



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Treasure Coast Recovery Center – Drug & Alcohol Treatment Center
 Conceptual Development Plan
 604 Midway Road

DATE: February 23, 2017

STAFF REPORT

Owner: 604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Applicant: McCarty & Associates
 Mike McCarty
 73 S.W. Flagler Avenue
 Stuart, FL 34994

Requested Action: **Approval of a Conceptual Development Plan**

Location: 604 Midway Road

Parcel IDs: 3403-243-0001-000-0

Surrounding Zoning:

North	East	South	West
OS-1	C-3	C-1 / COM (SLC)	CN (SLC)

Future Land Use: **RH, High Density Residential**

Parcel Size: 3.53 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Request:

The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code. Section 22-58(e) of the City Code provides that prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, utilize the following procedure:

- (1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;
- (2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;
- (3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a Drug & Alcohol Treatment Center at 604 Midway Road. The 3.53 acre site was developed with St. Lucie County in 1998, establishing a 6,000 sq. ft. commercial medical office providing outpatient cancer treatment. The property was annexed into the City of Fort Pierce in 2008, with the previous use discontinuing in 2014.

The subject site has a zoning designation of Neighborhood Commercial, C-2. The presented development plan is being advanced concurrent with a request to rezone the subject site to Office Commercial, C-1. Presently, the C-2 district does not permit medical facilities, as presented within the conceptual development plan.

The site is located on the north side of Midway Road, under a quarter mile west of South US Highway 1. The property is situated next to a small real estate office, at the rear of the adjacent Winn Dixie Plaza. The property to the west remains undeveloped, in St. Lucie County, with a neighborhood commercial zoning designation. A drainage canal borders the property along the north, abutting the Ancient Oaks preserve. A dental office is established to the south, across Midway Road.

Conceptualized Operation

The proposal seeks to adaptively reuse the former cancer treat facility and construct a new 55,000 square feet facility to create a drug and alcohol recovery campus. The concept for the project is to provide a single campus to provide rehabilitation services via substance abuse services, comprised of detoxification, residential, and outpatient treatment programs.

Treasure Coast Recovery Center has described their program to be a 12-step, abstinence-based program specializing in the treatment of chemical dependency, alcoholism and associated disorders. The service description includes medical and clinical programs with various treatment intensity and duration, with each level designed to provide a safe, secure, supportive environment and an array of professional services to assist individuals to achieve and maintain recovery.

The existing structure (Building #1) is designated for reuse as a 30 bed facility, which would require consideration through a formal Conditional Use approval.

The expansion phase (Building #2) is designed to provide advancement of a new 3-story, 55,000 sq. ft., to provide capacity for 200 beds for medical and residential care, also requiring consideration of Conditional Use approval. This portion may provide support services such as a cafeteria, support offices, as well as a secured courtyard area.

Development Review Requirement

The type and scale of the development will necessitate formal Site Plan, Conditional Use, and Concurrency review for both of the proposed components of the facility. Furthermore, the request for new construction will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is proposed along an arterial roadway and requires site plan consideration.

The conceptual development plan presents reuse of the existing access to the site on Midway Road, extending new driveways and parking to support the expansion conceptualized. 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 demand is presented as comparable to, or within the classification of, sanitariums, rest homes, convalescent homes and adult congregate living facilities. Storm water retention is presented via a dry retention area to be relocated and expanded near the north end of the site.

Lighting and landscaping plans were not provided with the conceptual development plan; however areas are reserved on the plan to accommodate the required buffer areas. In the absence of a landscape plan or tree survey, staff is unable to verify compliance with established tree preservation or interior vehicular use landscaping requirements. Incorporation of security protocols, consisting of planted or designed fence barriers may enhance the facility design.

The plan includes an internal sidewalk to provide connectivity throughout the campus; however there are no provisions for the installation of the Code required sidewalk connection out to the proposed Midway Road improvements.

The potential traffic impacts of the proposed facility have not been assessed and submitted with this application for review. It is noted that the Midway Road reconstruction and expansion project is underway, and shall be accounted for with formal development review plans.

Surrounding Uses

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, one (1) church and (1) establishment offering the sale of alcoholic beverages were identified. White City United Methodist Church is located roughly 900 ft. to the west, whereas the Gin Mill Bar & Grill is situated approximately 1,000 ft. to the east. St. Lucie County's Ancient Oaks Preserve & Park is located to the north as previously noted. Further review of the intensity of the site and potential impacts to the surrounding neighborhood and established uses will be completed upon formal application for Site Plan, Conditional Use, and Concurrency.

Technical Review Committee:

All affected departments have reviewed the submittals and have provided comments regarding the proposed conceptual development based on compliance and consistency with the requirements of the City Code, and other applicable regulations.

Planning Staff identified minor dimensional deficiencies, such as combined aisle and parking stall width, and components necessary for integration into a site plan, such as a refuse collection enclosure sidewalk infill, and adjustment to the handicap parking locations, if a site plan is subsequently filed. These notes are contained within the Technical Comments provided to the applicant by the Planning Department. Other corresponding departments provided feedback based upon the content provided by the applicant. These technical review comments are provided for review by the Commission.

Planning Board Recommendation:

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

Staff recommends approval for the conceptual development plan with the acknowledgements provided to the applicant.