



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Site Plan, Conditional Use, & Design Review
 Midway Detox and Rehab Campus – Drug & Alcohol Treatment Center
 604 Midway Road

DATE: July 26, 2017

STAFF REPORT

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

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

Requested Action: Approval of applications for Site Plan, Conditional Use, & Design Review

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: 3.54 acres

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

Request:

In accordance with Sections 22-29, 22-58, 22-59 and 22-76 of the City Code, the applicant is requesting approval of a Site Plan, Conditional Use, & Design Review package for a Drug & Alcohol Treatment Center to be known as Midway Detox and Rehab Campus, located at 604 Midway Road.

The proposed development plans include reuse of an existing 6,002 sq. ft. medical office and construction of a new 50,820 sq. ft. (180 bed) in-patient treatment center, additional parking, lighting, landscaping, storm water, and pedestrian improvements.

Staff Analysis:

The 3.54 acre site was developed within St. Lucie County in 1998, establishing the 6,002 sq. ft. commercial medical office which previously provided outpatient cancer treatment. The property was annexed into the City of Fort Pierce in 2008, with the use discontinuing in 2014. The subject site was recently rezoned to Office Commercial, C-1, which provides for consideration of medical facilities as Conditional Use.

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.

Campus Operations

The proposal seeks to adaptively reuse the former cancer treatment facility and construct a new 50,820 sq. ft. facility to create a drug and alcohol recovery campus. The concept for the project is to deliver a single campus to provide rehabilitation services via substance abuse services, comprised of detoxification, residential, and outpatient treatment programs.

Midway Detox and Rehab 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 facility will utilize security systems, security staff, and camera surveillance systems.

The existing structure (Building #1) is proposed for reuse as administrative and out-patient treatment offices. This initial phase encompasses interior and exterior renovations to the existing structure, in addition to parking and associated site improvements on the southern segment of the property.

The expansion phase (Building #2) is designed to provide completion of a new 3-story, 50,820 sq. ft., to provide capacity for 180 beds for medical and residential care, which guides the required consideration of Conditional Use approval. This portion provides support services such as a cafeteria, support offices, as well as a secured courtyard area. Support parking, loading, and other related improvements are integrated to accommodate this phase.

Site Design

The presented architectural design for the new, three-story, structure is reflective of a British West Indies theme. The elevations express this style through use of wood outriggers, notable roof overhangs, plantation style shutters, ornamental iron railing on spacious balconies, cornice and crown moldings at windows and frieze bandings, detailed

wood columns, and stucco water table features. The metal roof system integrates an island resort feel to the structure. Architectural interest is furthered by articulating the front facade with protruding and recessed elements, mentioned shutters, varied finishes including smooth stucco, and lap siding as well as a two-tone paint scheme. Use of complementary colors and landscape design seeks to blend the new construction with the existing structure on-site. The building features a distinct courtyard space to provide secure outdoor space for patients.

The plan reutilizes the existing access to the site on Midway Road, extending new driveways and parking to support the expansion. 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 comparable to, or within the classification of, sanitariums, rest homes, convalescent homes and adult congregate living facilities. Bicycle racks are also planned for the facility. Site lighting is provided for the parking areas and the perimeter of the structures in accordance with City Code requirements, as presented in the lighting plan. Storm water maintenance is presented via a dry retention area to be relocated and expanded near the north end of the site.

The landscape plan provides a broad variety of tree and plant species to enhance the campus, accent the proposed structure, and buffer the site from adjacent uses. The plan encompasses over 110 new trees, and substantial shrub and ground cover plantings through the site. The landscape plan also incorporates courtyard plantings within the building design and trees within the stormwater facilities to blend the site design. Complete detail of tree protection and mitigation, as guided by City Code Section 22-194 is not provided within the landscape plan, therefore an update to the plan is required prior to any development or land clearing permits. The proposal provides a 6 ft. tall opaque fence along the much of the property line for security and buffering.

The plan includes an internal sidewalk to provide connectivity throughout the campus and a provision for a connection to the proposed Midway Road sidewalk improvements.

Traffic Impacts

The proposed project is expected to generate 364 daily trips, of which 11 are during AM peak hour (6 in/5 out), and 31 are assigned during PM peak hour (17 in/14 out). Based upon the previous use of the facility, the projections suggest a net result of 126 new daily trips.

The Midway Road reconstruction and expansion project is underway, and has been accounted for with preparation of the development plans. The traffic analysis of the site development expects Midway Road to operate acceptably with the presented additions. Additionally, preliminary review suggests traffic volumes at the site do not warrant turn-lanes and the driveway is projected to operate acceptably.

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. The nearest school, White City Elementary, is roughly 2,000 ft. away, measured along the right-of-way. Based upon the presented development plan, facility design, and operational provisions, minimal impact to the surrounding neighborhood or adjacent uses is anticipated.

The St. Lucie County Fire District operates Station #6, approximately 3,000 ft. from the site, along east Midway Road.

Technical Review Committee:

All affected departments have reviewed the submittals and have provided conditional approval based on general compliance and consistency with the requirements of the City Code, and other applicable regulations. The outstanding updates to the Site Plan requested are present within the recommended conditions of approval.

Planning Board

The Planning Board, at their July 11th, 2017 meeting, voted unanimously to recommend approval of the request with the conditions guided by staff.

Property Owner Response Summary:

A total of 15 letters providing notice of the proposed Site Plan & Conditional Use were mailed to owners of property located within 500 feet of the subject site. As of July 26th, 2017, 1 response has been received in support of the request. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

Staff recommends approval of the Site Plan, Conditional Use, & Design Review proposal with the following conditions:

- 1) The proposal integrates a trash collection and dumpster screening plan for the initial phase to reuse the existing structure; and
- 2) The Landscape Plan integrates detail of tree protection and mitigation, pursuant to the City Code Section 22-194, prior to issuance of building permits.
- 3) A stop sign and stop bar is incorporated at the Midway Road exit.
- 4) The combined two-way drive aisle and parking stall width (90° spaces), at the south side of the new Porte Cochere, meets the minimum dimension of 45 ft.