



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Haven Detox Fort Pierce, LLC
FROM: Clarissa Davis, Planner
RE: The Haven Detox: Conditional Use w/ No New Construction – 4707 Oleander Avenue
DATE: December 11th, 2015

To whom it may concern,

I have reviewed the proposed The Haven Detox project located at 4707 Oleander Avenue and have produced the following comments:

1. Parking spaces need to be delineated. The parking calculation requires 1.5 spaces per bed. If the required amount cannot be provided please pursue the “payment in lieu” of program.
2. Shrubs along the front property line must be installed.
Code Section 22-187(4)b “... 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.”
3. Narrative detailing the daily operations, the maximum amount of clients, etc. is needed.
4. Additional trees needed on the north and south property line.
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.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

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



TRC projects <Watchdog: Virus checked>
 Martha Kerr
 to:
 'Clarissa Davis'
 12/17/2015 11:21 AM
 Hide Details
 From: Martha Kerr <mkerr@fpu.com>
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are the responses to the TRC projects.

- A. **Conditional Use** – The Haven Detox – 4707 Oleander Avenue - (Clarissa Davis)
 - W/WW Engineering: Approved
 - Gas and Electric Engineering: No comment
- B. **Conditional Use** – Water's Edge Recovery – 912 Avenue I - (Clarissa Davis)
 - W/WW Engineering: Rejected. This building is being equipped with a commercial kitchen and will require a grease interceptor. Plumbing plans indicating location of interceptor and cut sheets for interceptor and all ancillary equipment must be submitted to FPUA W/WW Engineering for approval. Please refer to standard drawing S-14 for all details concerning the interceptor.
 - Gas and Electric Engineering: No comment
- C. **Site Plan and Design Review** – Cumberland Farms – 2009 S. 35th Street – (Clarissa Davis)
 - W/WW Engineering: Approved as noted. Fort Pierce Utilities Authority Specifications require a check valve on the property owner's side of the gate valve at the property line.
 - Gas and Electric Engineering: Single phase electric is available on site. Three phase electric is about 1200' north of the site. Please submit proposed electric load to discuss costs associated with new service.

Thank you

Regards,
Martha Kerr

FPUA

Staff Assistant
 W/WW Engineering Department
 1701 S. 37th Street
 Fort Pierce, FL 34947
 Telephone: (772) 466-1600, Ext. 3473
 Fax: (772) 468-2414
mkerr@fpu.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)

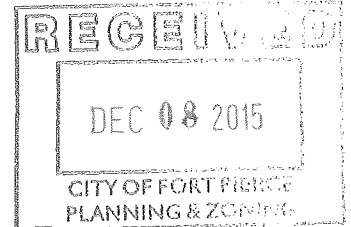


CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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*
DATE: December 4, 2015
PROJECT: **The Haven Detox – 4707 Oleander Avenue
Conditional Use Application
TRC No. 15-0400018**



Attachment(s): None

This is to advise you that we have completed the review of the following documents as received on December 4, 2015:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application Package | <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

- Conditional Use 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

1. The application states that no new construction is proposed. However, according to the submitted survey, the site does not have adequate parking areas that comply with the City's minimum standards pertaining to access aisles and parking stalls dimensions. The applicant shall provide information addressing how this issue will be resolved.
2. If this site is serviced by an on-site septic system and drainfield, please supply a letter from the Health Department confirming adequate capacity is available for the proposed use.

JRA/tst

The Haven Detox
4707 Oleander Avenue
December 7, 2015
Conditional Use

St. Lucie County Public Works/Engineering Comments

1. Oleander Avenue is subject to the jurisdiction of St. Lucie County.
2. The applicant is advised that Oleander Avenue is identified on the St. Lucie County Right of Way Protection Map and is designated as a future four lane roadway.
3. The applicant is advised that additional right of way for Oleander Avenue shall be required.
4. The applicant is advised that the subject parcel is located within the urban service boundary (USB).
5. The applicant is advised that they may be required to construct a 6' concrete sidewalk for the limits of the parcels road frontage.
6. How many clients will be treated at this facility?
7. What are the hours of operation for the proposed facility?
8. It has been indicated that the clients will reside at the facility for "small number of nights". Please be more specific. What is the maximum and minimum time a client will reside at the facility?
9. Will the clients be voluntary or court ordered?
10. What security measures are proposed?

Ron Harris, PLS
County Surveyor
772 462-1721