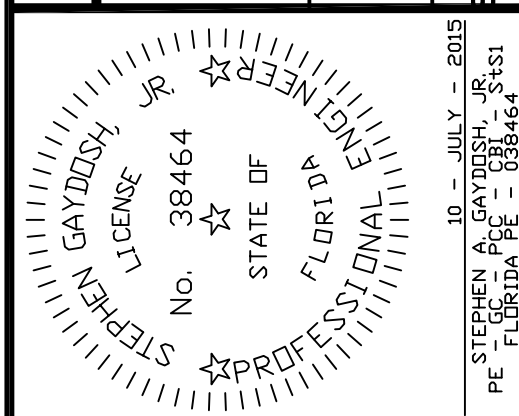
From the said Point of Beginning continue South 0 degrees, 23 minutes, East 180.6 feet to an iron rod with cap; thence run West at an angle of 89°-57'44" as turned from North to West from the last described line, 122.52 feet to an iron rod with cap; thence run Northwesterly at an angle of 172°-55'50" as turned from East thru North to West from the last described line, 79.82 feet to an iron rod with cap; thence run Westerly, 38.92 feet to an iron rod with cap; thence run an iron rod with cap; thence run Westerly, 38.92 feet to an iron rod with cap; thence run Northerly, 167.27 feet to a concrete monument; thence run East at an angle of 90°-41'31" as turned from South to East from the last described line, 241.22 feet to the Point of Beginning. The interior property angle at the Northeast corner of the herein described tract being 89°-07'12", said tract being a part of aforesaid OUTLOT 2, WHITE CITY SUBDIVISION, and a part of tract conveyed to F.W. Olson by County of St. Lucie recorded in Deed Book 197, page 368, St. Lucie County, Public Records.



REVISION	BY

FOREIGN INVESTIGATIONS  
 BLASTING SUPERVISOR  
 TRUCK INSPECTION & DESIGN  
 ENVIRONMENTAL SERVICES  
 RESIDENTIAL / COMMERCIAL DESIGN  
 CIVIL ENGINEERING / SURVEYING

**SAGE**  
 STEPHEN A. GAYDOSH ENGINEERING  
 200 SOUTH 19th AVE  
 LAWNDALE, FLORIDA 33046-3006  
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**EXISTING FLOOR PLAN**  
**A.L.C.F. FACILITY**  
 PARCEL I.D. # 3404 - 501 - 0506 - 000 - 4 (S07/T36S/R40E)  
**FT. PIERCE PROPERTY**  
**4707 OLEANDER AVENUE**  
**FT. PIERCE, FLORIDA 34982**  
WHITE CITY FROM NE CORN OF OUTLOT RUN E 12 FT, TH S 265 FT FOR POB  
 TH N 83 DEG 16 MIN 34 SEC W 79.82 FT, TH S 89 DEG 07 MIN 48 SEC W 38.52 FT,  
 TH N 0 DEG 34 MIN 17 SEC W 16.07 FT TO CORNER (S07/T36S/R40E)

DRAWN BY :  
**S. GAYDOSH**  
 CHECKED BY :  
**S. GAYDOSH**  
 DATE :  
**NOVEMBER - 2015**  
 SCALE :  
**1/4" = 1'-0" U.N.O.**  
 JOB NUMBER(S) :  
**1520 - 0517**  
 DRAWING  
**A 1.1**  
 SHEET  
**1**  
 OF 1 SHEETS

**Special Planning Board**

**6. b.**

Meeting Date: 01/26/2016

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Information

REQUESTED ACTION

Conditional Use - Water's Edge Recovery - 912 Avenue I

LOCATION

912 Avenue I

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

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.
- 

Attachments

Staff Report

Application

Property Record Card

Survey

Floor Plan

Staff Schedule

Session Schedule

TRC Comments

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**Form Review**

Form Started By: Clarissa Davis  
Final Approval Date: 01/13/2016

Started On: 12/31/2015 11:09 AM



# 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 29<sup>th</sup>, 2015

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### 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.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohlf, AICP, Planning Manager  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

### Conditional Use - No New Construction \*

Property address or Location 912 Avenue I, Fort Pierce, FL 34950

Parcel ID #(s) 2403-707-0009-000-6

Project description Residential Detox

PC Hotel / Kevin Gallagher

Property Owner(s)

6550 Pasacola Blvd

Street Address

Pasacola, FL 32505

City State Zip

801-318-9018

Phone Number

Krgmgmt@gmail.com

Email Address

Waters Edge Recovery / Tyler Gorman

Applicant/Representative, Title, Company

117 SE Seminole Street

Street Address

Stuart, FL 34994

City State Zip

772-232-5155

Phone Number

Tyler@watersedgerecovery.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Kevin Gallagher  
Property Owner(s) Signature(s)

STATE OF FLORIDA - COUNTY  
The foregoing instrument was acknowledged before me this 23 day of OCT., 2015, by

KEVIN GALLAGHER who is personally known to me or has produced  
DRIVER LICENSE MICHAEL STEPHANOFF

Michael Stephanoff Signature of Notary  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION # FF 079793  
EXPIRES: December 29, 2017  
Bonded Thru Budget Notary Services

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Intake Date Stamp

100 N. U.S. 1 ◊ P.O. Box 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3000 ◊ FAX 772-466-5808

WWW.CITYOFFORTPIERCE.COM

\* Subject to, and without waiving rights to reasonable accommodation per our letter to Cory Barton dated July 1, 2015

Tyler Gorman  
(Tyler Gorman, President, Waters Edge Recovery)

**CONDITIONAL USE: NO NEW CONSTRUCTION**

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 5,000 SQ FT Parking Spaces: 9

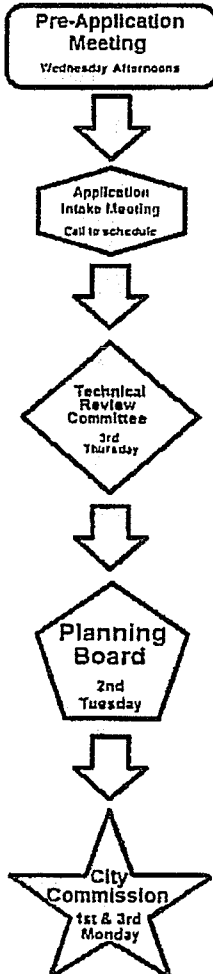
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Multi family/Cemetery	Single family	Vacant land	Single family/Cemetery

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



## Property Identification

Site Address: 912 Avenue I  
Parcel ID: 2403-707-0009-000-6  
Account #: 16085  
Map ID: 24/03S  
Use Type: 7300  
Zoning: R4  
City/County: Fort Pierce

### Ownership

PC Hotel LLC  
301 S Frontage RD  
Plant City, FL 33563-1915

### Legal Description

RICHARD EDWARDS S/D LOTS 9, 10 AND 11 AND S 10 FT OF  
VAC ALLEY ADJ ONN (OR 3756-520)

### Current Values

Just/Market Value: \$199,800  
Assessed Value: \$199,800  
Exemptions: \$0  
Taxable Value: \$199,800  
Taxes for this parcel: SLC Tax Collector's Office [📄](#)  
Download TRIM for this parcel: [Download PDF](#) [📄](#)



### Total Areas

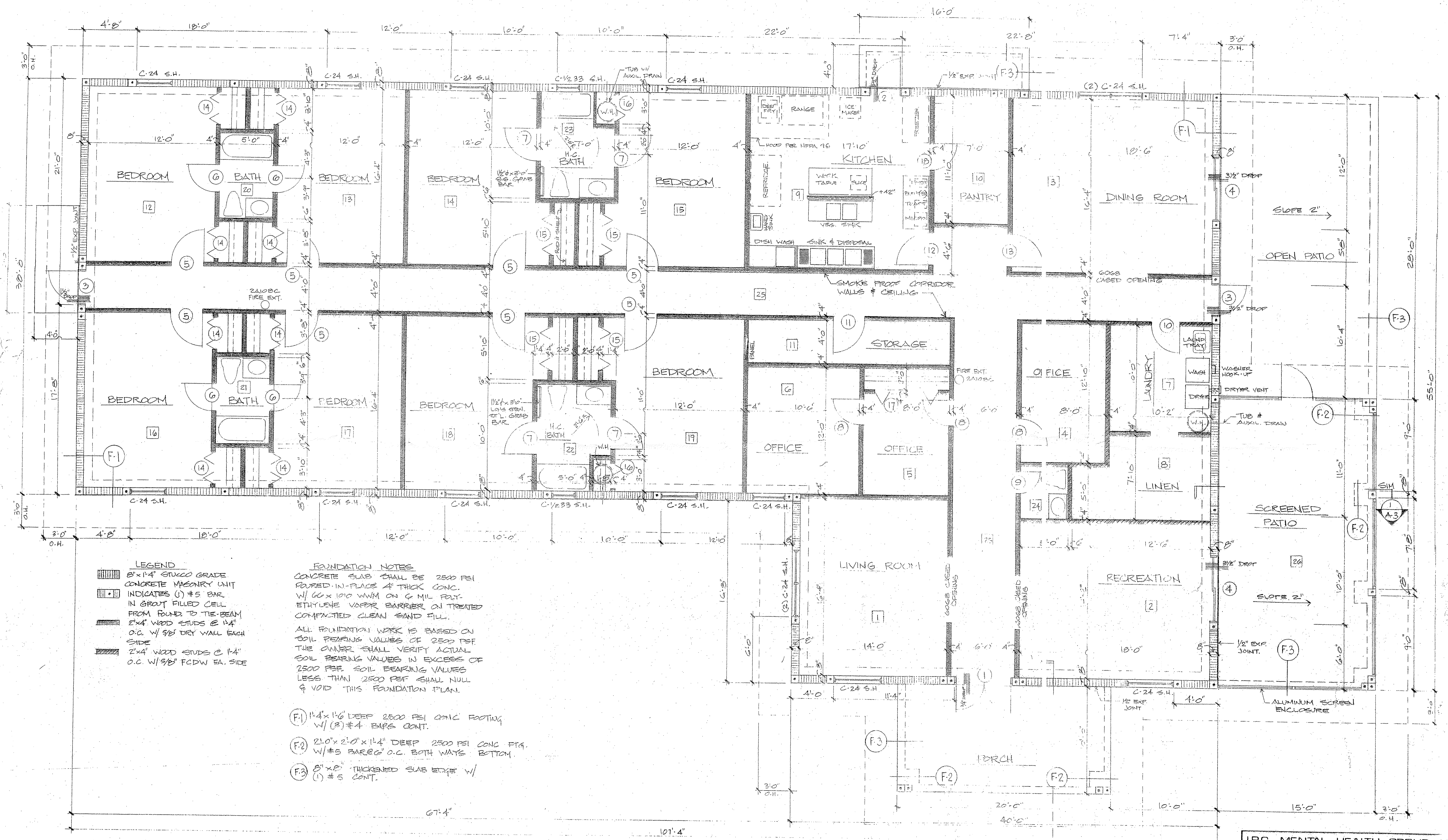
Finished/Under Air (SF): 5,258  
Gross Area (SF): 5,893  
Land Size (acres): 0.56  
Land Size (SF): 24,375

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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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THESE PLANS PREPARED BY  
KEN DRUMMOND / BUILDER D



- LEGEND**
- 8x14" STUCCO GRADE CONCRETE MASONRY UNIT
  - INDICATES (1) #5 BAR IN GROUT FILLED CELL FROM FLOOR TO THE BEAM
  - 2x4" WOOD STUDS @ 14" O.C. W/ 5/8" DRY WALL EACH SIDE
  - 2x4" WOOD STUDS @ 14" O.C. W/ 5/8" FCDW EA. SIDE

**FOUNDATION NOTES**

CONCRETE SLAB SHALL BE 2500 PSI FOUNDED IN-PLACE 4" THICK CONC. W/ 60x100 W/M ON 6 MIL POLY-ETHYLENE VAPOR BARRIER ON TREATED COMPACTED CLEAN SAND FILL.

ALL FOUNDATION WORK IS BASED ON SOIL BEARING VALUES OF 2500 PEF. THE OWNER SHALL VERIFY ACTUAL SOIL BEARING VALUES IN EXCESS OF 2500 PEF. SOIL BEARING VALUES LESS THAN 2500 PEF SHALL NULL & VOID THIS FOUNDATION PLAN.

- (F.1) 14x14" DEEP 2500 PSI CONC FOOTING W/ (3) #4 BARS CONT.
- (F.2) 20x20" x 14" DEEP 2500 PSI CONC FTG. W/ #5 BAR @ 6" O.C. BOTH WAYS BOTTOM.
- (F.3) 8" x 8" THICKENED SLAB EDGE W/ (1) #5 CONT.

FLOOR PLAN

I.R.C. MENTAL HEALTH GROUP HOME  
FORT PIERCE, FLORIDA

SCALE: 1/4" = 1'-0" APPROVED BY: *Alvah Hardy II* DRAWN BY: *Alvah Hardy II*

DATE: 4-13-87

ALVAH HARDY II ARCHITECT  
P.O. BOX 649 FORT PIERCE, FLORIDA

PRINTED APR 17 1987

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
7 - 3pm	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 treatment	1 clinical 1 treatment
2.30 - 3pm	handover						
3 pm - 11pm	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment
10.30 - 11pm	handover						
11 pm - 7 am (6 plus clients)	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment
10.30 - 11pm < 6 clients	1 clinical	1 clinical	1 clinical	1 clinical	1 clinical	1 clinical	1 clinical

1 manager (clinical) plus 3.2 nursing staff  
1 recovery coach  
1 chef - 11 am to 7 pm monday to saturday

>6 clients      3.5 support workers  
< 6 clients      2 support workers

## FP IPD THERAPEUTIC SCHEDULE WEEK 2

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am
TD's -Open Clinic (Nurse) 10:00am-11:00am	TD's 10:00am-11:00am	TD's -Open Clinic (Nurse) 10:00am-11:00am	TD's 10:00am-11:00am	TD's -Open Clinic (Nurse) 10:00am-11:00am	House Meeting 10:30am-11:15am	House Meeting 10:30am-11:15am
Break	Break	Break	Break	Break	Break	Break
Process Group 11:15am – 12:00pm	Dangers of Substances 11:15am – 12:00pm	Process Group 11:15am – 12:00pm	Group Activity 11:15am – 12:00pm	Process group 11:15am – 12:00pm	TD's 11:15am – 12:00pm	TD's 11:15am – 12:00pm
Break	Break	Break	Break	Break	Break	Break
Guided Relaxation  12:15pm – 1:00pm	Group Activity  12:15pm – 1:00pm	Guided Relaxation  12:15pm – 1:00pm	Community Group  12:15pm – 1:00pm	Guided Relaxation  12:15pm – 1:00pm	Brunch  12:15pm – 1:00pm	Bunch  12:15pm – 1:00pm
Lunch – Medication	Lunch – Medication	Lunch – Medication	Lunch – Medication	Lunch – Medication	Lunch – Medication	Lunch – Medication
Health & Wellbeing Workshops 2:30pm – 3:30pm	Cycle of Change  2:30pm – 3:30pm	Group Outing  2:30pm – 3:30pm	What is Recovery?  2:30pm – 3:30pm	Triggers & High Risk Situations 2:30pm – 3:30pm	Workshops Provided by Nurses 2:30pm – 3:30pm	Narcotics Anonymous Presentation 2:30pm – 3:30pm
Break	Break	Break	Break	Break	Break	Break
Group Activity  4:00pm – 5:00pm	Art / Creative Writing 4:00pm – 5:00pm	Group Outing  4:00pm – 5:00pm	Art / Creative Writing Session 4:00pm – 5:00pm	Weekly Review Session 4:00pm – 5:00pm	Group Activity  4:00pm – 5:00pm	Visiting time  3:00pm – 5:00pm

- ▶ Evening meal 5:00pm- 6:00pm
- ▶ Evening activities - films, free time, creative and community activities 6:00pm – 10:00pm
- ▶ Aftercare Group Tuesday 6:30pm-7:30pm
- ▶ Admissions & Doctor Surgery, Alternative Therapies Thursday 9:00am – 12:00pm



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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**TO:** Tyler Gorman, President, Chief Executive Office  
**FROM:** Clarissa Davis, Planner  
**RE:** Water's Edge Recovery Detox Facility - Conditional Use – 912 Avenue I  
**DATE:** December 11<sup>th</sup>, 2015

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Mr. Gorman,

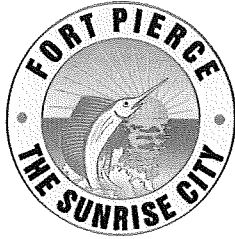
I have reviewed the proposed Water's Edge Recovery project located at 912 Avenue I and have produced the following comments:

1. Re-stripe parking spaces to accommodate the amount of clients that will be administered at this site. Parking calculation for hospitals is 1.5 spaces per bed. If the required amount cannot be provided please pursue the "payment in lieu" of program.
2. Trees need to be installed along the south and west property line.  
**Code Section 22-187(4)b "The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area."**
3. Install shrubs along the front property line.  
**Code Section 22-187(4)b "... shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place."**
4. Narrative detailing the daily operations, the maximum amount of clients, etc. is needed.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner  
(772) 467-3742  
CDavis@City-FortPerice.com



# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

## INTEROFFICE MEMORANDUM

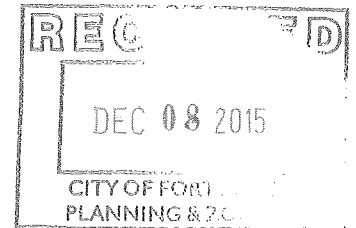
**TO:** Clarissa Davis, Planner

**FROM:** John R. Andrews, P.E., City Engineer *JRA*

**DATE:** December 4, 2015

**PROJECT:** **Water's Edge Recovery – 912 Avenue I**  
**Conditional Use Application**  
**TRC No. 15-04000016**

**Attachment(s):** None



This is to advise you that we have completed the review of the following documents as received on December 4, 2015:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Application Package                                   | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we  Recommend;  Do Not Recommend

- Conditional Use       Building Permit       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

JRA/tst



TRC projects <Watchdog: Virus checked>  
 Martha Kerr  
 to:  
 'Clarissa Davis'  
 12/17/2015 11:21 AM  
 Hide Details  
 From: Martha Kerr <mkerr@fpu.com>  
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are the responses to the TRC projects.

- A. **Conditional Use** – The Haven Detox – 4707 Oleander Avenue - (Clarissa Davis)
  - W/WW Engineering: Approved
  - Gas and Electric Engineering: No comment
- B. **Conditional Use** – Water's Edge Recovery – 912 Avenue I - (Clarissa Davis)
  - W/WW Engineering: Rejected. This building is being equipped with a commercial kitchen and will require a grease interceptor. Plumbing plans indicating location of interceptor and cut sheets for interceptor and all ancillary equipment must be submitted to FPUA W/WW Engineering for approval. Please refer to standard drawing S-14 for all details concerning the interceptor.
  - Gas and Electric Engineering: No comment
- C. **Site Plan and Design Review** – Cumberland Farms – 2009 S. 35th Street – (Clarissa Davis)
  - W/WW Engineering: Approved as noted. Fort Pierce Utilities Authority Specifications require a check valve on the property owner's side of the gate valve at the property line.
  - Gas and Electric Engineering: Single phase electric is available on site. Three phase electric is about 1200' north of the site. Please submit proposed electric load to discuss costs associated with new service.

Thank you

Regards,  
*Martha Kerr*

**FPUA**

Staff Assistant  
 W/WW Engineering Department  
 1701 S. 37<sup>th</sup> Street  
 Fort Pierce, FL 34947  
 Telephone: (772) 466-1600, Ext. 3473  
 Fax: (772) 468-2414  
[mkerr@fpu.com](mailto:mkerr@fpu.com)

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Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to [http://www.fpu.com/important\\_information/privacy.php](http://www.fpu.com/important_information/privacy.php))