



# 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:** George Huddleston; Darryl DeYoung  
**FROM:** Clarissa Davis, Planner  
**RE:** Lawnwood Pavilion; Conditional Use w/ New Construction & Design Review  
**DATE:** May 18, 2015

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Mr. Huddleston,

I have reviewed the proposed Lawnwood Pavilion application and have produced the following comments:

1. Square footage of addition is inconsistent between plans and applications. Please clarify.
2. Landscape plan does not describe height of implemented trees and shrubs. Please provide.

**Code Section 22-187(1)a** - Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

3. Additional trees in east property line needed.

**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. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and 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, except in clear vision areas required in section 22-53.

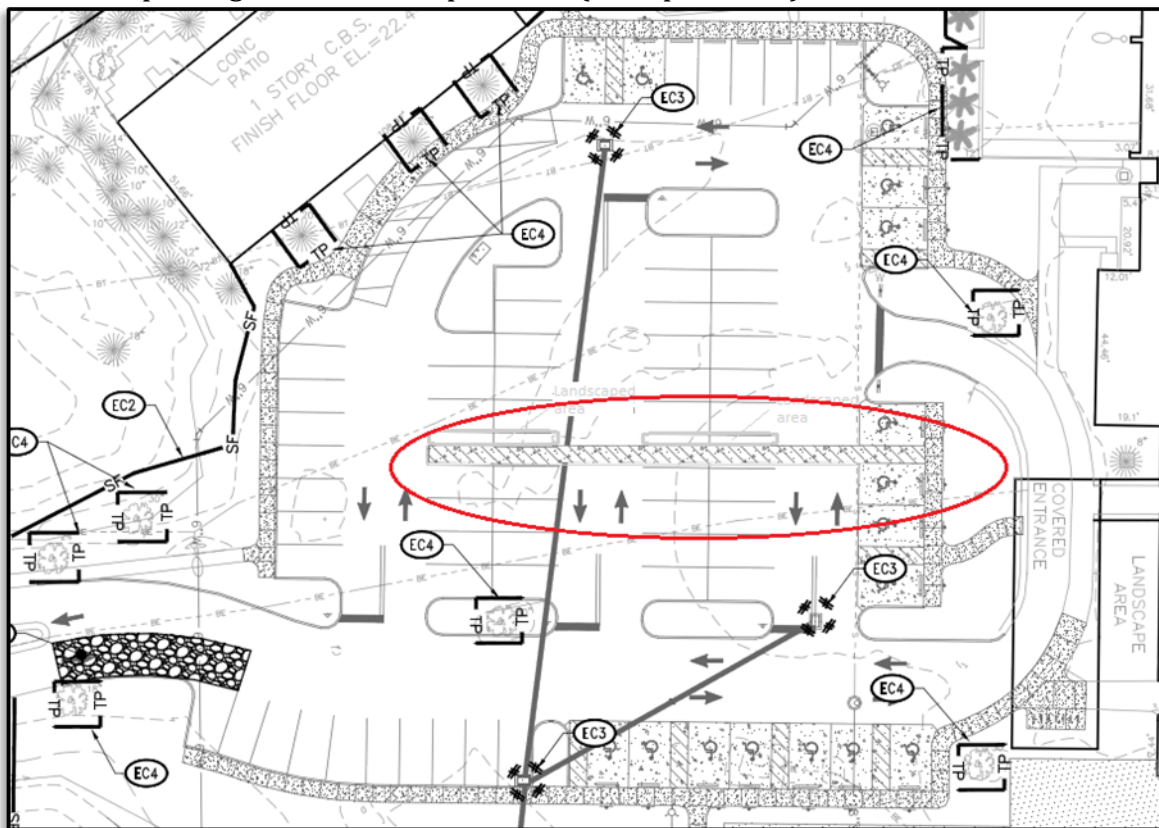
4. Conceptual Irrigation plan not provided.
5. Possible relocation of proposed "oxygen park". Also, clarification of use needed.

6. Combined aisle/stall is insufficient by 2'. Proposed combined width is described as 62'. Please revise.

Code Section 22-60(c)(5)b - Combined aisle and stall width. All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall

b.		Two-way traffic	30 degree	45 degree	60 degree	90 degree
1.	Stalls one side	28	40	<u>42</u>	<u>44</u>	45
2.	Stalls both sides	<u>38</u>	<u>54</u>	60	<u>62</u>	<u>64</u>

7. Recommended Suggestion: Pedestrian pathway provided for perimeter parking, however, pathway for interior parking area should be provided. (Example below).



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.

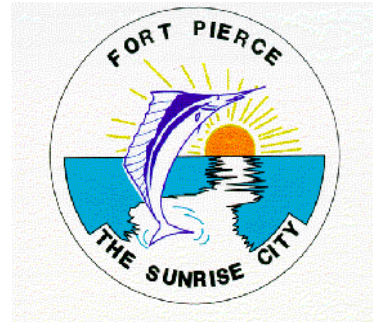
Sincerely,

A handwritten signature in blue ink, appearing to read "Clarissa Davis".

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

## ***From the Desk of***

**Marc Meyers, C.B.O.**  
**Building Official**  
**City of Fort Pierce**  
**100 North U.S. 1**  
**Post Office Box 1480**  
**Fort Pierce, Florida 34954**  
**T: 772-467-3000**  
**F: 772-467-9836**  
[MarcMeyers@city-ftpierce.com](mailto:MarcMeyers@city-ftpierce.com)



TO: Clarissa Davis, Planner

DATE: May 21, 2015

RE: Comments for TRC Meeting, May 21, 2015

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As I will be unable to attend, please find my comments relating to the "New Business" planned agenda:

A. Site Plan – Lawnwood Pavilion Expansion, 1860 N. Lawnwood

- Main Addition Building Permit
- Generator Enclosure Building Permit
- New Generator?
- Oxygen Park? Separate Permit (UG piping to building?)
- Sitework Permit
- Additional Parking
- Flag Pole/Foundation Permit?
- Enlarge Electrical Rooms? In Existing Buildings?
- New Site Lighting? Part of this or another project?



# 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*

**SUBJECT:** Lawnwood Pavilion Expansion – Site Plan w/ CU  
1850 N. Lawnwood Circle  
Technical Review Project No. 15-07000002

**DATE:** May 22, 2015

**Attachment(s):**

This is to advise you that we have completed the review of the following documents as received on May 13, 2015:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application & Site Plan               | <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

- Approval w/ comments       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

The following comments shall be addressed prior City Commission project approval:

1. Revise the parking access aisle width from 24' to 26' as stipulated in the City of Fort Pierce Code of Ordinances Section 22-60(c)(5).
2. The drainage plan was reviewed conceptually and will be thoroughly appraised at the time of the Site Work Permit application. The applicant's engineer shall be cognizant that all proposed drainage pipes are to have a 15" minimum diameter and be either aluminum or reinforced concrete in accordance with the City of Fort Pierce Code of Ordinances Section 17-28(b).
3. Add a note to the site engineering plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

JRA/tst

Lawnwood Pavilion Expansion  
Conditional Use/Site Plan  
May 14, 2015

St. Lucie County Public Works/Engineering Comments

1. The streets and right of ways are under the jurisdiction of the City of Ft. Pierce.
2. It is noted that the Boundary survey included within the submittal package has a spelling error. The word “detension” area should be spelled detention.
3. It is noted that the POB of the legal description has not been indicated on the survey.
4. It is noted that the proposed addition will be located on top of an existing 18” sanitary sewer line. Will the City allow this?
5. Sheet C2.0; Site Grading and Erosion Control Notes; It is noted that within note #2 the reference to the FEMA Panel number is not correct.
6. Sheet C2.0; Site Grading and Erosion Control Notes; It is noted that within note #33 there is a spelling error, “ben” should be been.
7. Sheet C2.0; General Control Notes; It is noted that note #2 indicates that the site layout is based on the points noted. Have these points been field staked?
8. Sheet C2.0; Building Coverage Table; Tables indicate the proposed building is 12,378 sq. ft. It is noted Sheet C5.0 indicates the proposed addition will be 11,570 sq. ft.
9. Sheet C4.0; Demolition Plan; Will the buried electric line located below the proposed building be removed or left in place?
10. Sheet C5.0; It is noted that the coordinate values indicated appear to be based on assumed datum. The source of datum should be clearly noted on the plans as well as the point of origin.
11. Sheet C6.0; It is noted storm sewer pipe lengths and sizes have not been indicated for a number of pipe runs.
12. Sheet C6.0; Proposed Storm Sewer Structure Table; A3 is noted as an existing structure. I am unable to locate this structure on the survey provided.

Ron Harris  
County Surveyor  
772 462-1721



May 28, 2015

Ms. Clarissa Davis  
Planning Department  
City of Fort Pierce  
PO Box 1480  
Fort Pierce, FL 34954

**RE: Lawnwood Physical Rehabilitation Center Expansion  
City of Fort Pierce Comment Response  
Fort Pierce, FL  
Project No. 20150322**

Dear Ms. Davis:

Littlejohn Engineering Associates, Inc. (Littlejohn) has prepared the following comment responses for the City of Fort Pierce regarding the Lawnwood Medical Center Expansion & Renovation project.

**Planning Department**

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1. Square footage of addition is inconsistent between plans and applications. Please clarify.
  - *Square footage has been revised to provide consistency. The proposed addition is 13,412 sq. ft. Please see Sheet C5.0.*
2. Landscape plan does not describe height of implemented trees and shrubs. Please provide.
  - *The height of the proposed trees and shrubs has been added to Sheet L1.0.*
3. Additional trees in east property line needed.
  - *As discussed, the current buffer along South 21<sup>st</sup> Street is more bare than the east property line. A landscape buffer that complies with Sec. 22-187(4) has been added to Sheet L1.0.*
4. Conceptual Irrigation plan not provided.
  - *Irrigation plans have been included with this re-submittal. Please see Sheets 11.0, 12.0 and 12.1.*
5. Possible relocation of proposed "oxygen park". Also, clarification of use needed.
  - *After coordination with the City of Fort Pierce, the oxygen park will stay in the same location as previously proposed. The oxygen park will be filled once a month during off-hours to reduce the amount of traffic blockage. The filling will last approximately 30 minutes and the driver will park in a manner that will cause the least amount of obstruction to the private drive aisle.*
6. Combined aisle/stall is insufficient by 2'. Proposed combined width is described as 62'. Please revise.
  - *Drive aisles have been widened from 24' to 26' to meet the 64' minimum requirement. Please see Sheet C5.0.*

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Health and Safety  
Economic Development

7. Recommended Suggestion: Pedestrian pathway provided for perimeter parking, however, pathway for interior parking area should be provided.
  - *Sidewalk connection has been added from generator enclosure to patient parking and staff parking to complete perimeter accessibility. Interior pedestrian pathway was considered but was unobtainable due to the proposed parking being at code minimum. Please see Sheet C5.0.*

### **St. Lucie County Public Works/Engineering Comments**

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1. The streets and right of ways are under the jurisdiction of the City of Ft. Pierce.
  - *This is understood.*
2. It is noted that the Boundary survey included within the submittal package has a spelling error. The word "detension" area should be spelled detention.
  - *Comment noted. The spelling will be corrected.*
3. It is noted that the POB of the legal description has not been indicated on the survey.
  - *Comment noted. The POB will be added.*
4. It is noted that the proposed addition will be located on top of an existing 18" sanitary sewer line. Will the City allow this?
  - *The sanitary sewer line has been rerouted around the proposed building. Please see Sheet C6.0.*
5. Sheet C2.0; Site Grading and Erosion Control Notes; It is noted that within note #2 the reference to the FEMA Panel number is not correct.
  - *FEMA Panel Number has been revised. Please see Sheet C2.0.*
6. Sheet C2.0; Site Grading and Erosion Control Notes; It is noted that within note #33 there is a spelling error, "ben" should be been.
  - *Spelling error has been revised. Please see Sheet C2.0.*
7. Sheet C2.0; General Control Notes; It is noted that note #2 indicates that the site layout is based on the points noted. Have these points been field staked?
  - *The reference points have not been field staked for construction purposes. The surveyor has established control in the area, and will use this data to stake out the proposed improvements once construction crews mobilize.*
8. Sheet C2.0; Building Coverage Table; Tables indicate the proposed building is 12,378 sq. ft. It is noted Sheet C5.0 indicates the proposed addition will be 11,570 sq. ft.
  - *Square footage has been revised to provide consistency. The proposed addition is 13,412 sq. ft. Please see Sheet C5.0.*
9. Sheet C4.0; Demolition Plan; Will the buried electric line located below the proposed building be removed or left in place?
  - *This is a site electrical line for lighting, etc. This line will be removed & re-routed.*
10. Sheet C5.0; It is noted that the coordinate values indicated appear to be based on assumed datum. The source of datum should be clearly noted on the plans as well as the point of origin.
  - *Datum information is provided on the Existing Conditions sheet. Please see Sheet C1.0.*
11. Sheet C6.0; It is noted storm sewer pipe lengths and sizes have not been indicated for a number of pipe runs.
  - *Proposed storm sewer pipe table has been revised. Please see Sheet C6.0.*

12. Sheet C6.0; Proposed Storm Sewer Structure Table; A3 is noted as an existing structure. I am unable to locate this structure on the survey provided.
  - *Proposed storm sewer structure A3 has been revised to a catch basin. Please see Sheet C6.0.*

### **Department of Engineering**

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1. Revise the parking access aisle width from 24' to 26' as stipulated in the City of Fort Pierce Code of Ordinances Section 22-60(c)(5).
  - *Drive aisle width has been widened from 24' to 26'. Please see Sheet C5.0.*
2. The drainage plan was reviewed conceptually and will be thoroughly appraised at the time of the Site Work Permit application. The applicant's engineer shall be cognizant that all proposed drainage pipes are to have a 15" minimum diameter and be either aluminum or reinforced concrete in accordance with the City of Fort Pierce Code of Ordinances Section 17-28(b).
  - *Proposed drainage pipes are reinforced concrete material and meet minimum diameter requirements. Please see Sheet C6.0.*
3. Add a note to the site engineering plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
  - *Note has been added to the site plan. Please see Sheet C5.0.*

### **Building Official**

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1. Main Addition Building Permit.
  - *Comment noted. Permit will be obtained.*
2. Generator Enclosure Building Permit.
  - *Comment noted. Permit will be obtained.*
3. New Generator?
  - *A new generator is proposed for this project.*
4. Oxygen Park? Separate Permit (UG piping to building?).
  - *Underground piping will be provided to the building & a permit will be obtained.*
5. Sitework Permit.
  - *Comment noted. Permit will be obtained.*
6. Additional Parking.
  - *Parking meets code minimum. Please see the associated calculations on Sheet C2.0.*
7. Flag Pole/Foundation Permit.
  - *Comment noted. Permit will be obtained.*
8. Enlarge Electrical Rooms? In Existing Buildings?
  - *This will be addressed within the building permit submittal.*
9. New Site Lighting? Part of this or another project?
  - *New site lighting will be provided for this project.*



Lawnwood Physical Rehabilitation Center Expansion  
City of Fort Pierce Comment Response

May 28, 2015  
Page 4 of 4

Should you have any questions or concerns, please do not hesitate to contact me via phone (407-975-1273) or email ([ghuddleston@leainc.com](mailto:ghuddleston@leainc.com)).

Sincerely,

**LITTLEJOHN ENGINEERING ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "G. Huddleston, PE".

George Huddleston, PE  
Project Manager