

Fwd: Info from Lisa R Nelson regarding 604 W. Midway Road - Proposed Detox/Rehab Facility

Linda Hudson

to:

Nicholas Mimms, Linda Cox, James Messer

08/07/2017 04:21 PM

Hide Details

From: Linda Hudson/cfp

To: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp, James Messer/cfp@CFP

Follow Up:

Normal Priority.

History: This message has been forwarded.

1 Attachment



detox-address-3minute.docx

Sent from my iPad using IBM Verse

Linda Hudson

Mayor

City of Fort Pierce

772-467-3065

On Aug 7, 2017, 4:13:27 PM, lisarnelson@bellsouth.net wrote:

From: lisarnelson@bellsouth.net

To: LHUDSON@city-ftpierce.com, RALEXANDER@city-ftpierce.com, JJOHNSON@city-ftpierce.com, TPERONA@city-ftpierce.com, RSESSIONS@city-ftpierce.com, NMIMMS@city-ftpierce.com

Cc:

Date: Aug 7, 2017, 4:13:27 PM

Subject: Info from Lisa R Nelson regarding 604 W. Midway Road - Proposed Detox/Rehab Facility

Dear City of Fort Pierce Commission:

Please find attached my letter, research map and proposed questions regarding 604 W. Midway Road Proposed Detox/Rehab Facility. I will be attending this evenings meeting and public hearing. I look forward the sharing my research and finding out more information regarding the proposed project.

Please refer to the list of questions I will not have time to ask this evening. I am hoping they will provide you with some "food for thought".

Thank you for your time and consideration. We appreciate your service to our city and value the time you have sacrificed from your personal lives to serve.

Best regards,

Lisa R Nelson on Behalf
of the Nelson Family (Bill, Charlotte, Dan and Lisa Nelson)

August 7, 2017

Pertaining to 604 W. Midway Road

Good Evening,

My name is Lisa Nelson. I am a business owner and property owner within 500' of the proposed project site in the City of Fort Pierce. I have lived in St. Lucie County for 42 years. I am speaking this evening on behalf of my family to voice our opinions and beliefs as residents of our community and to share my research to date. Most importantly to request further explanation from the applicant and pose questions regarding 604 W. Midway Road.

The very first thing I want to make abundantly clear is that my comments or dislike for this project are in no way against the victims, the patients, or their loved ones. I have family members that are suffering, incarcerated, and unable to raise their children due to drug addiction. If you live in Fort Pierce for any amount of time you will be indirectly or directly be affected by substance abuse.

In the planning and zoning commission meeting held on July 11th, 2017, the applicant made it clearly known that the owner would not be marketing to local citizens, but to mostly out-of-state clients. I would think when locating a facility for drug detox and rehab of out-of-state clients, one would consider the existing crime rates and demographics of a city. The entire goal of rehabilitation is to remove the patient from the effects and encouraging elements of their addiction. I love my dear city with all my heart, but I am fully aware of the drug crime that both our police and sheriff officers battle every day to keep our citizens safe and maintain a degree of normalcy. Fort Pierce has one of the highest drug crime and drug trafficking rates in the entire nation. Our citizens already have a 1 in 19 chance of being a victim of crime and yet you are telling our commission you plan to bring in up to 4,680 out-of-state addicts per year.

As you can see by my research graphic, in two weeks I was able to identify to date 34 drug detox/rehab facilities within a 5-mile radius of the proposed site, 3 of which are located directly on W Midway Rd. I have found 53 already existing facilities in St. Lucie County that are dedicated to helping our local addicts. We are clearly providing housing to our drug addicts with open beds, treatments and counseling available at these facilities. I have not counted Sobriety Houses to date.

I am concerned that having a 180 bed Detox on Midway Road will create an over saturation and concentration of land use creating a disconnect with the 2030 Future Land Use Designation Plan and create a total breakdown of the fabric of our community and further overburden our law enforcement.

The applicant states that the detox/rehab facility will include two phases and will be a Treasure Coast Recovery Facility. Phase One is offices and an outpatient clinic. Phase Two is a 180-Bed Detox/Rehab Facility. The applicant told the city commission that the patients would be treated on-site and would not be released into the community of free will. It is my understanding that outpatient means that patients check in and out multiple times per week as required. The Sun program you offer is for detox (5-7days) or rehab (30-45) days. After the Sun program any patient, if qualified, may elect to participate in the Sail Program, which I understand to be your "Sobriety Housing" facilities located within proximity to your outpatient clinic. I believe the Applicant has failed to explain this to our city officials. A clear explanation is very important to grasp a true understanding of the services this Treasure Coast Recovery Facility will offer.

I hope you take my research into consideration and thank you for your time.

Best regards,

Lisa R Nelson
SLC Resident and City of Fort Pierce Business Owner

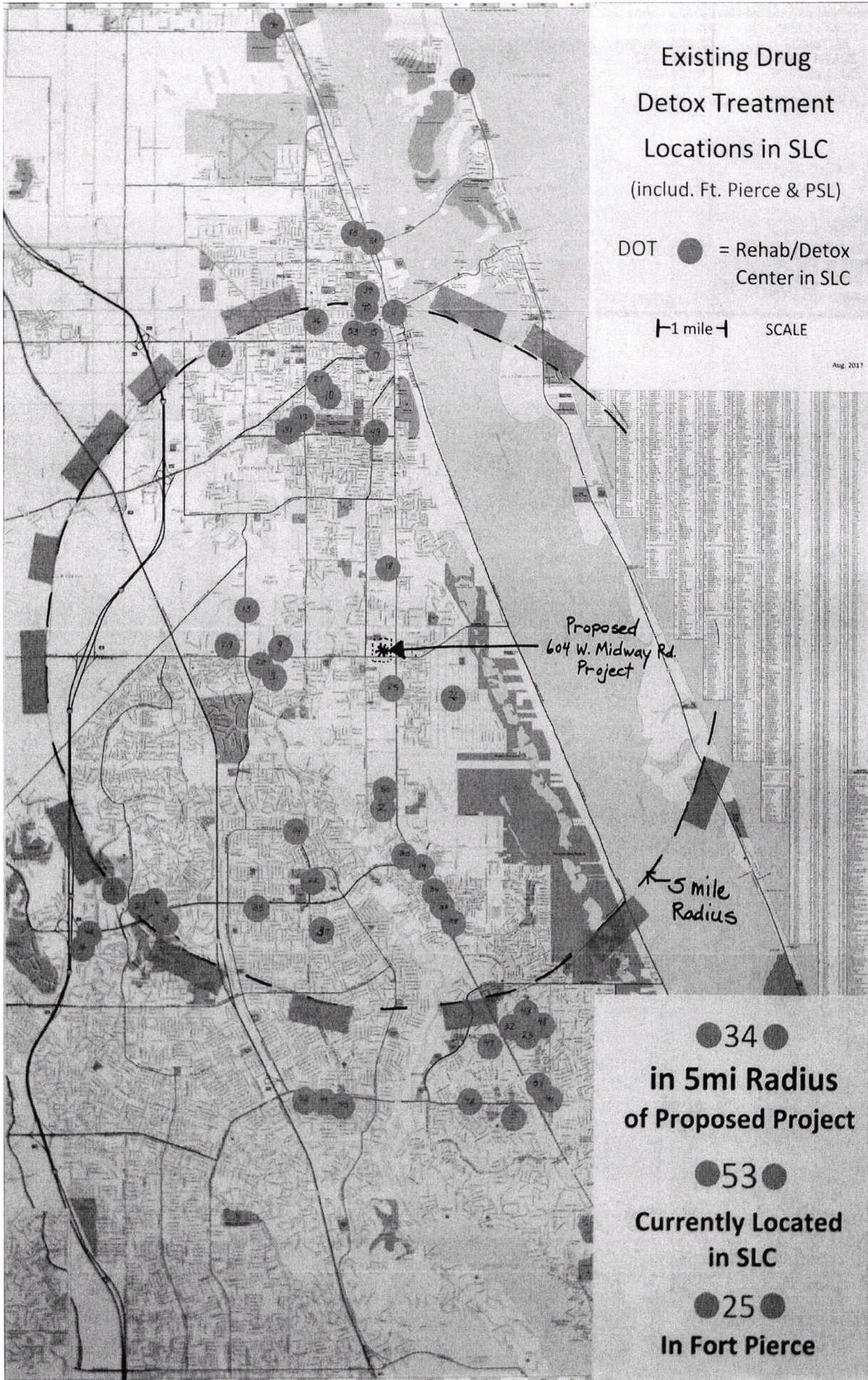
Existing Drug
Detox Treatment
Locations in SLC

(includ. Ft. Pierce & PSL)

DOT ● = Rehab/Detox
Center in SLC

┌1 mile┐ SCALE

Aug. 2017



● 34 ●
in 5mi Radius
of Proposed Project

● 53 ●
Currently Located
in SLC

● 25 ●
In Fort Pierce

Commissioners please consider the following before a final vote is taken:

Has the applicant defined how many local patients they will accept and are they willing to provide scholarships to local disabled addicts that need assistance?

How is this developer meeting concurrency? What are they bringing to the table? There is no guarantee that they will hire in-town staff to run these facilities or supervise their sobriety houses.

Which Agencies Regulate, inspect and provide Accreditation for this Corporation? I do not feel this applicant has given planning and zoning or the city commission enough explanation of how this company operates. They need to be more forthcoming with exactly which services will be offered.

What are the cost of their services and What percentage of patients will be local, if any?

Have you received your state license already for this facility? Fort Pierce may have the power to revoke the license if proven there are too many creating an area of over concentration per the Federal Law.

I do not feel proper notice was given for the planning and zoning commission meeting. We did not receive a letter to my knowledge. Absolutely no one from the public was present. The signage used to announce this project is approximately 24" o.a., white in color and uses very small text, especially at an auto design speed of 30 MPH with a 4-lane highway being constructed. There have been daily lane changes occurring, construction workers present and It is all a motorist can do to make sure they progress safely through the corridor.

Are all your sobriety houses registered with the municipalities in SLC and local law enforcement agencies to ensure safety for the disabled patients?

Are clients allowed to come and go as they please in the sobriety houses? Is there a curfew for the patients to ensure they are safe and sound at night?

Are there staff members that stay full time at the sobriety houses to monitor drug testing and daily activities?

Has Treasure Coast Recovery listed the local AA and NA organizations, counselors, Churches and places of worship they will be utilizing for their patient's success?

Will the applicant use public parks for their outdoor recreation area requirements?




Fwd: re: conditional use for 604 Midway Road

Linda Hudson to: Nicholas Mimms, Linda Cox, James Messer

08/07/2017 03:47 PM

History:

This message has been forwarded.

Sender	Sender	Date
 Linda Hudson	Linda Hudson	08/07/2017 03:47 PM

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Aug 7, 2017, 3:14:33 PM, steph3@bellsouth.net wrote:

From: steph3@bellsouth.net
To: lHUDSON@city-ftpierce.com, jJOHNSON@city-ftpierce.com, ralexander@city-ftpierce.com,
tPERONA@city-ftpierce.com, rSESSIONS@city-ftpierce.com
Cc:
Date: Aug 7, 2017, 3:14:33 PM
Subject: re: conditional use for 604 Midway Road

RE: Treasure Coast Recovery Centers/Treasure Coast Client Services/604 Midway Road

It is my opinion that at the 7/11/17 the planning board erred in the approval of 604 midway road detox campus and relied solely on the presentation of the applicant.

This letter and my intentions are not against drug rehabilitation centers in Fort Pierce/St. Lucie County. Applicant is asking for a conditional use that does not exist. This is hybrid of residential and commercial zoning. Why have zoning laws if they can be so easily changed?

I have a couple of questions about the conditional use and the proposed commercial rehabilitation center that I hope you may be able to clarify:

I believe the first question we must ask is: Will this change in zoning/conditional use be deemed a benefit to the overall community, will the neighborhood be directly impacted by the proposed change, and is it in sync with local Planning Staff, City Council, comprehensive plan and future land use element?

Is the Proposed project consistent and compatible with City of Fort Pierce's Comprehensive Plan?

FLUE-Future Land Use Element- As time passes will the use have a negative impact or be a destabilizing influence?

The proposed conditional use is incompatible and does not meet either the C1 or C2 zoning ordinance. Approving the conditional use that does not fit the general character of a neighborhood can have unintended consequences. Will this create precedence for conditional use requests? It is my opinion that changes to the current zoning regulations would disrupt the harmonious balance between community and commerce along Midway Road and White City neighborhood. Development must be consistent with comprehensive plan.

Is this large drug treatment center's location right for our community and neighborhood?

Do city officials know how many drug rehabilitation centers already exist in St. Lucie County?

Is this proposed drug rehabilitation center considered an institutionalized facility or a community living arrangement?

Vanishing character of the neighborhood? Does this building of 55,000 sq. ft. /180 beds exceed occupancy limits for institutional use? Is this over build/over crowding on a small parcel. Three story building? Example: Port St. Lucie Hospital has 196 beds. This proposed drug rehabilitation center is almost hospital/hotel size on 3.53 acres?

There are approximately 53 known rehabilitation treatment center in the immediate St. Lucie area. The other issue is the assertion that this rehabilitation facility will bring recovery from alcohol and drug addiction to Fort Pierce and the surrounding community. This is an incomplete view of the current recovery available in Fort Pierce. **THERE IS, AND HAS BEEN, FOR A VERY LONG TIME A LARGE, THRIVING and VIBRANT RECOVERY COMMUNITY.** The present choices are varied from, for profit and nonprofit substance abuse counseling, to detox. There are currently several detoxification facilities already located on West Midway Road. How does this large scaled commercial drug treatment center effect the already established treatment centers in the area?

I have respect and compassion for people in recovery, and I am not against drug rehabilitation treatment. South Florida is already experiencing enormous problems with the commercial drug industry. I believe we need to manage, govern, and regulate the drug rehabilitation centers that are here, as well as any future centers. Why are we becoming over saturated with drug treatment centers and conditional use zoning requests to our area? How do we know if existing detox and drug treatment centers are functioning correctly?

Please deny the conditional use. I would like to suggest of City Officials to consider a continuance of this hearing and /or a moratorium on the proliferation of drug treatment centers to our area.

This is about preservation for our city and responsible zoning laws.

I realize that this vote comes at a time where City of Fort Pierce has been recently sued over a previous conditional use amendment. It is my understanding that the Federal Fair Housing Amendments Act is being used inappropriately by the treatment center developers. I understand this will be difficult vote due the fear of being sued into costly litigation. In the spirit of compromise, perhaps applicant is willing to seek another appropriate location for this large treatment center and/or scale down.

Thank you for your service I know everyone on this board ran on the premise of protecting, serving and preservation of our city.

Questions for Treasure Coast Client Services Detox Campus applicant.

Is the name of the detox facility this Treasure Coast Client Services or Treasure Coast Client Recovery Center or Treasure Coast Detox and Drug and Alcohol Treatment Campus?

Mr. McCarty noted that this facility will be marketing for the "majority" of out of state drug dependent people. How does this facility help the local residents that may be in need?

The name Treasure Coast Client Services is very misleading if marketing is for the "majority of out of state drug dependent people" as stated. People will be misinformed thinking this is for local community.

What is the estimated cost for the drug treatment services being offered for outpatient and inpatient? What does it typically cost for a 45 day

treatment?

After 45 day treatment do clients return home or will they be sent to sober homes or your sober homes in the immediate area?

Why has the applicant/developer chosen to expand his commercial addiction treatment center to the City of Fort Pierce when he resides in South Florida? What are the intentions of operating just a large scaled detox campus in our area for out of state individuals?

At the July 11, 2017 meeting, Mr. McCarthy stated there will be security measures for the facility. What is the security for? Is there anticipated danger to the neighborhood?

What does your transportation protocol consist of since people will be mostly from out of state?

Do you have experience/qualifications with operating a commercial drug rehabilitation of this size?

How many drug rehabilitation centers and/or sober homes do you already own/operate?

Will you be utilizing the outpatient for your other drug treatment centers and sober homes and transporting people to this facility if approved?

Is your drug rehabilitation treatment scientific/evidence base treatment?

What are Rates of improvement based on?

Will your outpatient program be utilizing to outside local AA meetings?

Your representative stated that applicant employees 500 to 600 people and that there would be economic benefit to our community. Mr. McCarty did not say how many of those jobs are minimum wage jobs and how many are professional medical and supervisory staff with larger salaries. What does that break down look like? Example, New Horizons of Treasure Coast has 360 employees, Port St. Lucie Hospital has 150, St. Lucie County Fire District 434.

How many full time new jobs will there be and will those people actually live full time in Fort Pierce and contribute to the local economy on a consistent basis?

What about operating expenses? Are you saying it will all be spent in local Fort Pierce business and/or stores? Will uniforms, bedding, cleaning and office supplies, food, consistently be purchased from local providers?

Is there a cafeteria planned for this facility? How do you plan on providing daily meals to 180 people at full capacity?

There is very little recreation space noted on planning. How to you plan on providing recreation/outdoor activities for your clients? Do you plan on using the city and state parks as recreation for your facility as you have no recreational space at your proposed facility?

Fwd: Fw: Public Comment - request to DENY proposal- TC Recovery Center; 604 Midway Road
Linda Hudson

to:

Nicholas Mimms, Linda Cox, James Messer

08/07/2017 08:58 AM

Hide Details

From: Linda Hudson/cfp

To: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp, James Messer/cfp@CFP

Sent from my iPad using IBM Verse

Linda Hudson

Mayor

City of Fort Pierce

[772-467-3065](tel:772-467-3065)

On Aug 4, 2017, 8:31:52 AM, sandybogan@yahoo.com wrote:

From: sandybogan@yahoo.com

To: lhudson@city-ftpierce.com, peronat@city-ftpierce.com, johnsonj@city-ftpierce.com,
alexanderr@city-ftpierce.com, sessionsr@city-ftpierce.com

Cc: mimmsn@city-ftpierce.com

Date: Aug 4, 2017, 8:31:52 AM

Subject: Fw: Public Comment - request to DENY proposal- TC Recovery Center; 604 Midway Road

Second attempt; previously e-mail failed.

On Friday, August 4, 2017 8:18 AM, Sandy Bogan <sandybogan@yahoo.com> wrote:

RE: 08/07/2017 Agenda Item # 11.c. Treasure Coast Recovery Center – Drug & Alcohol Treatment Center - 604 Midway Road, Site Plan, Conditional Use & Design Review.

I, as an affected party, am requesting the Ft. Pierce City Council **DENY** a pplication for Site Plan, Conditional Use, and Design Review for in-patient treatment center for **Drug & Alcohol Treatment at 604 Midway Road, Fort Pierce, FL**, Parcel ID: 3403-243-0001-000-0, which is a property zoned Office Commercial, C-1.

If the Ft. Pierce City Council does not feel they are in a position to deny at this time, I am **requesting a continuance of this hearing**, to provide time for the developer and city staff to meet with members of the community and address concerns.

This requested 'conditional use' is inconsistent with the zoning for this area, is seriously incompatible with the surrounding community, is highly likely to degrade the quality of life, sense of place, and sense of safety for residents, has not proven a need with at least 44 detoxification / substance treatment centers in county and 22 within 6 mile radius of proposed site.

In addition, in my opinion, this proposal was not properly noticed to this community. Due to the potential high negative impact of such a facility, notification should have extended further into the community. In addition, the public hearing sign placed at the property was not appropriately sized to effectively and in good faith attempt to notify the community, as major construction and altered traffic patterns made it dangerous for drivers to recognize signage. A proposal of this potential impact should require due diligence and a higher level of consideration and notice within the community.

Finally, by denying this proposal, the Council shows an understanding and respect for the character, history/heritage, and citizens of the White City community, and does not take any permittable rights away from this landowner nor developer.

Sincerely,
Sandra Bogan
1010 Flood Road, Fort Pierce, FL 34982 (White City resident)

Fwd: Stop the Drug Rehab Treatment Center at 604 Midway Road

Linda Hudson

to:

Nicholas Mimms, Linda Cox, James Messer

08/07/2017 08:57 AM

Hide Details

From: Linda Hudson/cfp

To: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp, James Messer/cfp@CFP

Sent from my iPad using IBM Verse

Linda Hudson

Mayor

City of Fort Pierce

772-467-3065

On Aug 6, 2017, 8:10:35 PM, 1sgmgn@att.net wrote:

From: 1sgmgn@att.net

To: lhudson@city-ftpierce.com, ralexander@city-ftpierce.com, jjohnson@city-ftpierce.com

Cc:

Date: Aug 6, 2017, 8:10:35 PM

Subject: Stop the Drug Rehab Treatment Center at 604 Midway Road

I have enclosed the signed petition that I am against the drug rehab facility on Midway Road.

PETITION / PUBLIC COMMENT

08/07/2017 Agenda Item # 11.c. Treasure Coast Recovery Center – Drug & Alcohol Treatment Center - 604 Midway Road, Site Plan, Conditional Use & Design Review.

I, as an affected party, am requesting the Ft. Pierce City Council to **DENY** application for Site Plan, Conditional Use, and Design Review for in-patient treatment center for **Drug & Alcohol Treatment at 604 Midway Road, Fort Pierce, FL**, Parcel ID: 3403-243-0001-000-0, which is a property zoned Office Commercial, C-1.

If the Ft. Pierce City Council does not feel they are in a position to deny at this time, the citizens of White City are **requesting a continuance of this hearing**, to provide time for the developer and city staff to meet with members of the community and address concerns.

This requested 'conditional use' is inconsistent with the comprehensive plan and zoning for this area, is seriously incompatible with the surrounding community, is highly likely to degrade the quality of life, sense of place, and sense of safety for residents, has not proven a need with at least 44 detoxification / substance treatment centers in county and 22 within 6 mile radius of proposed site.

In addition, this proposal was not properly noticed to this community, which includes a property owners' organization able to make community members aware of this proposal. Notice was limited 15 entities only, who are within 500 feet of the proposed site. The public hearing sign placed at the property was not appropriately sized to effectively and honestly attempt to notify the community, as major construction and altered traffic patterns made it dangerous for drivers to recognize signage. A proposal of this potential impact should require due diligence and a higher level of consideration and notice within the community, extending notification of residents beyond 500 feet, including notification to community organization representing citizens, and use of oversized hearing notice on property.

Finally, by denying this proposal, the Council shows an understanding of the White City community, represents stewardship and preservation of this historical community and its citizens, and does not take any permittable rights away from this landowner nor developer.

PRINTED NAME	SIGNATURE	ADDRESS
Michael G Nelson	<i>Michael G Nelson</i>	1207 Driftwood Lane Ft Pierce, FL 34982
Susan B Nelson	<i>Susan B Nelson</i>	1207 Driftwood Lane Ft Pierce, FL 34982