



# AGENDA

CITY OF RIVIERA BEACH  
LOCAL PLANNING AGENCY

## THE PLANNING AND ZONING BOARD

Commencement - 6:30 PM  
Thursday, May 12, 2011

Council Chambers – Municipal Complex  
600 West Blue Heron Boulevard

**I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

S. Lashea Brooks, Chairperson	Richard Baumgart, Vice Chairperson
Gary Brannen, Board Member	Rena James, Board Member
Edward Kunuty, Board Member	Caryn St. John, Board Member
Julius Whigham, Sr., Board Member	Vacant, 1 <sup>st</sup> Alternate / 2 <sup>nd</sup> Alternate

**III. ADDITIONS AND DELETIONS TO THE AGENDA**

**IV. APPROVAL OF MINUTES - April 14, 2011**

**V. UNFINISHED BUSINESS**

**A. Draft Language for Portable Storage Containers**

1. Presentation by Staff
2. Public Comments
3. Board Comments

**VI. NEW BUSINESS**

**A. Special Exception Application; Ambrosia of the Palm Beaches, 2675 Lake Drive**

**AN APPLICATION FROM AMBROSIA OF THE PALM BEACHES REQUESTING A SPECIAL EXCEPTION APPROVAL TO OPERATE A FULL-TIME RESIDENTIAL HOUSING FACILITY, INCLUDING RESIDENTIAL SUBSTANCE ABUSE TREATMENT SERVICES, AT 2675 LAKE DRIVE, WITHIN A MULTIPLE UNIT STRUCTURE ON A 0.47 ACRE PARCEL.**

1. Presentation by Staff and Applicant
2. Public Comments
3. Board Comments

**VII. GENERAL DISCUSSION**

- A. PUBLIC COMMENTS
- B. SELECTION OF CHAIRPERSON AND VICE-CHAIR
- C. PLANNING AND ZONING BOARD COMMENTS
  1. Project Updates / Upcoming Projects

**VIII. ADJOURNMENT**

If anyone wishes to speak on any of the items presented on this agenda, please complete a pink public comment card and give the card to the Clerk of the Planning and Zoning Board. Cards must be submitted before item is discussed.

NOTICE

In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the office of the Legislative Aide of the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4095 or TDD 561-840-3350.

# April 14, 2011 - Planning and Zoning Board Meeting

The Planning and Zoning Board for the City of Riviera Beach met in regular session on Thursday, April 14, 2011 in the City Council Chambers, Municipal Complex, 600 West Blue Heron Blvd, Riviera Beach, FL 33404. The meeting was called to order at 6:35 PM. A moment of silence was followed by the Pledge of Allegiance and roll call.

## ROLL CALL

Gary Brannen, Chairperson	Present
S. Lashea Brooks, Vice-Chair	Present
Richard Baumgart, Board Member	Present
Rena James, Board Member	Absent
Edward Kunuty, Board Member	Present
Caryn St. John, Board Member	Present @ 6:40 p.m.
Julius Whigham, Board Member	Present
Vacant, 1 <sup>st</sup> Alternate	Vacant
Vacant, 2 <sup>nd</sup> Alternative	Vacant

Also present were Planning and Zoning Administrator Jeff Gagnon, Senior Planner Mario Velasquez, Consulting City Attorney Lynn Solomon and five (5) members of the public.

## ADDITIONS AND DELETIONS TO THE AGENDA – None

## APPROVAL OF MINUTES – 1.13.2011

January 13, 2011 Minutes – Motion to Approve with the necessary correction by Mr. Kunuty, Second by Ms. Brooks. Unanimous approval (6-0).

## UNFINISHED BUSINESS – None

## NEW BUSINESS

### A. Workshop: Draft language for Portable Storage Containers, (F.K.A. “PODS”).

#### a. Presentation by Staff.

Mr. Gagnon – Presented and explained the draft language to the board.

Mr. Kunuty – Recommended providing a diagram with the language to explain the triangle of visibility.

Ms. Brooks – Questioned the six months time frame in section B. If a problem is there already, why let it sit there for six months? Shouldn't that time frame be shorter?

#### b. Public Comments.

Ms. Leonard – How much is the license going to cost? No info on the paper, only \$500 penalty which is quite of excessive. Also ten business days is a short turn around, allow at least thirty (30) to sixty (60) days. Ms. Leonard believes it should be tied down but ten (10) days is not enough to do the right procedures.

Mr. Ward – Consistency. (A.1. “on the property”), (B. “on the premises”), (F. “on a lot”). He suggested the terminology to meet the rest of the code of the city so it is all the same. He is also very concerned about the cost of the permit; it seemed to be a revenue generator. He also commented on the size of the containers allowed. It should be an approximate of size taking in consideration the thickness of the container itself.

Mr. Gagnon – Answered Ms. Leonard's question by informing that the actual cost of the license is \$50. The reason why there are no numbers is to bring this forward to the board and make numbers during the workshop. Mr. Gagnon does not think that this is just a revenue generator like Mr. Ward said. The fee

needs to be large enough so it is not convenient for people just to pay \$50 a month and keep the container for an extended period of time. The fee can be flexible. Also, as a response to the inconsistency comment on the language, the intent is to refer to the parcel. The language would be corrected and consistent. Also the size of the container is an approximate measurement.

Mr. Brannen – Asked staff if it is possible to have the container dimensions determined at the time of registration and if bigger make the exception for approval.

Mr. Gagnon – Staff would request the size of the container and allow approximation of size within a foot. It is better to state the average size container allowed or smaller.

**c. Board Comments.**

Ms. Brooks – Thinks that six months is a long period of time. Ten business days is ok but six months is too much for a POD to be sitting on someone's yard.

Ms. St. John – Would like to see the ten business days go to thirty days and keep to thirty days the duration to renew. She also asked about the fees and time constraints for trash containers (dumpsters), and expressed the idea to possibly mirror what those terms are.

Mr. Gagnon – Is not aware of the actual timeline but believes that the city has a contract with an individual waste management company.

Ms. St. John – Would highly suggest similarity between those two codes.

Mr. Kunuty – Agrees and thinks that giving thirty days is a more reasonable time frame than ten days. He also expressed his experience on (shipping) containers which they are all standard size. He would check if there is an industry standard, which he suspects there is. Using the word "POD" which is a brand name should be avoided and use the word portable storage container. The six month time frame should also be debated.

Mr. Baumgart – Asked about the parameters for apartments or condo complexes as far as placement.

Mr. Gagnon – Provided statement A-2 as an answer where it said that HOA approval may be required. Also the diagram required would reflect the true location of the storage container.

Ms. St. John – Asked about the level of plan requirement as far as if architectural plans are required or just basic self explanatory plans would do it. These requirements should be clearer.

Mr. Gagnon – Does not think staff would require a survey. An aerial would be ok.

Mr. Kunuty – Thinks that the word "site plan" should be dropped out of the code.

Mr. Whigham – Agrees to most of the very well put comments from the board members. He is also glad that this is being regulated, especially after his experience from past hurricanes.

Mr. Brannen – Asked if there was a fee for the first ten days that is on point A. He also asked about the fee charged after the first ten days and how it would work if the time changes to thirty days. Also, if the full price would have to be paid if only fifteen of the thirty days are used. What would happen if the six months time frame is adopted and the person using the container needs more time?

Ms. St. John – Recommends the time frame to be thirty days and no proration. If needed more than six months, then a penalty.

Ms. Brooks – Thinks that allowing over six months would become a convenience to the person using the container for personal storage purposes because it would be cheaper just to pay \$50 for thirty days and have next to the house instead of having to go to a storage facility. Also the amount of days needs to be specified as calendar days to avoid confusions.

Mr. Kunuty – Commented that there are also storage and delivery fees. He would like to get more details on the rental fees.

Mr. Baumgart – Explained some of the prices he researched. A \$52 drop-off fee, \$94 for a 12x8x8 and \$132 for a 16x8x8 per month. If someone is really doing a work at their home, could it be tied to a building permit?

Mr. Gagnon – Not aware of specific time frame if related to an open building permit. Staff's ultimate goal is not to limit the use of the containers but to have rules in place to regulate excessive and abusive time frames.

Ms. St. John – Asked again for the trash receptacles info for next meeting. She strongly believes they should be similar.

Mr. Kunuty – Also asked again for the details on the rental fees.

Mr. Brannen – Recommended notifying the container user when the six months are almost up and make sure the person is aware of the penalty.

Mr. Gagnon – The language would be provided when applying for the permit, but not sure if staff would be able to issue a notification letter.

## **B. Workshop: Draft language for Temporary Political Signage.**

### **a. Presentation by Staff.**

Mr. Gagnon – Presented and explained the draft language to the board. He also provided similar codes from other municipalities as back up documents.

### **b. Public Comments.**

Mr. Cobb – Asked how this item came up to the board and also commented on the political signage especially on the abundance amount that was placed on the right of ways the recent elections that just happened.

Ms. Leonard – Asked if this included special elections or just elections that are yearly. She also commented on the inconsistency of point 10 with the words “may” and “shall” and also to specify who would be fined, the homeowner or the tenant?. Ms. Leonard also expressed her concern on how to regulate that on the properties that are in the city but not annexed to the city's jurisdiction.

Mr. Ward – Commented on a candidate's time of advertisement which was earlier than the others. He also expressed his concern on the need of clarification on the form of authorization for the location of the signs. Also commented on the size allowed and the time allowed to start placing the signs. Needs a lot of work.

### **c. Board Comments.**

Mr. Whigham – Commented on how the advertising used to be. He is glad this item came up, because he wants this city to look beautiful. Also likes and hopes that the board sticks with the one month time frame. Mr. Whigham thinks that the code is ok and should not be changed.

Mr. Gagnon – Answered Mr. Cobb's question on how this item came up to the board and it was all due to the previous elections that left signs all over the city. Also answered Ms. Leonard's question by stating that staff intends to implement this rules to all the elections that the citizens of Riviera Beach can vote on. Also mentioned that he is not aware of what is currently being done the signs as an answer to Mr. Ward's question.

Mr. Kunuty – Corrected the language to have it state “pertaining to all elections”. He also commented on the size of the signage allowed, the language “may” and “shall”, and the timing before and after for installation and removal of signage.

Ms. St. John – Expressed how excited she is about the item and really supported the idea of requiring a deposit before installation to make sure the sign get removed. She also agreed with the amount of signage allowed per property and the timing for removal.

Mr. Gagnon – Asked the board who is responsible for signage at residential properties? Also, if a candidate that lost disperses signs from the candidate that won, who would be held responsible?

Ms. St. John – Believes that the candidate should be responsible for the signage.

Mr. Brannen – Supports the time frame and agrees with the draft code but the concern is about enforcement. Definitely supports the deposit for the signage but would like to clarify where the deposit would go after the election when the signage is all removed.

Mr. Baumgart – The item does not seem that important to develop this type of language especially when signage is placed on private property. Can the city remove them if they are on the right of way?

Mr. Gagnon – The city could remove them but it would have some fees associated with staff time.

Ms. Brooks – Commented on the amount of signage being regulated on private property.

Ms. St. John – One sign, per issue, per yard. Having one sign vs. ten signs would still show the preference of that resident.

Mr. Kunuty – Thinks that the candidate should be allowed to start advertisement on the day of registration.

## **GENERAL DISCUSSION**

### **A. Public Comments**

Storage Container Rep – Mentioned that he is not aware of any code enforcement issues in the city of Riviera Beach. He also explained that they are always helping the customer in case there is an issue with code enforcement. Also explained that they offer a climate controlled storage to their clients when they do not need the container by their yard. Lastly, he commented that the \$50 permit fee is costly in relation to the storage fee, which runs from \$119 to \$179 based on climate control storage; therefore the permit fee would be a really significant cost for their customers. (Call center should recommend 3-5 days on site for Riviera Beach).

Mr. Cobb – Commented on political signage.

Mr. Xavier – Commented on the time to remove signage, maybe from 7 to 14 business days after elections. Double check the responsibility of the signage. He also recommended checking the time and fee collection for the PODS permit.

Mr. Ward – Expressed his concern on S.R. 710 and it needs to connect to US1. He also commented on the development plans for 20<sup>th</sup> street east of Broadway. Also said to be careful when defining Home owner association and Property Owner Association.

Ms. Mahoney – Commented on the new FPL Plant plans from months ago and that it could be an issue for the city like the tragedy that recently happened in Japan. She also commented on issues previously brought to the board regarding US1, EPA issues next to her business, and to have planning and zoning board meeting televised.

### **B. Selection of chairperson and vice-chair.**

**Nomination for Ms. Brooks as Chairperson by Mr. Wigham and by Mr. Kunuty. Nomination accepted by Ms. Brooks. Unanimous vote (6/0).**

**Nomination for Mr. Kunuty as Vice Chairperson by Mr. Wigham and by Ms. Brooks. Nomination declined by Mr. Kunuty.**

**Nomination for Mr. Bumgart as Vice Chairperson by Mr. Kunity and by Mr. Wigham.  
Nomination accepted by Mr. Baumgart. Unanimous votes (6/0).**

**C. Planning and Zoning Board Comments**

**a. Project Updates / Upcoming Projects**

- Newcomb Hall Meeting
- Schooner Inn
- AMRIT Issue
- Drug + Rehab facilities

**ADJOURNMENT**

**Motion to Adjourn by Mr. Kunity, Second by Mr. Brannen; Meeting adjourned at 8:55pm.**





**PUBLIC NOTICE  
SPECIAL EXCEPTION APPLICATION,  
SE-11-01, AMBROSIA OF THE PALM BEACHES,  
2675 LAKE DRIVE, CITY OF RIVIERA BEACH, FLORIDA**

**The Planning & Zoning Board** will conduct a meeting on Thursday, May 12, 2010 at 6:30 PM or soon thereafter, and from time to time thereafter as necessary, in the Council Chambers at the Municipal Complex, 600 West Blue Heron Blvd., Riviera Beach, to review Special Exception application, SE-11-01, submitted by Ambrosia of the Palm Beaches, for a fulltime residential housing facility including residential substance abuse treatment services at 2675 Lake Drive, supplementary to their office and substance abuse treatment center located at 2626 Lake Drive.

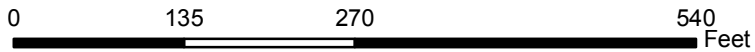
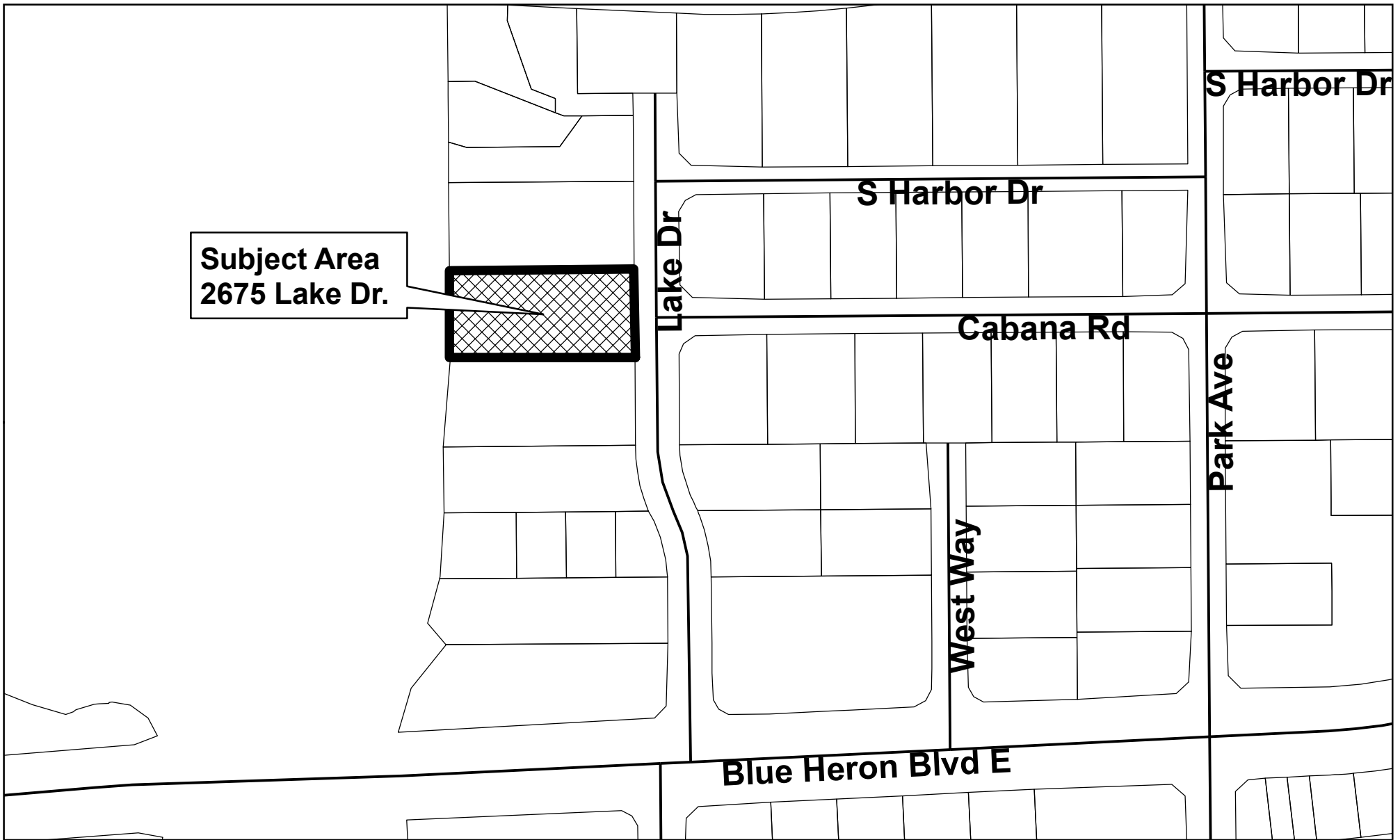
Background material is available for review in its entirety in the Community Development Department between the hours of 8:30 AM and 5:00 PM, except holidays.

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Board or Council with respect to any matter considered at the meetings, such interested person, at own expense, will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should contact the Legislative Aide at 561-845-4095 no later than 96 hours prior to the proceedings. If hearing impaired, telephone the Florida Relay Services 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice) for assistance.

Publish: May 5, 2010  
Palm Beach Post  
Proof of Publication





-  Roads
-  Parcels
-  Subject Area

**Location Map**  
**2675 Lake Drive, SE-11-01**  
**Ambrosia of the Palm Beaches**

Data and Map Disclaimer: The Data is provided as is without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Riviera Beach and Palm Beach County make no warranties, expressed or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

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**CITY OF RIVIERA BEACH STAFF REPORT  
CASE NUMBER SE-11-01  
MAY 12, 2011**

**AN APPLICATION FROM AMBROSIA OF THE PALM BEACHES REQUESTING A SPECIAL EXCEPTION APPROVAL TO OPERATE A FULL-TIME RESIDENTIAL HOUSING FACILITY, INCLUDING RESIDENTIAL SUBSTANCE ABUSE TREATMENT SERVICES, AT 2675 LAKE DRIVE, WITHIN A MULTIPLE UNIT STRUCTURE ON A 0.47 ACRE PARCEL.**

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**A. Applicant:** Ambrosia of the Palm Beaches.

**B. Request:** The applicant is requesting a special exception to operate a full-time residential housing facility that will include residential substance abuse treatment services within the Multiple Family / Hotel (RMH-15) Zoning District.

**C. Location:** The proposed location is on the west side of Lake Drive, West of Cabana Road on Singer Island (map attached).

**D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-27-03-001-0040

Parcel Size: 0.47 acres

Existing Use: Two residential structures; an apartment building with 8 units and a detached residential structure, currently occupied by the applicant and their tenants, typically 20 patients and 2 staff members.

Current Future Land Use: High Density Multiple Family Residential

Proposed Future Land Use: N.A.

Current Zoning: Multiple Family / Hotel (RMH-15) Zoning District

Proposed Zoning: N.A.

**E. Adjacent Property Description and Uses:**

North: Vacant Lot; Multiple Family / Hotel (RMH-15) Zoning, High Density Multiple Family Residential Future Land Use.

South: Multiple Family Residential; Multiple Family / Hotel (RMH-15) Zoning, High Density Multiple Family Residential Future Land Use.

East: Single Family and Multiple Family Residential; Office Professional (OP) and Multiple Family Dwelling (RM-15) Zoning Districts, Office and Medium Density Multiple Family Residential Future Land Uses .

West: Intracoastal Waterway

## **F. Background:**

Staff was initially contacted by Ambrosia of the Palm Beaches (Ambrosia) regarding a request for a zoning sign-off from the Substance Abuse and Mental Health Program Office for a Substance Abuse License. Prior to agreeing to sign-off on the zoning verification sheet, staff contacted the City's Business Tax Receipt Office to determine if Ambrosia had a current and valid Business Tax Receipt (BTR) and Certificate of Use (COU). Staff's research determined that Ambrosia did have an active BTR and COU, however the category stated on the BTR for 2675 Lake Drive was noted as "Drug Abuse Counseling". Staff had no record of approval of this type of use at this address, which would have to be granted via the Special Exception process in the RMH-15 Zoning District. The existing BTR must have been issued by Business Tax Receipt Office staff in error. In order to rectify the situation, staff informed Ambrosia that a final approval for the use requested could only be granted by the City Council through the Special Exception process. Ambrosia agreed to abide by any City approval processes required to permit a fulltime residential housing facility that would include residential substance abuse treatment services. Shortly thereafter, Ambrosia submitted their official Special Exception application to staff, which has been reviewed for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations. The following staff analysis has been prepared for your review.

## **G. Staff Analysis:**

**Proposed Use:** The applicant is requesting to operate a full-time residential housing facility that will include residential substance abuse treatment services at 2675 Lake Drive. This facility will typically have 20 patients and 2 employees.

**Zoning Regulations:** This proposed use, a fulltime residential housing facility, that will include residential substance abuse treatment services would comply with the City's Land Development Regulations if a Special Exception approval was granted by City Council, in the Multiple Family / Hotel (RMH-15) Zoning District.

**Comprehensive Plan:** The proposed use would be consistent with the City's Comprehensive Plan. According to page 14 of the Comp Plan, the High Density Multiple Family Residential Future Land Use is "the highest density [residential] category".

**Compatibility:** Staff anticipates that this use proposal shall be compatible with the surrounding development.

**Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.

**Landscaping:** Staff considers the existing landscaping appropriate and adequate at this time. Landscaping will have to be maintained according to the City's Land Development Code.

**Parking/Traffic:** The consulting City Engineer, Mr. Lal Samadi, has expressed concerns about the potential of inadequate parking available on site. There are currently 6 parking spaces on site, 1 of which is handicapped parking. Of the five remaining spaces, two are occupied by Ambrosias transport vans and there are two employees on site at all times. This leaves one remaining space for visitors and/or maintenance vehicles at this location. Ambrosia has stated that patients are not allowed to have vehicles on site and visitors are an infrequent occurrence since many patients reside outside of Florida. Additionally,

Ambrosia infrequently has maintenance vehicles at 2675 Lake Drive; their pool contractor visits the location once a week and their landscaper is on site once every two weeks.

#### H. Special Exception Analysis

**a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

- Ingress and egress to this site are directly off of Lake Drive, there are no additional drive areas.

**b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.**

- Existing parking would be considered legal-nonconforming, as the parking area and spaces were established prior to new off-street parking regulations.

**c. Refuse and service areas, including consideration of relevant factors in subsections (2)a. and b. of this section.**

- Refuse generated from this site will be handled with roll-out containers.

**d. Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.**

- Utilities are currently available and active.

**e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.**

- Adequate landscaping exists on-site which must be maintained according to the City's Land Development Code.

**f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.**

- N.A. - No signs are proposed.

**g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.**


- N.A. – Yard area currently exists and is properly maintained according to code.

**I. Recommendation:** Staff recommends that the Planning and Zoning Board review and consider all facts presented within this staff report prior to making a recommendation to City Council.

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**POLICE DEPARTMENT****INTER-DEPARTMENTAL COMMUNICATION**

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**To:** Jeff Gagnon, Planning & Zoning Administrator  
**From:** Michael Madden, Commander of Police   
**Date:** March 15, 2011  
**Re:** Site Plan Review – Ambrosia of the Palm Beaches – 2675 Lake Drive

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The Riviera Beach Police Department submits the following conditions and recommendations regarding Ambrosia of the Palm Beaches, located at 2675 Lake Drive, Riviera Beach, FL

**Overview**

Ambrosia of the Palm Beaches operates a residential drug and alcohol treatment program from two locations on Lake Drive. The treatments occur at 2626 Lake Drive and the residential component occurs at 2675 Lake Drive. Up to 20 clients can eat, shower, and sleep at 2675 Lake Drive and are escorted by staff to 2626 Lake Drive for counseling. Ambrosia of the Palm Beaches has occupied both locations since March of 2009. A typical client remains at the program for approximately 30 days.

**Call Volume since March of 2009**

- The Riviera Beach Police Department received 8 calls for services at 2675 Lake Drive, which is the location where clients reside (call log attached).
  - 1 call was for trespassing
  - 1 call was for a disturbance
  - 1 unfounded 911 call
  - 3 medical calls
  - 2 calls for combative patients
  
- The Riviera Beach Police Department received 30 calls for services at 2626 Lake Drive, which is the location where clients go for treatment (call logs attached).
  - 20 of these calls were unfounded 911 calls
  - 4 of these calls were for disturbances
  - 1 call for a mentally ill person in need of a Baker Act.
  - 1 call for a reported suicide attempt
  
- There were a total of 38 calls for service at both locations since March of 2009

## **Ambrosia Treatment Center of Port St. Lucie**

Ambrosia Treatment Center operates a second location in Port St. Lucie, Florida. The Port St. Lucie center utilizes 4 separate single family homes that are all adjacent to each other. The Port St. Lucie location operates that same residential level of care program as Ambrosia of the Palm Beaches (Riviera Beach).

The Port St. Lucie Police Department was contacted and the call history was obtained for each of the residential locations (for the past two years - logs attached).

- 1091 Bayshore Drive – 12 calls for service
  - 3 medical calls
  - 1 neighbor trouble
  - 3 disturbance/suspicious incident
  - 1 trespassing cal involving a stolen car
- 766 Duval Avenue – 2 calls for service
  - 1 medical and 1 suspicious incident
- 782 Duval Avenue – 1 call for service
  - 1 medical call
- 798 Duval Avenue – No call history

## **Physical Inspection**

The physical inspection of 2675 Lake Drive indicated that the property was very well maintained and the grounds were well manicured.

Documents were obtained that indicate that curfews and rules are in place to manage the residential component. It was indicated that there is a staff person present at 2675 Lake Drive 24-hours per day, 7 days per week.

## **Effect on Area**

- This type of use will cause a greater demand on police and fire services, due to an elevated call volume.
- Patients go through detoxing, which often leads to an altered mental state and increases the chances of medical emergencies. In these instances, Police and Fire services may be called in to assist with combative patients.
- By the nature of the business and the program, patients are transient; therefore this use takes away from continuity of the multifamily zoning.

## **Recommendation**

The Ambrosia of the Palm Beaches Treatment Center has an elevated call history, at both the Port St. Lucie and the Riviera Beach locations. This mixed use is not supported by the Police Department.

CC: Clarence D. Williams, Chief of Police  
Danny D. Jones, Asst. Chief of Police  
David Harris, Asst. Chief of Police  
Natalie Moore, Code Enforcement Administrator

*Planning and Zoning Board Meeting, 5.12.2011, Portable Storage Container Draft #2*

Portable storage container: portable storage container, temporary storage unit, "POD" means any portable, weather-resistant receptacle designed and used for the temporary storage or shipment of household goods

Portable storage containers. Portable storage containers are allowed in residential zoning districts ~~and residential legal nonconforming uses~~, subject to the following conditions:

- (a) A permit ~~with a fee~~ is obtained from the Building ~~Department~~ Division for ~~(10) ten business days~~ a maximum of (2) two weeks from the date of delivery of container. Permit fees will be paid at the time of permit issuance.
1. Two copies of a drawing or ~~site~~ plan showing the location of the portable storage container to scale on the property.
  2. A copy of an approval letter from ~~a~~ the property's Home Owners Association or Property Owners Association ~~may be~~ is required.
- (b) If a storage container is to be located on the ~~premises~~ property more than ~~(10) ten business days~~ (2) two weeks, an extension to the permit must be approved by the Building Official and a new fee must be paid for the permit extension. This process must be followed for each subsequent permit extension. Additional fees will be required for each ~~(10) ten business day~~ month at increasing intervals to ~~period for~~ a maximum of ~~(6) six~~ (3) three months. After which time if the portable storage container is not removed a citation from Code Enforcement can be issued for the maximum civil penalty of \$500.00 per day.
- (c) No storage container shall be located closer than 5 feet from a property line unless approved by the Community Development Director.
- (d) No storage container shall obstruct traffic vision or be located within a visibility triangle.
1. The triangular area of property located at a corner formed by the intersection of two or more public rights-of-way. Two sides being 25 feet in length along the abutting public right-of-way lines and pavement edges, measured from their point of intersection, and the third side being a line connecting the ends of the two other sides.
- (e) No portable storage container shall have dimensions greater than (20) twenty feet in length and (8) eight feet in width and height. Storage capacity shall be no greater than (1280) one thousand two hundred eighty cubic feet.
- (f) Not more than (2) two portable storage containers smaller than (20) twenty feet by (8) eight feet and totaling (1280) one thousand two hundred eighty cubic feet shall be located on a ~~lot~~ property at any given time or (1) one at the maximum size of (20) twenty feet by (8) eight feet in width and height.
- All portable storage containers in use on a lot shall be in a condition free from rust, peeling paint and other visible forms of deterioration.
- (g) No portable storage container is to be located in the street or any part of the public right-of-way.