



**DEVELOPMENT REVIEW**

Property address or Location Lawnwood Physical Rehabilitation Center 1860 N Lawnwood Cir., Fort Pierce, FL 34950  
 Parcel ID #(s) 2416-504-0199-030-0  
 Project description Psychiatric Unit Addition

Hospital Corporation of America  
**Property Owner(s)**  
 PO Box 1504  
 Street Address  
 Nashville TN 37202  
 City State Zip  
 772-466-1500  
 Phone Number  
 michael.patterson3@hcahealthcare.com  
 Email Address

Adam Crunk, PE, Crunk Engineering LLC  
**Applicant/Representative, Title, Company**  
 1894 General George Patton Dr., Suite 600  
 Street Address  
 Franklin TN 37067  
 City State Zip  
 615-873-1795  
 Phone Number  
 adam@crunkeng.com  
 Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

*[Handwritten Signature]*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie 30th day of Nov., 20 17, by

Michael Patterson who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
 Signature of Notary



**Jazzmine J. Scott**  
 Commission # FF073691  
 Expires: Dec. 01, 2017  
 WWW.AARONNOTARY.com

(seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp



# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type	
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Minor Amendment

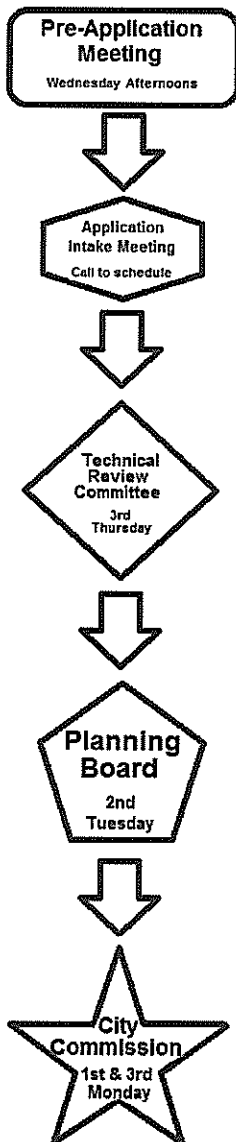
Site Information:

Non-Residential: Proposed Sq. Ft.: 12,000 sf Residential: Proposed Units: n/a

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Recreation	undeveloped/commercial	residential	residential

### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

### Property Identification

Site Address: 1860 N LAWNWOOD CIR  
 Sec/Town/Range: 16/35S/40E  
 Map ID: 24/16N  
 Zoning: C1

Parcel ID: 2416-504-0199-030-0  
 Account #: 25683  
 Use Type: 7300  
 Jurisdiction: Fort Pierce

### Ownership

HCA  
 Attn: Tax Dept  
 PO Box 1504  
 Nashville, TN 37202

### Legal Description

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT NW COR BLK 25, TH S 89 DEG 25 MIN 13SEC E ALG N LI SD BLK 598.62 FT TO W R/W LI OF S 19 ST (CANAL), TH S 0 DEG 06 MIN 27 SEC W ALG SD R/W 507.9 FT, TH CONT ONR/W S 01 DEG 25 MIN W 200.37 FT TO N R/W N LAWNWOOD CIR, TH SWLY ON A CURVE CONC SLY, DELTA 22 DEG 10 MIN 44 SEC, R OF 462.94 FT, ARCDIST 179.20 FT ALG SD N R/W TO INT N R/W OF KAUFMAN AV, TH N 31 DEG 08 MIN 04 SEC W ALG SD N R/W OF KAUFMAN AV 197.37 FT TO CURVE CONC SWLY DELTA 23 DEG 58 MIN 02SEC, R OF 972.25 FT, ARC DIST 406.70 FT, TH N 55 DEG 06 MIN 06 SEC W 48.13 FT TO ELY R/W OF S 21 ST, TH N 0 DEG 05 MIN 47 SEC WALG SD ELY R/W 273.49 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (7.54 AC) (OR 626-2606)



### Total Areas

Finished/Under Air (SF):	70,481
Gross Area (SF):	80,748
Land Size (acres):	7.54
Land Size (SF):	328,442

### Current Values

Just/Market Value: \$3,763,300  
 Assessed Value: \$3,763,300  
 Exemptions: \$0  
 Taxable Value: \$3,763,300

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 2, 1989	0626 / 2606	XX01	WD		\$100

### Building Information (1 of 4)

Finished Area: 52,396 SF

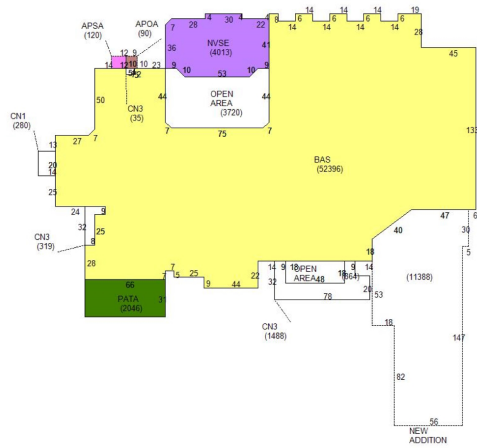
Gross Total Area: 60,787 SF

#### Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: HOSP	Year Built: 1985	Frame:
Grade: Y_B	Effective Year: 1985	Primary Wall: PolySteel-PC
Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	90	0	38
APSA	Aluminium Porch (Screen) Average	120	0	44
BAS	BASE AREA	52396	52396	1319
CN1	CANOPY	280	0	68
CN3	CANOPY	1842	0	378
NVSE	Screen Enclosure for Sketch Only (Valued in SFYI)	4013	0	263
PATA	Patio Average (Plain Slab)	2046	0	194

### Building Information (2 of 4)

Finished Area: 5,500 SF

Gross Total Area: 5,990 SF

#### Exterior Data

View:  
 Building Type: LROF  
 Grade: Y\_B  
 Story Height: 1 Story

Roof Cover: Tar & Gravel  
 Year Built: 1997  
 Effective Year: 1997  
 No. Units: 2

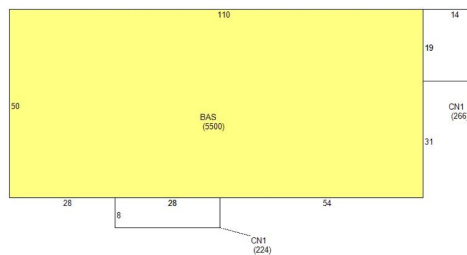
Roof Structure: BarJst/Rigid  
 Frame:  
 Primary Wall: PolySteel-PC  
 Secondary Wall:

#### Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Carpet  
 Sprinkled %: 100%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5500	5500	320
CN1	CANOPY	490	0	138

### Building Information (3 of 4)

Finished Area: 1,200 SF

Gross Total Area: 1,200 SF

#### Exterior Data

View:

Building Type: DGAR

Grade: Y\_D

Story Height: 1 Story

Roof Cover: Metal

Year Built: 1997

Effective Year: 1997

No. Units: 0

Roof Structure: Steel Truss

Frame:

Primary Wall: Corr Metal

Secondary Wall:

#### Interior Data

Bedrooms: 0

Full Baths: 0

Half Baths: 0

A/C %: 100%

Electric: MAXIMUM

Heat Type: FrcdHotAir

Heat Fuel: ELEC

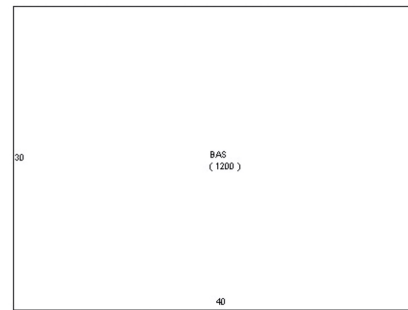
Heated %: 10%

Primary Int Wall:

Avg Hgt/Floor: 0

Primary Floors: CONC GRD

Sprinkled %: 100%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1200	1200	140

### Building Information (4 of 4)

Finished Area: 11,385 SF

Gross Total Area: 12,771 SF

#### Exterior Data

View:

Building Type: HOSP

Grade: Y\_C+

Story Height: 1 Story

Roof Cover: Rolled Memb

Year Built: 2016

Effective Year: 2016

No. Units: 1

Roof Structure: BarJst/Rigid

Frame:

Primary Wall: PolySteel-PC

Secondary Wall:

#### Interior Data

Bedrooms: 0

Full Baths: 0

Half Baths: 0

A/C %: 100%

Electric: MAXIMUM

Heat Type: FrcdHotAir

Heat Fuel: ELEC

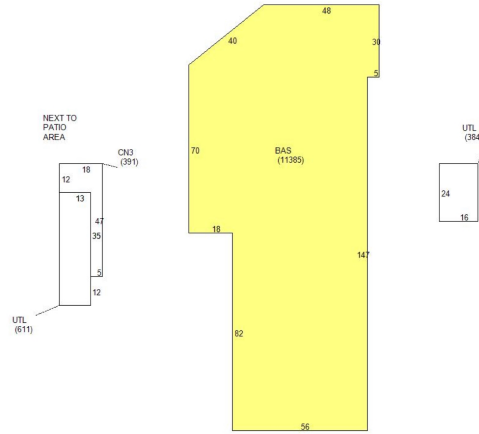
Heated %: 100%

Primary Int Wall:

Avg Hgt/Floor: 0

Primary Floors: Tile-Ceramic

Sprinkled %: 100%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11385	11385	496
CN3	CANOPY	391	0	130
UTL	UTILITY ROOM	995	0	200

### Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	74930	1985
CHAINLINK 4'	1	450	1985
CONCRETE LOW	1	5600	1985
POOL DK-AVG	1	3213	1985
POOL HEATER	1	2	1985
SINGLE LIGHT	1	16	1985
RES POOL AVG	1	800	1985
CHAINLINK 6'	1	415	2001
WOOD FEN 6'	1	288	2005
CONCRETE LOW	1	2136	2008
CBSWall8"Blk	1	400	2011
CBSWall6"Blk	1	1140	2011

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$2,778,000					
Land:	\$985,300					
Just/Market:	\$3,763,300					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$3,763,300					
Exemption(s):	\$0					
Taxable:	\$3,763,300					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	52.6	Fort Pierce Stormwater Charge	\$2,840.40

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

## Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$3,763,300	\$3,763,300	\$0	\$3,763,300
2016	\$3,245,400	\$3,245,400	\$0	\$3,245,400
2015	\$3,260,500	\$3,260,500	\$0	\$3,260,500

## Permits

Number	Issue Date	Description	Amount	Fee
F00-00001	Jan 17, 2001	Fence	\$2,435	\$0
F00-000791	Jun 28, 2000	Roof	\$282,511	\$0
F91000861	Jun 27, 1991	Enclosure	\$1,150	\$1,150
F910001052	Aug 15, 1991	Commercial New Construction	\$2,100	\$2,100
F910001084	Aug 28, 1991	Fence	\$4,326	\$4,326
F92-000824	Jul 21, 1992	Commercial New Construction	\$250,000	\$250,000
F92000824A	Sep 16, 1992	Alterations/Remodeling	\$250,000	\$250,000
F920000824	Sep 23, 1992	Paving	\$12,000	\$12,000
F92000824B	Sep 28, 1992	Heat and Air Conditioning	\$21,000	\$21,000
F92-00824A	Dec 22, 1992	Sprinkler System	\$2,500	\$2,500
F96-000636	Jul 19, 1996	Additions to existing construction	\$2,942,691	\$2,942,691
F96-00636A	Sep 20, 1996	Additions to existing construction	\$280,516	\$280,516
F97-00636B	Feb 18, 1997	Sprinkler System	\$48,350	\$48,350
F97-00036C	Jun 23, 1997	Paving	\$129,847	\$129,847
F97-00636C	Jun 23, 1997	Paving	\$129,847	\$129,847
DI20048	Jun 3, 2004	Demolition	\$10,000	\$100
CA20045	Aug 6, 2004	Additions to existing construction	\$550,000	\$6,203
FE200593	Jun 14, 2005	Wood Fence	\$30,500	\$380
SE200579	Sep 27, 2005	Screen Room	\$60,000	\$750
0800000042	Jun 19, 2008	Alterations/Remodeling	\$482,596	\$5,726
BP10-1528	Jun 23, 2010	Roof	\$242,512	\$3,152
BP10-2488	Nov 8, 2010	Fence	\$46,200	\$660
BP11-0080	Feb 1, 2011	Electric	\$37,105	\$387
BP14-2413	Nov 4, 2014	Interior Office Buildout	\$271,166	\$2,818
BP14-2680	Oct 23, 2014	Plumbing	\$26,600	\$357
BP15-1663	Sep 18, 2015	Site Work	\$350,000	\$3,637
BP15-1664	Sep 18, 2015	Additions to existing construction	\$6,000,000	\$150,358
BP15-2582	Sep 28, 2015	Fence	\$6,000	\$80
BP15-1273	May 27, 2015	Electric	\$50,137	\$522
BP15-2269	Sep 3, 2015	Electric	\$47,995	\$643
BP15-3286	Jan 8, 2016	Fence	\$0	\$162
BP15-3287	Jan 8, 2016	Fence	\$0	\$162

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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November 29, 2017

Crunk Engineering LLC  
1894 General George Patton Dr.  
Suite 600  
Franklin, TN 37067

RE: Lawnwood RMC Pavilion Psychiatric Unit Addition  
Fort Pierce, Florida

To Whom it May Concern:

I am authorizing Crunk Engineering LLC to act as our agent/representative to communicate and submit all required information as necessary in obtaining all approvals and permits for the construction of the above referenced project.

Sincerely,

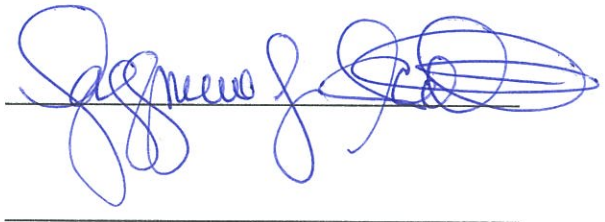


Michael Patterson, COO  
Lawnwood Medical Center, Inc.

STATE OF FLORIDA  
COUNTY OF St. Lucie

Sworn to (of affirmed) and subscribed before me this 30<sup>th</sup> day of November, 2017, by

Michael Patterson



Personally Known ✓ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



November 30, 2017

Ms. Rebecca Grohall  
City of Fort Pierce  
100 N. U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Lawnwood Pavilion Psychiatric Addition  
Site Analysis and Design Intent  
Project No. 17012**

Dear Rebecca,

The following includes the site analysis study as well as a narrative describing the design intent for the project:

### **Site Analysis**

The Lawnwood Pavilion is located two blocks north of the Lawnwood Regional Medical Center at 1860 N Lawnwood Circle. The current facility contains 74 licensed beds with a mixture of behavior and physical rehab treatment facilities. There is also a medical office building on the property of approximately 5,500 sf. Access to the site is from both N. Lawnwood Circle and S. 21<sup>st</sup> street. Currently there is not a connection through the site between these two entry points, but one will be provided as part of this project. There are no required buffers for this site, although large screenwalls cover the majority of the eastern and northern property boundaries. The existing campus is heavily landscaped and offers limited visibility to the street. Additional landscape screening will be proposed as part of this project due to the removal of some of the large live oak trees in the existing ropes course area.

### **Project Design Intent**

The intent of the project is to increase the capacity for psychiatric beds to meet the demand of the community. Currently the facility is at capacity for these treatment services and the Florida Agency for Healthcare Administration has allowed for the increase in psychiatric beds by the 12 that are proposed. The addition will be located on the western side of the building adjacent to the existing psychiatric beds. The design intent is to provide the addition in the same height and character as the existing building. The existing building is stucco in a honey colored tone with brown windows and doors similar to many of the adjacent properties. This same design will be carried over into this project. Landscape material is being proposed to match material that is currently provided on the campus.

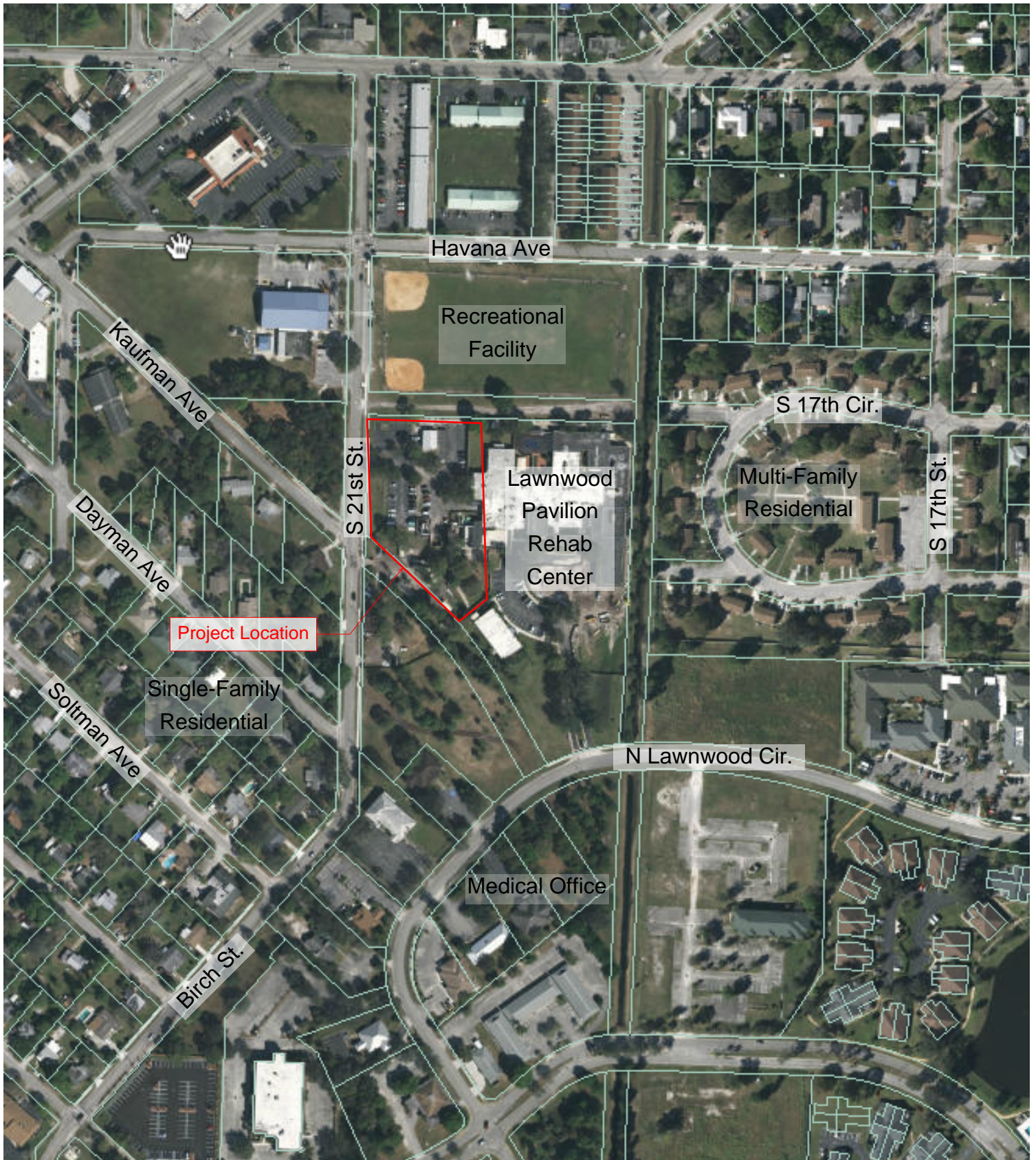
### **Surrounding Built Environment and Adjacent Property Evaluation**

The surrounding neighborhood is a mix of Medical Office Buildings housed in converted residential buildings to the south and on the other three sides of the property there are residential buildings which are mostly single story and single family but a few are two story and multifamily structures. We have included with our submittal a location plan identifying these areas. All buildings on our property or adjacent to our property are less than 50 years old and there are no historic structures. The character is a range stucco and siding walls as well as flat and sloped roofs. Lawnwood Pavilion is one of the highest character and best kept properties in this area. The east side of our property is adjacent to the canal/drainage ditch which has residential properties east of it. A City Park with ball fields borders on the north side of our property.

Sincerely,

A handwritten signature in blue ink that reads "Adam Crunk".

Adam Crunk, PE  
Crunk Engineering LLC  
1894 Gen. George Patton Dr., Ste 600  
Franklin, TN 37067  
615-873-1795  
adam@crunkeng.com



Scale: 1" = 300ft

Location Map  
Lawnwood Pavilion  
Rehabilitation Center  
Psychiatric Addition



## Design Review

Property address or Location Lawnwood Physical Rehabilitation Center 1860 N Lawnwood Cir., Fort Pierce, FL 34950  
 Parcel ID #(s) 2416-504-0199-030-0  
 Project Description Psychiatric Unit Addition

Hospital Corporation of America  
**Property Owner(s)**  
 PO Box 1504  
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 Nashville TN 37202  
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 772-466-1500  
**Phone Number**  
 michael.patterson3@hcahealthcare.com  
**Email Address**

Adam Crunk, PE, Crunk Engineering LLC  
**Applicant/Representative, Title, Company**  
 1894 General George Patton Dr., Suite 600  
**Street Address**  
 Franklin TN 37067  
**City State Zip**  
 615-873-1795  
**Phone Number**  
 adam@crunkeng.com  
**Email Address**

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie  
 The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of Nov., 2017, by  
Michael Patterson who is personally known to me or has produced

as identification.  
 Signature of Notary

**Jazzmine J. Scott**  
 Commission # FF073691  
 Expires: Dec. 01, 2017  
 www.AARONNOTARY.com  
 (seal)

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_

Intake Date Stamp

# Design Review Application Checklist

## (City Code of Ordinances 22-59)

### Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Lawnwood Psychiatric Treatment Center Addition  
Trip Generation Summary & Traffic Statement  
Crunk Engineering LLC  
11/30/2017

Project Scope - Addition of 12 beds, by adding 12,000 sf of building area

Existing Conditions - 74 beds, 71,380 sf of building area

Proposed Conditions - 86 beds, 83,380 sf of building area

Calculations Information

ITE Manual, 9th Edition using Nursing Home (620)

$$\text{AADT} = 3.49 * (\text{No. of Beds}) - 89.09$$

$$\text{AM Peak} = 0.29 * (\text{No. of Beds}) - 15.57$$

$$\text{PM Peak} = 0.56 * (\text{No. of Beds}) - 22.53$$

Calculation Results

Existing Conditions

AADT	170
AM Peak	6
PM Peak	19

Proposed Conditions

AADT	212
AM Peak	10
PM Peak	26

Difference

AADT	42
AM Peak	4
PM Peak	7

The proposed project is anticipated to have a negligible impact on the surrounding roadway network. This fact is also based on the conclusions drawn by the full traffic impact study prepared by Littlejohn in 2015.



## CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 8,923
**Proposed Zoning/FLU	Total gallons per day 10,084
**Change in Demand	Total gallons per day 1161

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 7,138
**Proposed Zoning/FLU	Total gallons per day 8,067
**Change in Demand	Total gallons per day 929

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	1 existing dumpster
**Proposed Zoning/FLU	1 proposed dumpster (to be relocated)
*Change in Demand	n/a

<b>F. Stormwater:</b> Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)
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<b>Impact</b>	
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	170	6 AM / 19 PM
<b>**Proposed Zoning/FLU</b>	212	10 AM / 26 PM
<b>*Change in Demand</b>	Trips 42	Trips 4 AM / 7 PM
<b>Impact to Capacity</b>	Anticipated negligible impact on existing capacity, in line with	

previous study by Littlejohn in 2015

**IV. Project Description**

<b>PHASING</b>
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units:                      Single Family:                      Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding