



VARIANCE

Property Information

Property address or Location

1302 N Lawnwood Circle, Fort Pierce, FL

Parcel ID #(s)

2416-604-000/6

Project description

Proposed Expansion of an Existing Parking Area for an Existing Treatment Center

Reason for request

Additional Parking to Service Patients

Existing Use: Professional Services Date Property was Purchased: 01/29/2007

Alterations made to the site since purchase: Repair to Existing Sidewalks

Has a request for this variance been denied in the past? Yes No

If yes, what changed since the denial? _____

John C & Carol Ball

Property Owner(s)

13306 Laacebark Pine Rd

Street Address

Orlando FL 32832

City State Zip

407-760-1172

Phone Number

ballj7772019@gmail.com

Email Address

Nathaniel J. Holt, PE

Applicant/Representative, Title, Company

540 NW University Blvd, 105

Street Address

Port St Lucie FL 34986

City State Zip

dan@holtengineering.net

Phone Number

dan@holtengineering.net

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.

for John C. Ball

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

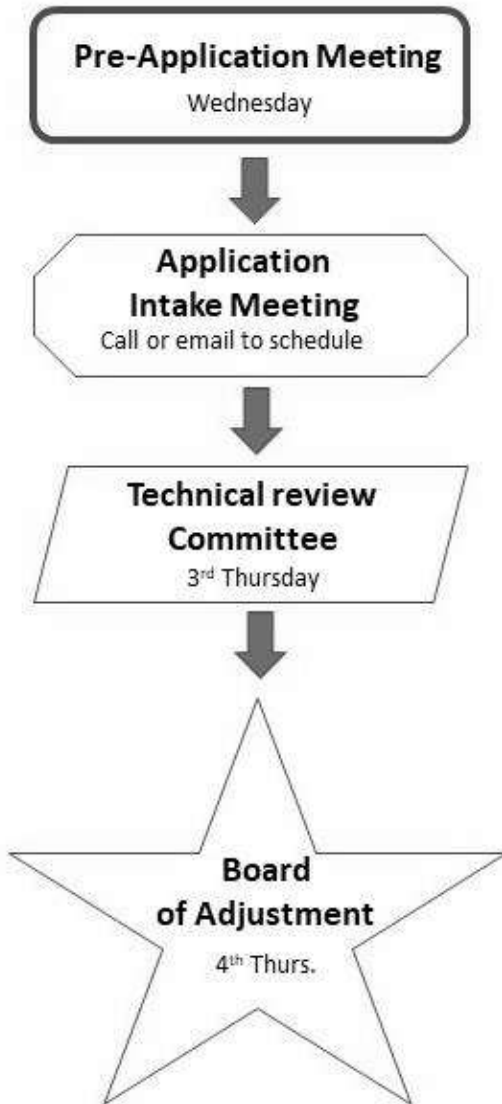
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Submittal Requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- As-built Survey
- Floor Plan of Existing Buildings
- Site plan, to scale, including all relative improvements, existing and proposed structures, landscaping, parking, fencing, signs, etc.
- Criteria Narrative
- Complete Application

Criteria:

To determine whether your request for Variance meets all the criteria in Section 125-100 of the City Code, please answer the following questions. Please provide answers to the questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

HOLT ENGINEERING & CONSULTING, P.A.

September 15, 2022

Nathaniel J. Holt, P.E.
dan@holtengineering.net

City of Fort Pierce
Planning Department
100 North US 1
Fort Pierce, FL 34950

RE: Request for Variance
Central Florida Treatment Center
1302 N. Lawnwood Circle

Purpose

The Owner/Applicant is seeking two (2) variances under Paragraph 123-37(6)a of the Fort Pierce Zoning Ordinance to facilitate the expansion of the existing parking facilities to accommodate the patients to the Central Florida Treatment Center.

Requested Relief

The cited paragraph stipulates that a ten (10) foot wide side yard buffer screening of parking areas be provided. The applicant is seeking to reduce that requirement to five (5) feet along the southerly property line and seven (7) feet along the northerly property line.

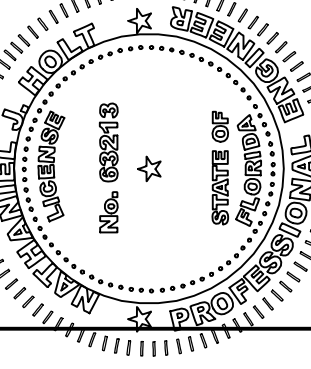
Criteria

1. The property at 1302 N. Lawnwood Circle is approximately 28,172 square feet in area and is presently developed with an approximately 3,040 sf one story structure and a paved parking area. There are a total of 14 spaces (2 of which are designated "Handicap Accessible"). As a treatment center, the influx of patients typically overlaps that of the patients already being treated; thereby creating the short fall in parking spaces. In addition, those patients that cannot drive are taken to the facility by car service or similar; this often results in cars standing in the travel way, which further block the "dead end" one way in/out flow of traffic or on North Lawnwood Circle.
2. It is not believed that the requested relief will result in any special conditions or circumstances as the existing development on the parcels to the north and south of the subject property are presently developed with parking in the front yards and minimal buffer landscaping.
3. The Central Florida Treatment Center is providing an important service to the Community as well as those in need for its services. While limiting the available parking under Code will limit the Center's ability to treat each patient on a regular basis, those in need of the services provided by the Center would be felt by the patients of the facility.

4. The required/minimum landscaped buffer between a parking area and the property line ten (10) feet. The applicant is seeking relief to 7 feet on the northerly property line and five feet along the southerly property line. This reduction in the sideyard buffer facilitated the centrally located (planted) island which separates the inbound and outbound traffic flows.
5. The general intent of a sideyard/parking area buffer is to minimize the expanse of impervious area while creating green space. As designed, the greenspace associated with the sideyards was relocated to the proposed central island thereby providing approximately the same area of green space “lost” by the requested variance. The hardship to the general public is the potential to reduce the Center’s ability to treat its patients.

Finally, there are no offsite parking areas in which patients could leave their cars while receiving treatment at the Center.

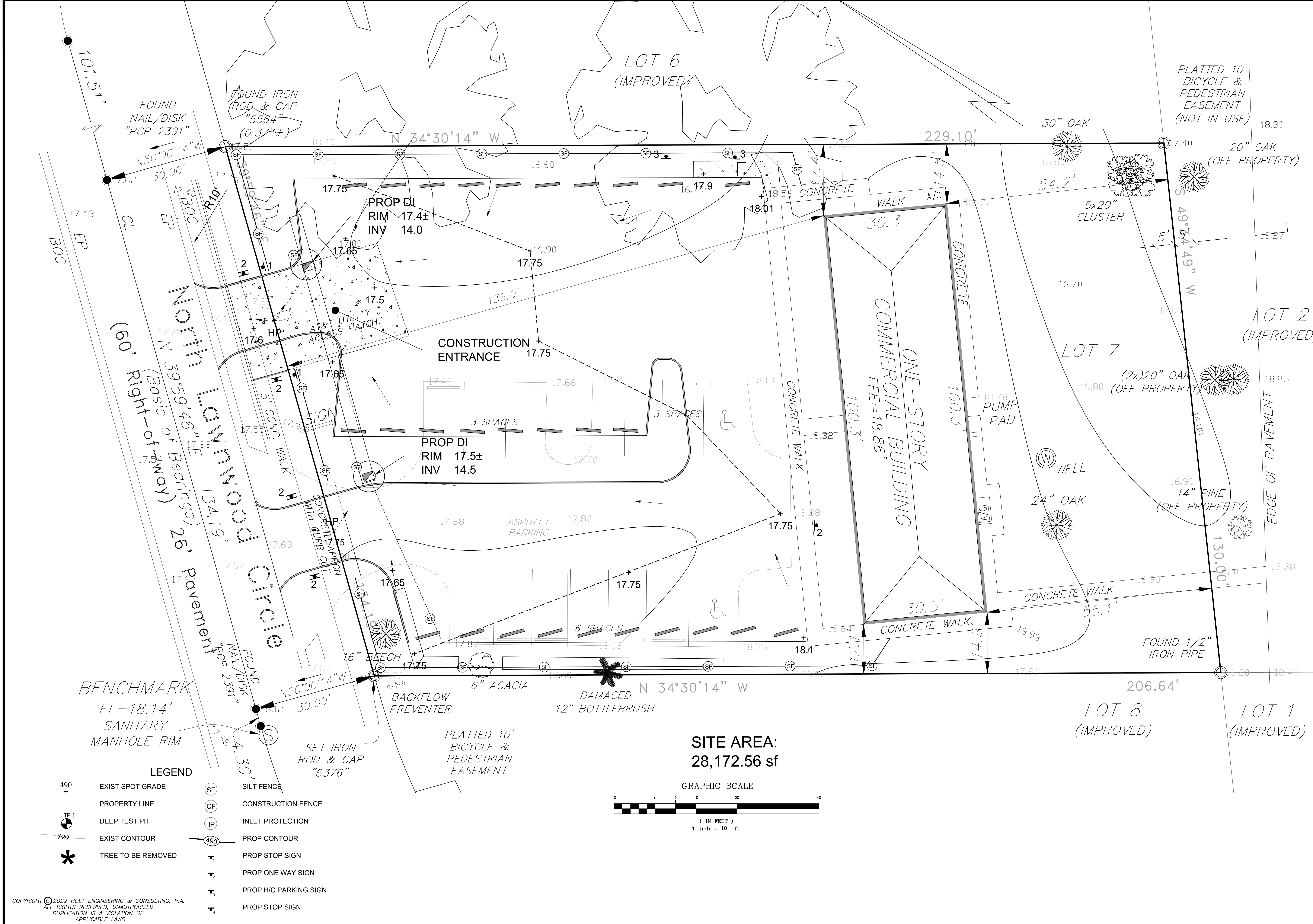
Nathaniel J. Holt, PE
Holt Engineering & Consulting, PA



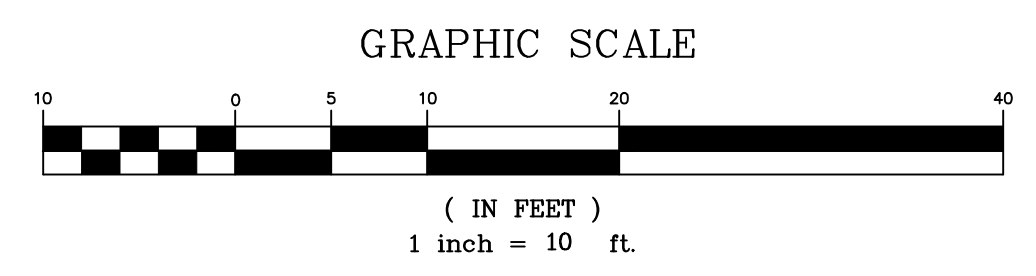
HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST. LUCIE, FLORIDA 34986
(772) 204-9550

SEDIMENT & EROSION CONTROL PLAN

PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL



SITE AREA:
28,172.56 sf



LEGEND

- 490 + EXIST SPOT GRADE
- PROPERTY LINE
- TP 1 DEEP TEST PIT
- 490 EXIST CONTOUR
- * TREE TO BE REMOVED
- (SF) SILT FENCE
- (CF) CONSTRUCTION FENCE
- (IP) INLET PROTECTION
- (490) PROP CONTOUR
- PROP STOP SIGN
- PROP ONE WAY SIGN
- PROP H/C PARKING SIGN
- PROP STOP SIGN



LOCATION MAP

GROUND COVER TABLE DRAINAGE AREA "A" (EXISTING CONDITIONS)	
ROOF	1,520 sf
WALKS	650 sf
PAVEMENT	5,565 sf
PERVIOUS	11,295 sf
TOTAL	19,030 sf

PROPERTY DATA

OWNER: JOHN C and CAROL S BALL
 ADDRESS: 13308 LACEMARK PINE RD
 ORLANDO, FL 32832

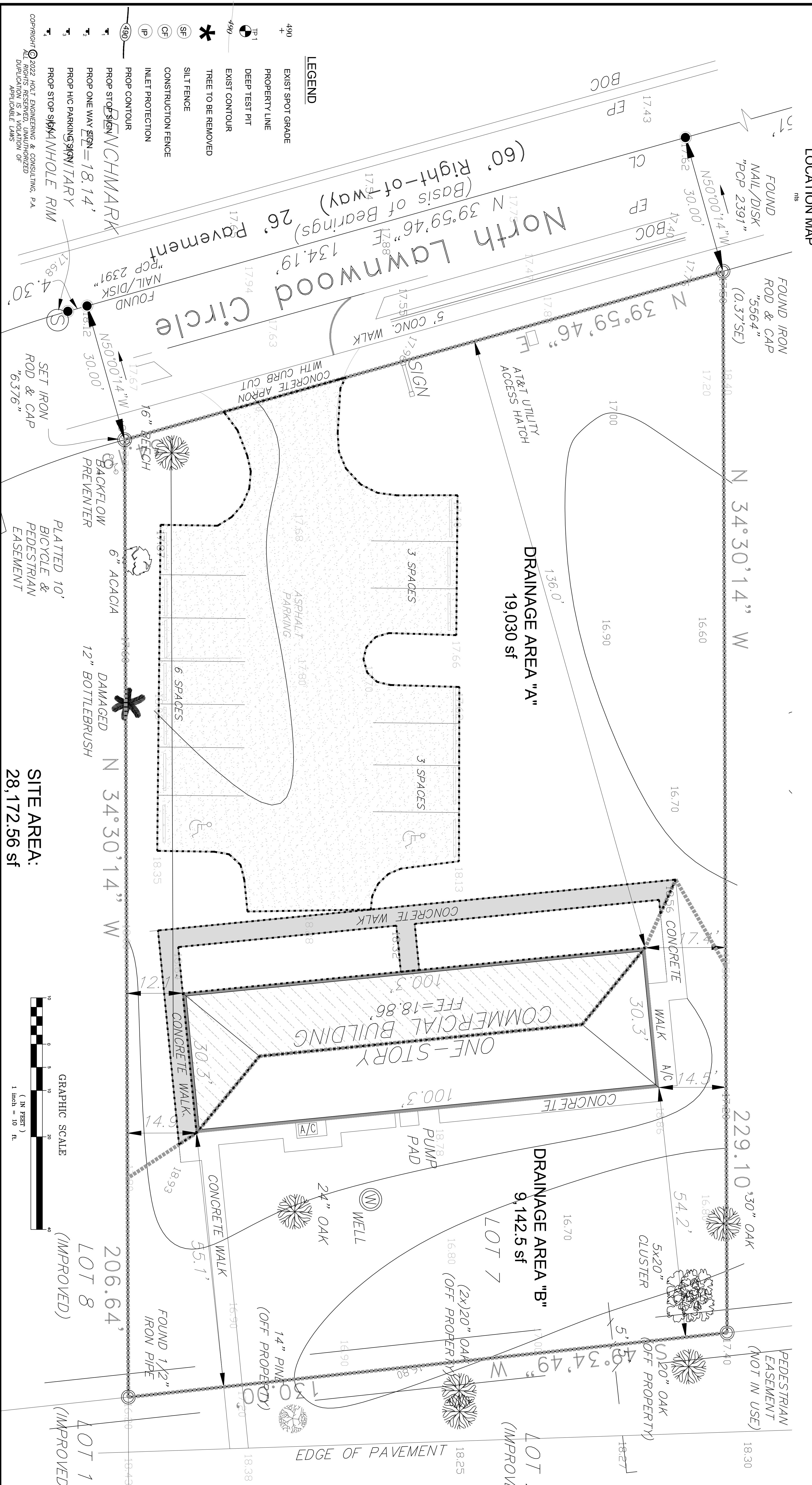
PROPERTY ADDRESS: 1302 N LAWNWOOD CIRCLE
 FORT PIERCE, FL 34950

USE: CENTRAL FLORIDA TREATMENT CENTERS

ZONING DESIGNATION: C-1, PROFESSIONAL SERVICES

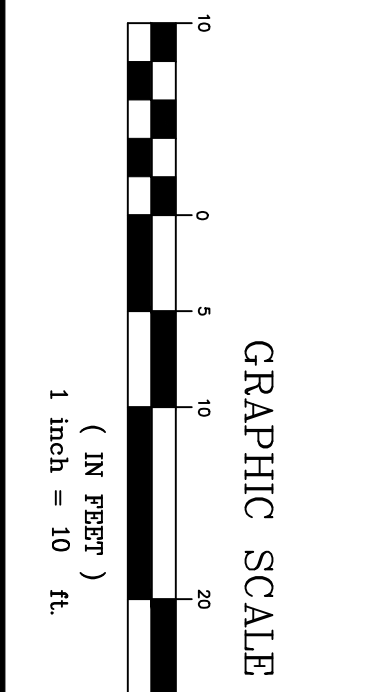
PARCEL ID #: 2416-604-0006

FEMA FIRM CLASSIFICATION: ZONE X - AREA OF MINIMAL FLOOD HAZARD
 PLATE #1211100186J, DATED 2/16/12



- LEGEND**
- 490 + EXIST SPOT GRADE
 - PROPERTY LINE
 - ⊕ DEEP TEST PIT
 - ⊕ EXIST CONTOUR
 - * TREE TO BE REMOVED
 - ⊙ SILT FENCE
 - ⊙ CONSTRUCTION FENCE
 - ⊙ INLET PROTECTION
 - ⊙ PROP CONTOUR
 - ⊙ PROP SIGN BENCHMARK
 - ⊙ PROP STOP SIGN
 - ⊙ PROP ONE WAY SIGN = 18.14'
 - ⊙ PROP HIC PARKING SIGN/TARY
 - ⊙ PROP STOP SIGN/WHOLE RIM

SITE AREA:
28,172.56 sf



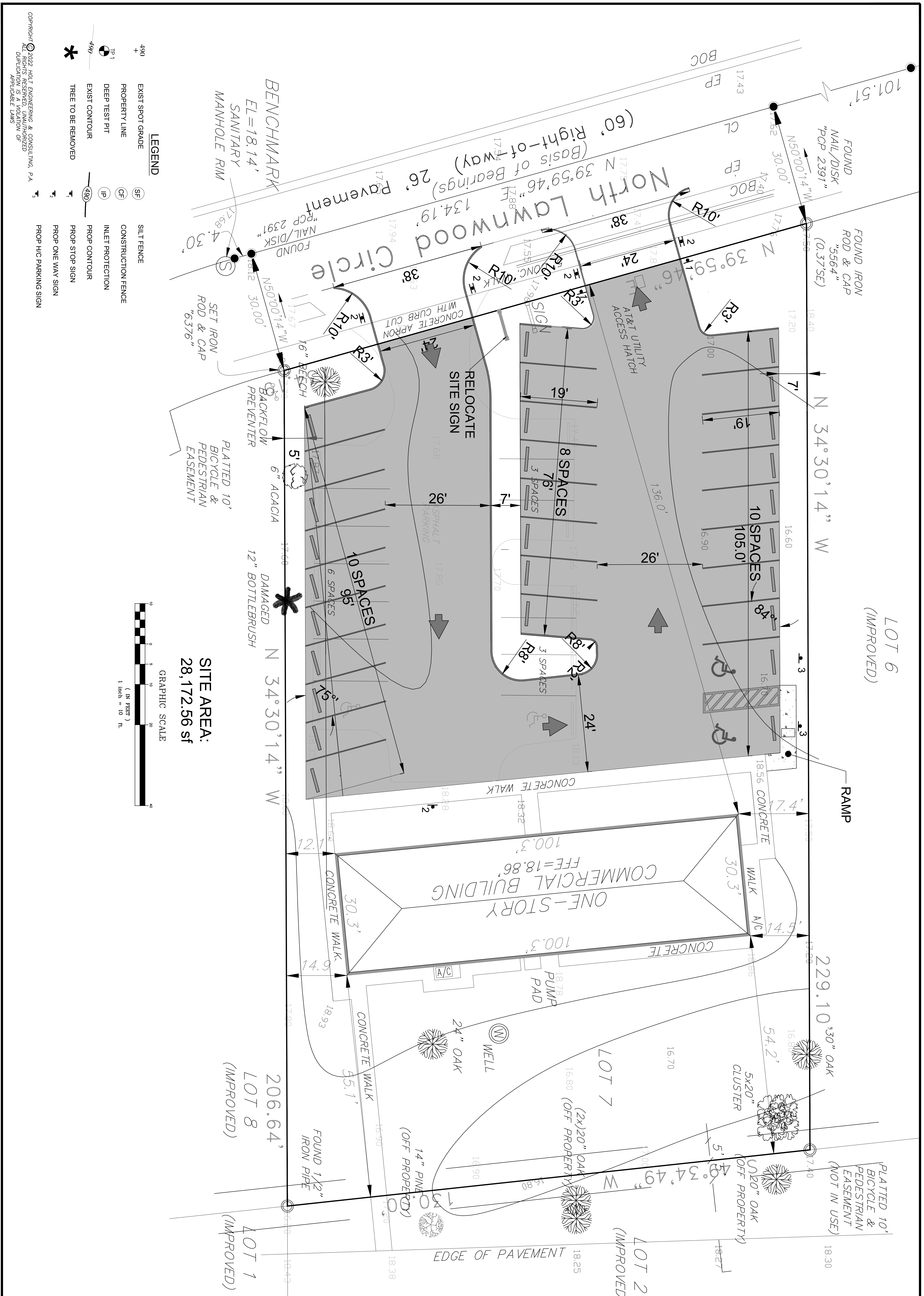
PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

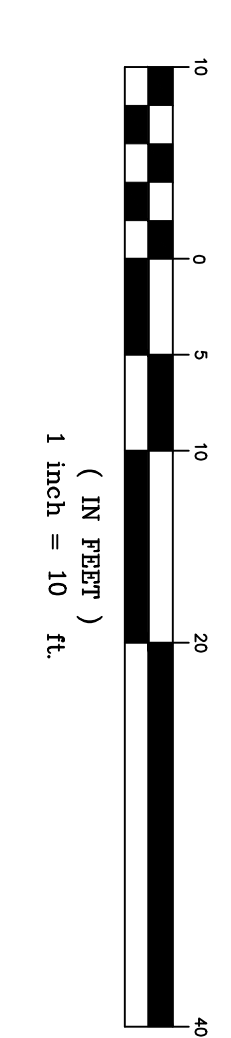
EXISTING CONDITIONS

HOLT ENGINEERING & CONSULTING, PA
 540 NW UNIVERSITY BLVD., SUITE 105
 PORT ST LUCIE, FLORIDA 34986
 (772) 204-9550

Original Date: August 9, 2022
 Project Number: BAL-CFT-08-10



SITE AREA:
28,172.56 sf



- LEGEND**
- (SF) EXIST SPOT GRADE
 - (CF) PROPERTY LINE
 - (IP) DEEP TEST PIT
 - (490) EXIST CONTOUR
 - (*) TREE TO BE REMOVED
 - (SF) SILT FENCE
 - (CF) CONSTRUCTION FENCE
 - (IP) INLET PROTECTION
 - (490) PROP CONTOUR
 - (*) PROP STOP SIGN
 - (*) PROP ONE WAY SIGN
 - (*) PROP H/C PARKING SIGN

COPYRIGHT © 2022 HOLT ENGINEERING & CONSULTING, PA
ALL RIGHTS RESERVED. UNAUTHORIZED
DUPLICATION IS A VIOLATION OF
APPLICABLE LAWS

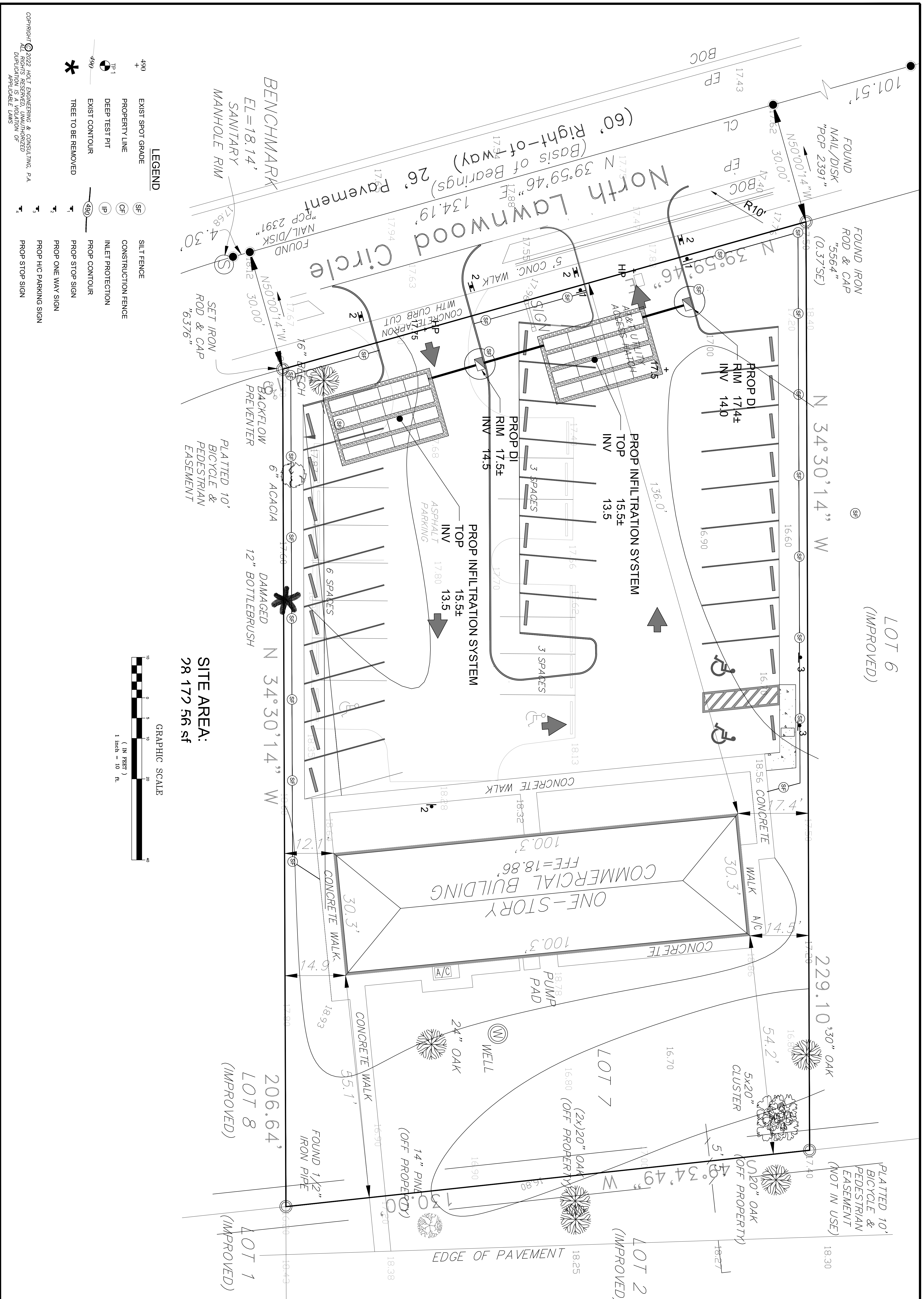
PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

SITE PLAN

HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

Original Date: August 9, 2022
Project Number: BAL-CFT-08-10

SHEET:
2 of **6**



PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS

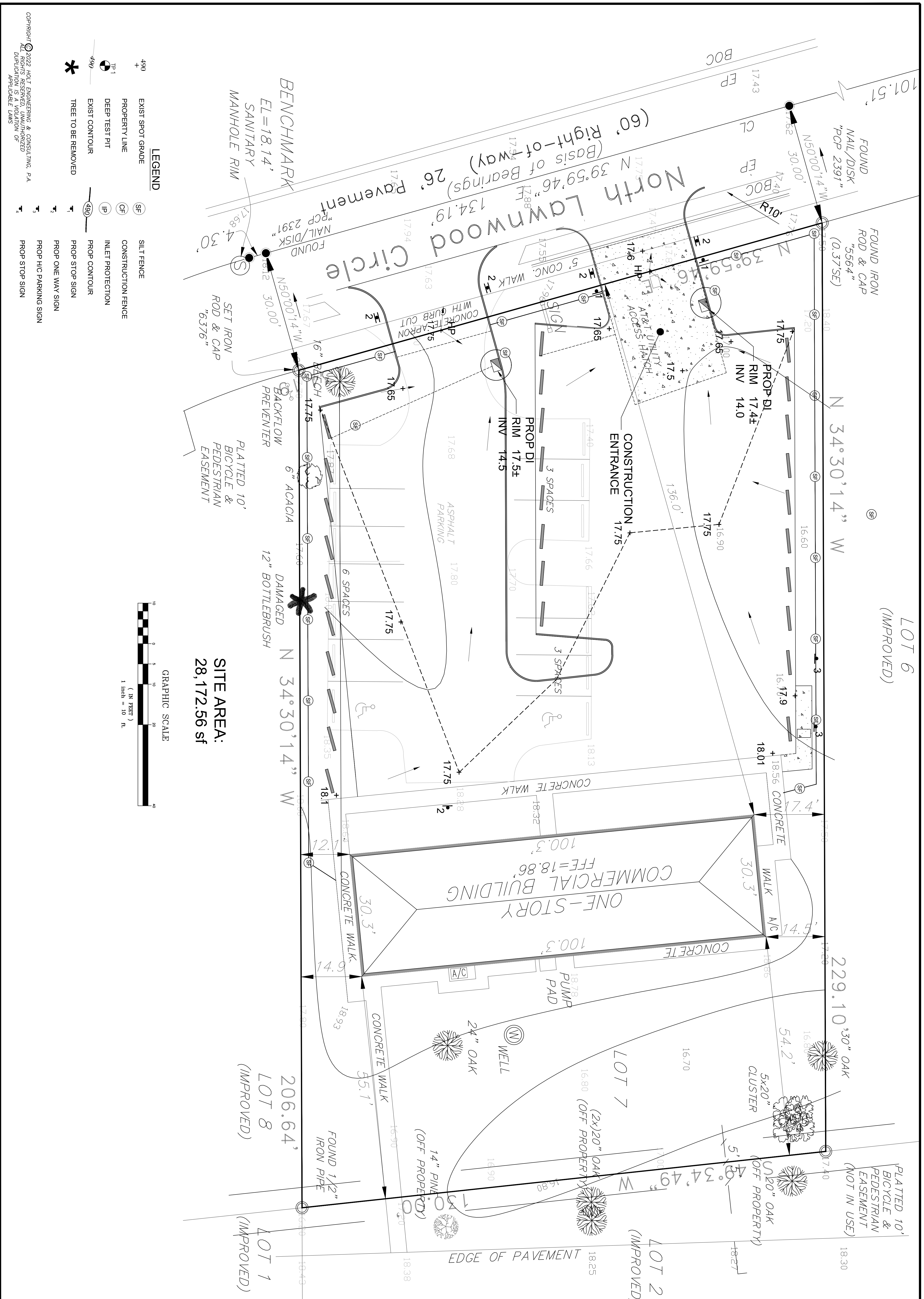
IMPROVEMENT
PLAN

**HOLT ENGINEERING
& CONSULTING, PA**
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

Professional Engineer Seal for Holt Engineering & Consulting, PA, State of Florida, License No. 12588.

Original Date: August 9, 2022
Project Number: BAL-CFT-08-10

SHEET:
3 of **6**



PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

**SEDIMENT & EROSION
CONTROL PLAN**

**HOLT ENGINEERING
& CONSULTING, PA**

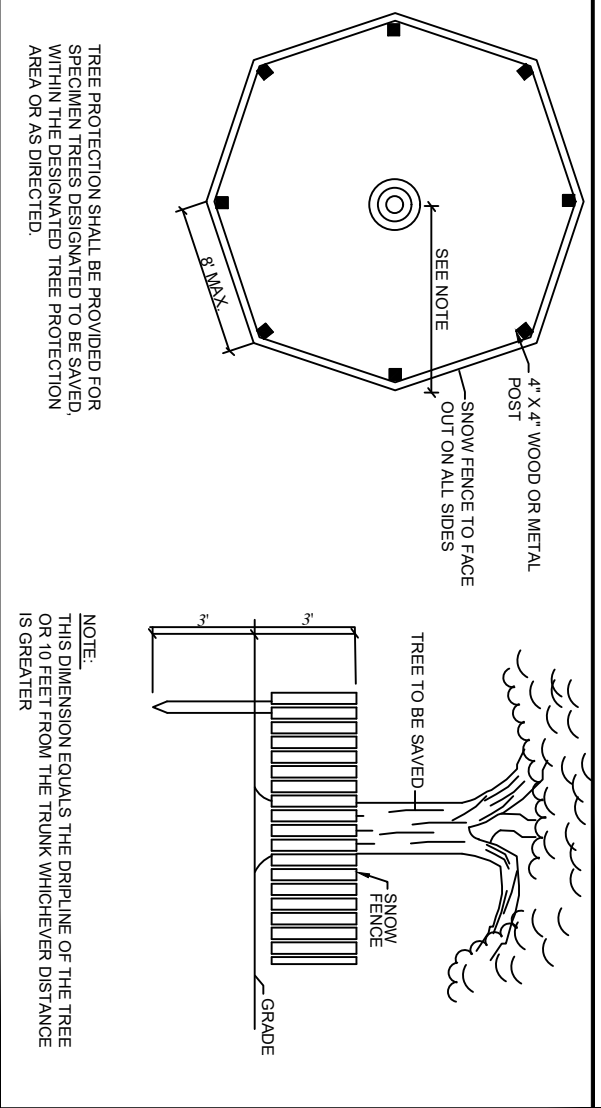
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

Original Date: August 9, 2022
Project Number: BAL-CFT-08-10

SHEET:
4 of **6**

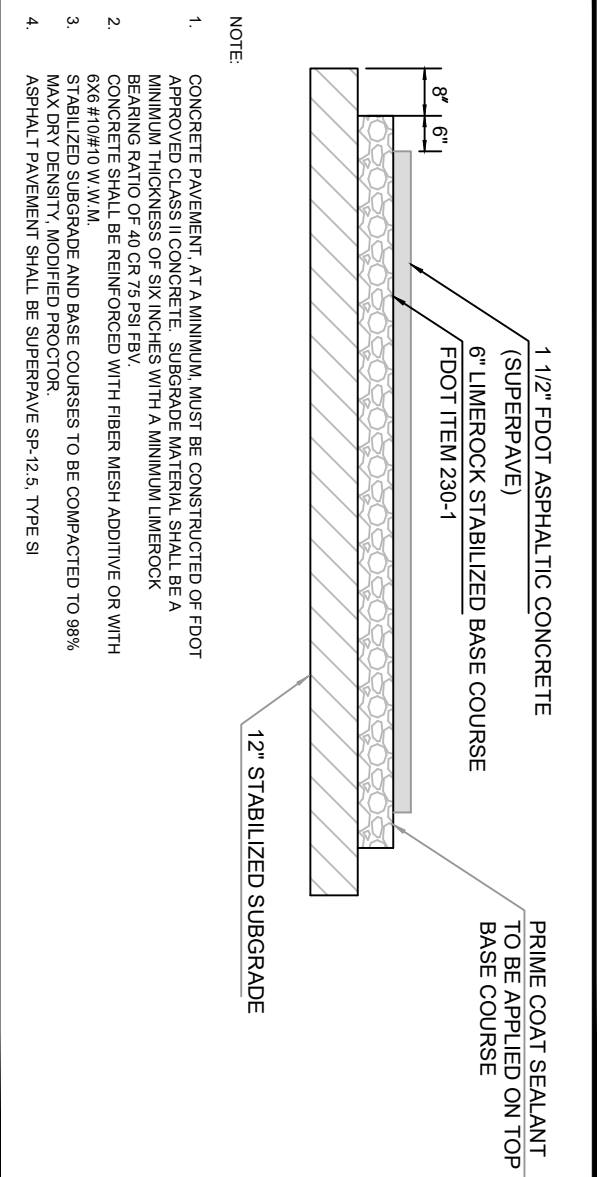
TREE PROTECTION

NTS



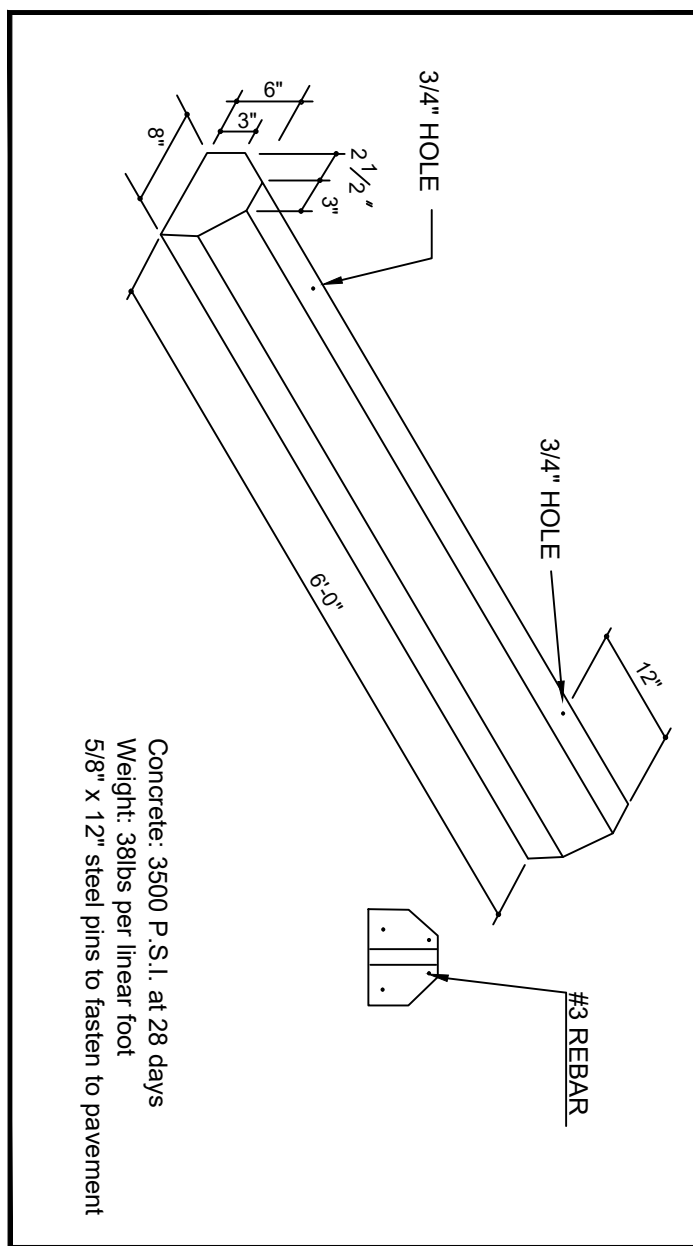
TYPICAL PAVEMENT DETAILS

NTS



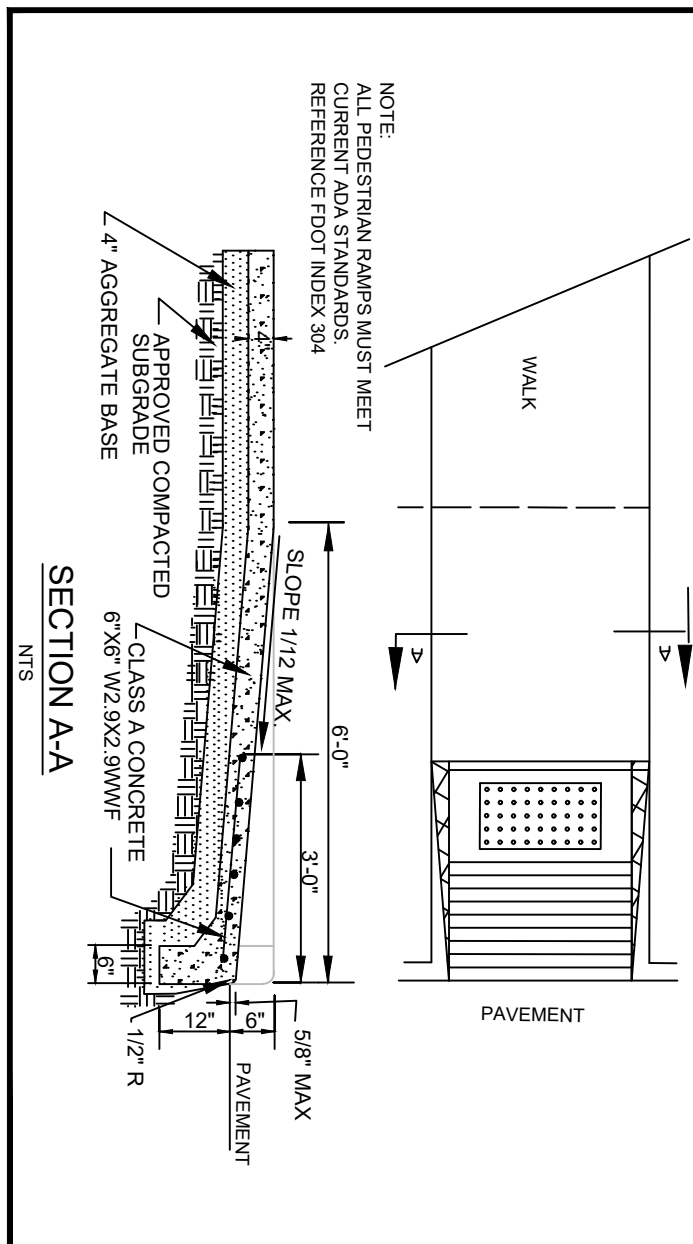
WHEEL STOP BLOCK

NTS



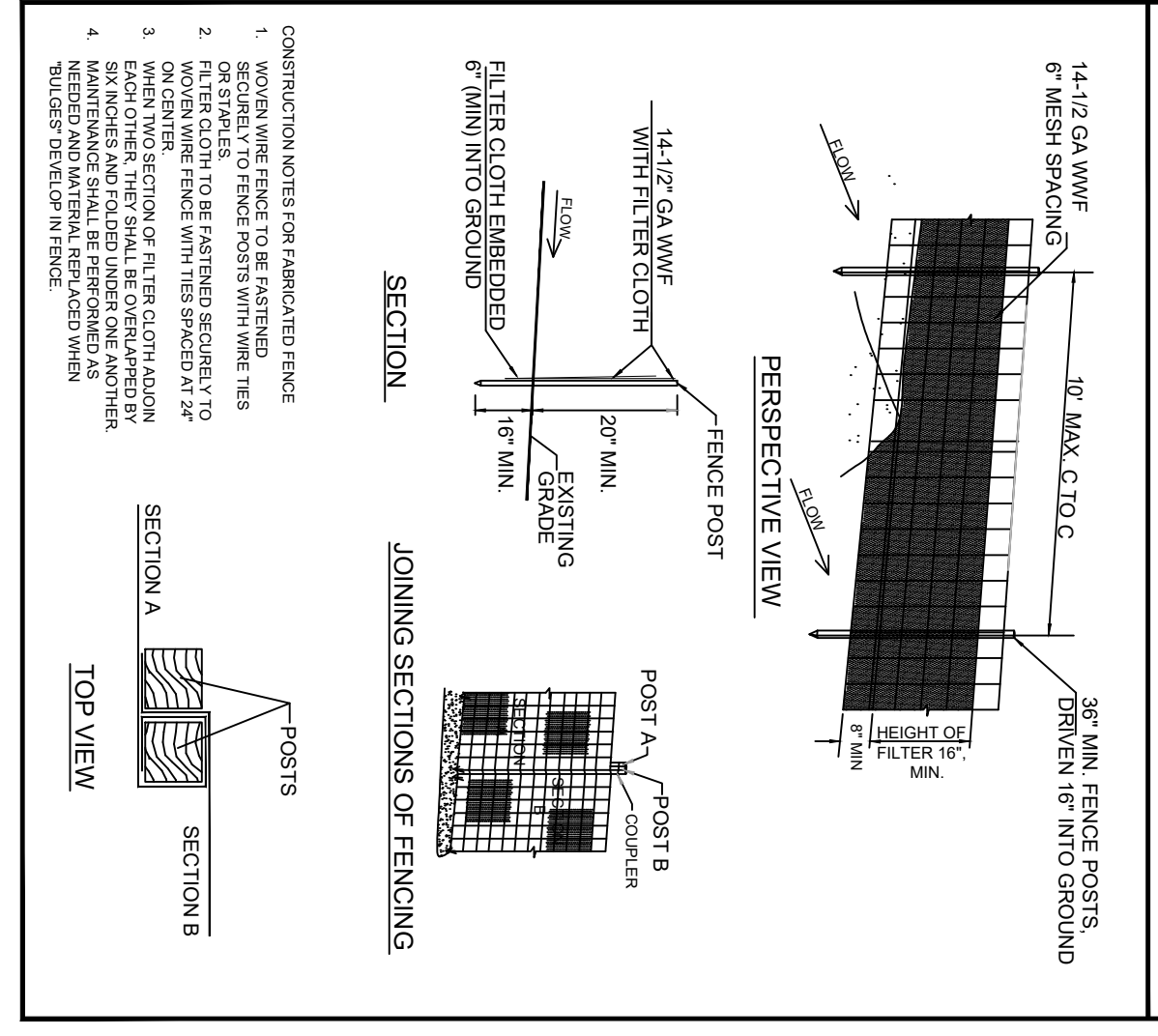
SIDEWALK CURB RAMP

NTS



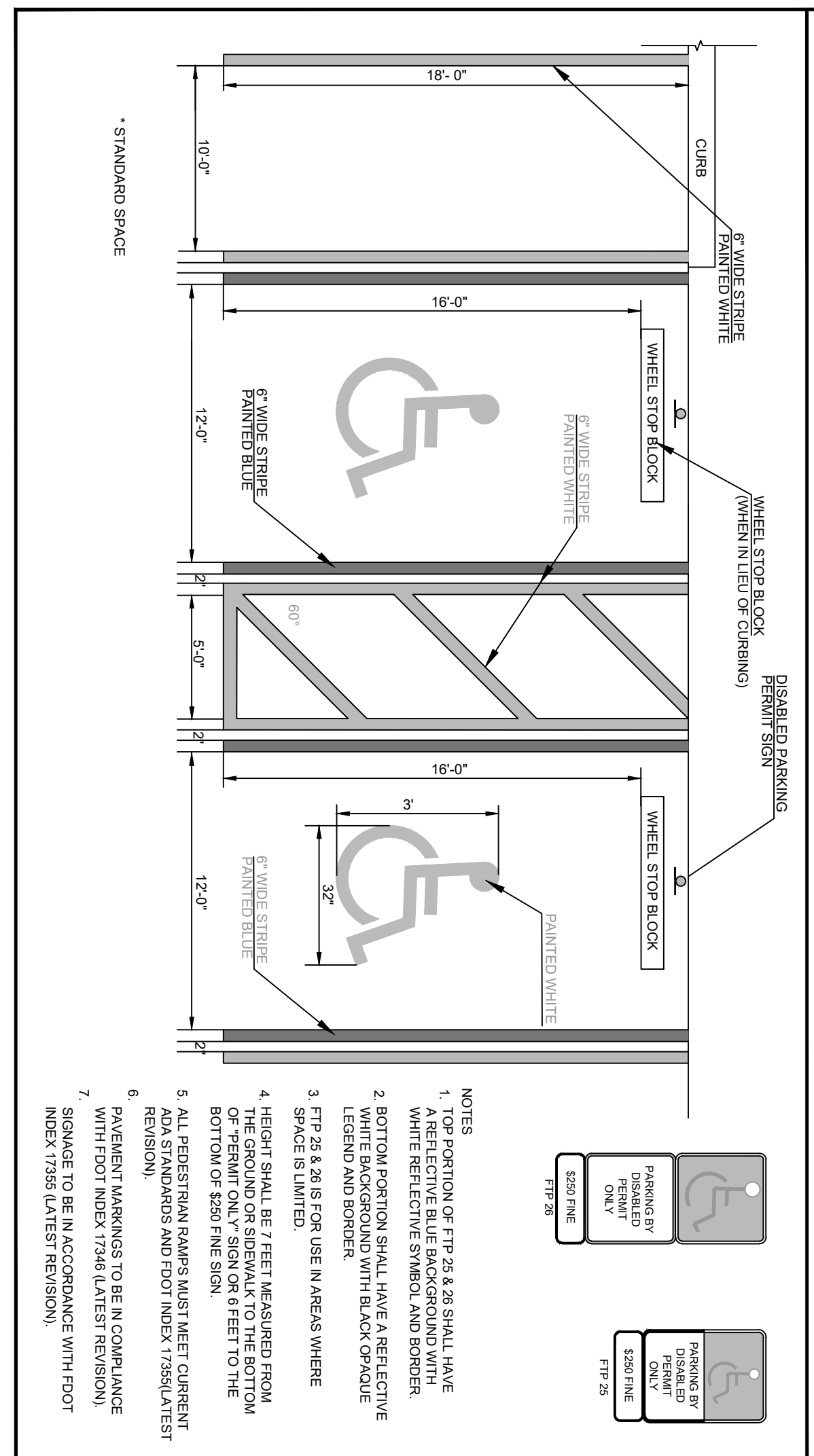
SILT FENCE

NTS



PARKING SPACE DETAILS

NTS

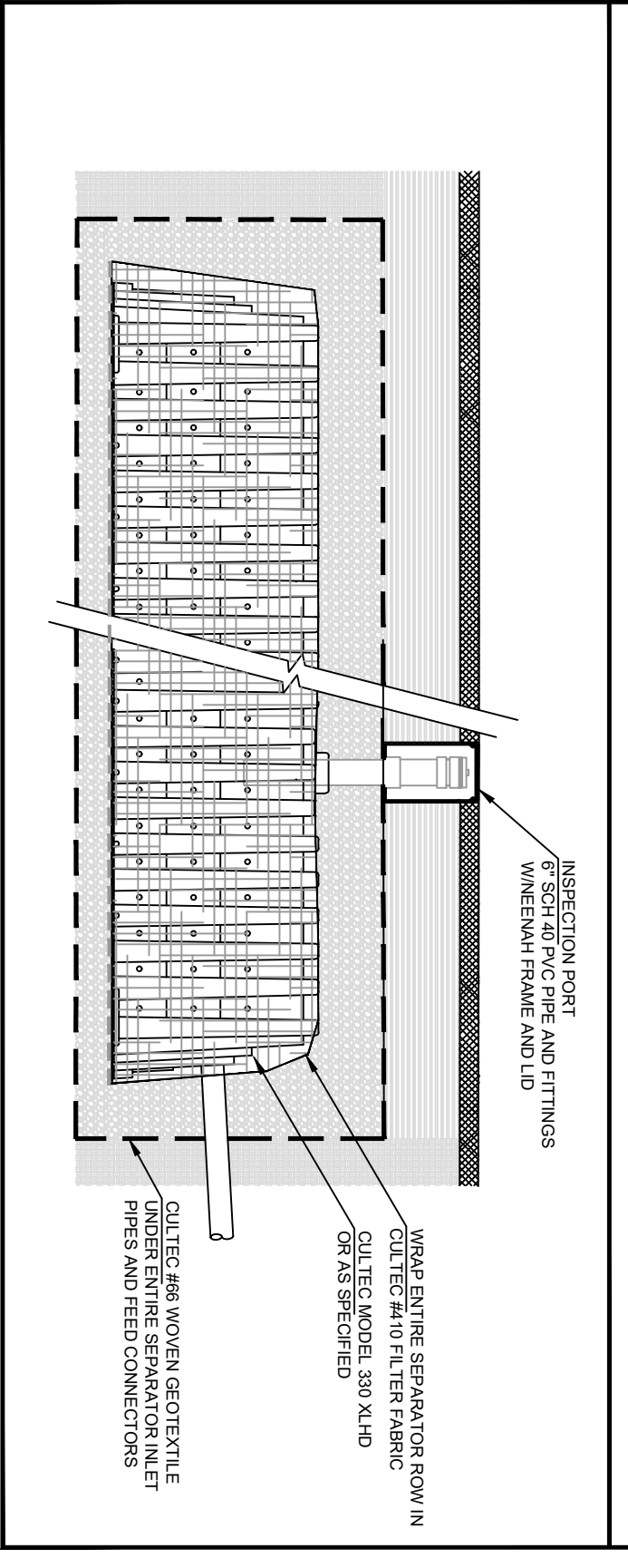


INSPECTION PROGRAM FOR INFILTRATION SYSTEM

ACTIVITY	SCHEDULE
INSPECT INLET, PRETREATMENT STRUCTURE, OUTLET CONTROL STRUCTURE ETC. TO ENSURE STRUCTURAL INTEGRITY.	SEASONALLY/QUARTERLY DURING THE FIRST YEAR, BIANNUALLY THEREAFTER
INSPECT SURFACE AND SUBSURFACE SYSTEMS.	
INSPECT PAVEMENTS FOR STRUCTURAL INTEGRITY	
INSPECT NON-PAVED AREAS FOR EROSION OR IMPROPER VEGETATIVE COVER	
INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE FOR ACCUMULATION OF SILTS AND DEBRIS	SEMI ANNUALLY FOR THE FIRST YEAR, ANNUALLY THEREAFTER
INSPECT HEADER PIPE FOR ACCUMULATION OF SILTS AND DEBRIS	
INSPECT YARD DRAINS, CATCH BASINS AND INLETS FOR BLOCKAGE OR ACCUMULATION OF DEBRIS	
INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAINOWN BETWEEN STORM EVENTS	MONTHLY AND AFTER SIGNIFICANT RAINFALL/STORM EVENTS

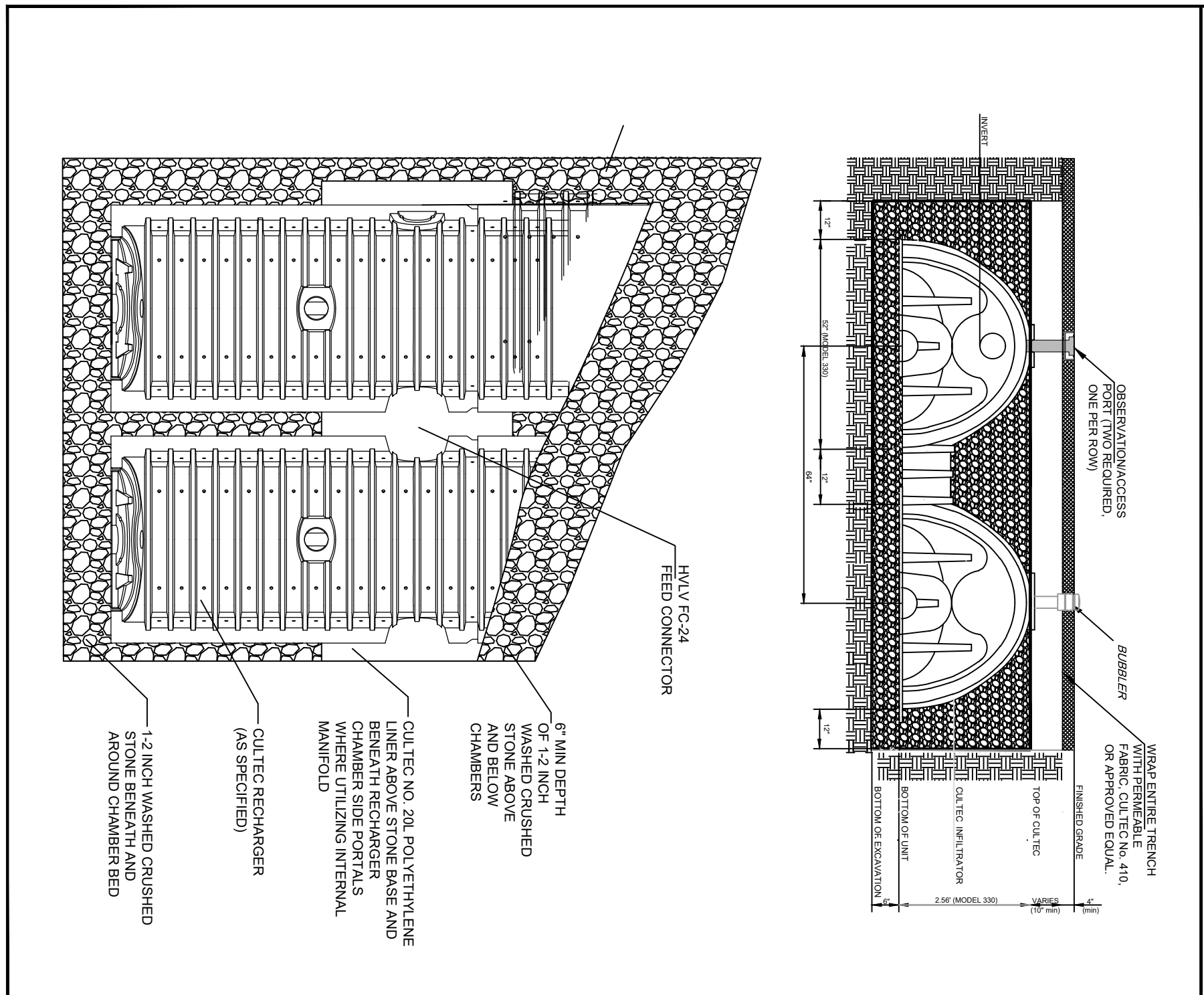
MAINTENANCE PROGRAM FOR INFILTRATION SYSTEM		
ACTIVITY	FREQUENCY	EQUIPMENT
CLEAN SPILLS IN PAVEMENT AREA WHICH ARE TRIBUTARY TO THE INFILTRATION SYSTEM	10 SQUARE FEET OR LARGER	STAIN SPECIFIC CLEANER
SWEEP ALL PAVEMENTS AND WALKS CLEAN OF SANDS, SILTS AND DEBRIS	MONTHLY (SOONER IF NECESSARY DUE TO STORM EVENTS)	HAND OR MECHANIZED BROOMS
REPAIR DETERIORATED PAVED SURFACES WITH EXPOSED SUBBASE	10 SQUARE FEET OR LARGER	PACKAGE PAVEMENT OR HOT MIX BASED UPON AREA
MAINTAIN AND REPLANT VEGETATIVE COVER. REPLACE MULCH	SEASONALLY	SEASONALLY
CLEAR DEBRIS FROM NON PAVED AREAS	SEASONALLY	RAKES, SCAMS, ETC
CLEAN DRAINAGE PIPES	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS	USE REAR FACING JET HOSE
INSPECT HEADER PIPES FOR ACCUMULATION OF DEBRIS, SAND ETC	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS	USE REAR FACING JET HOSE TO WASH DEBRIS FROM PIPES AND INTO INLET (OR OUTLET) STRUCTURE
REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT SUMP	WHEN SEDIMENT ACCUMULATION REACHES ONE HALF THE SUMP CAPACITY	HAND TOOLS (SHOVELS, BUCKETS, ETC)
CLEAR PIPES AND CHAMBERS OF SILT AND DEBRIS. REMOVE SEDIMENT AND DEBRIS FROM SUMPS IN PRE-TREATMENT AND OUTLET CONTROL STRUCTURES.	SEMI ANNUALLY IN THE FIRST YEAR, YEARLY THEREAFTER	VACUUM TRUCK OR SIMILAR

ISOLATOR/SEPARATOR DETAIL



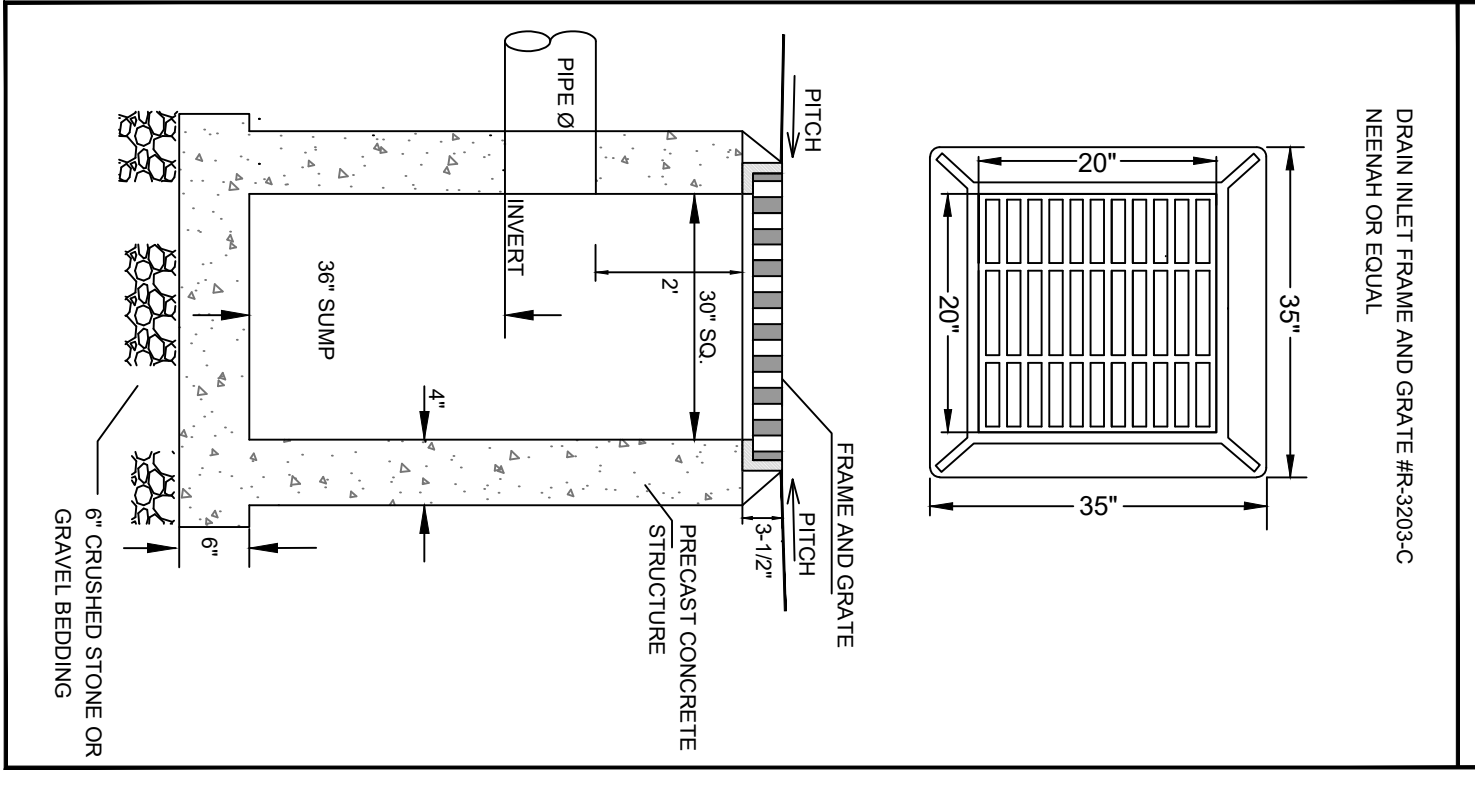
INFILTRATION SYSTEM

NTS



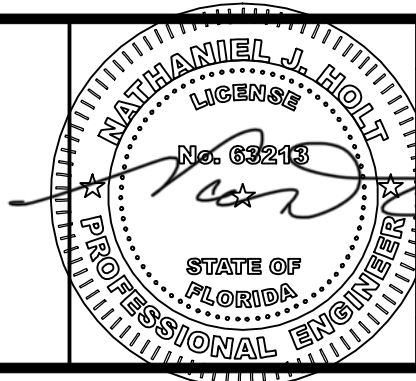
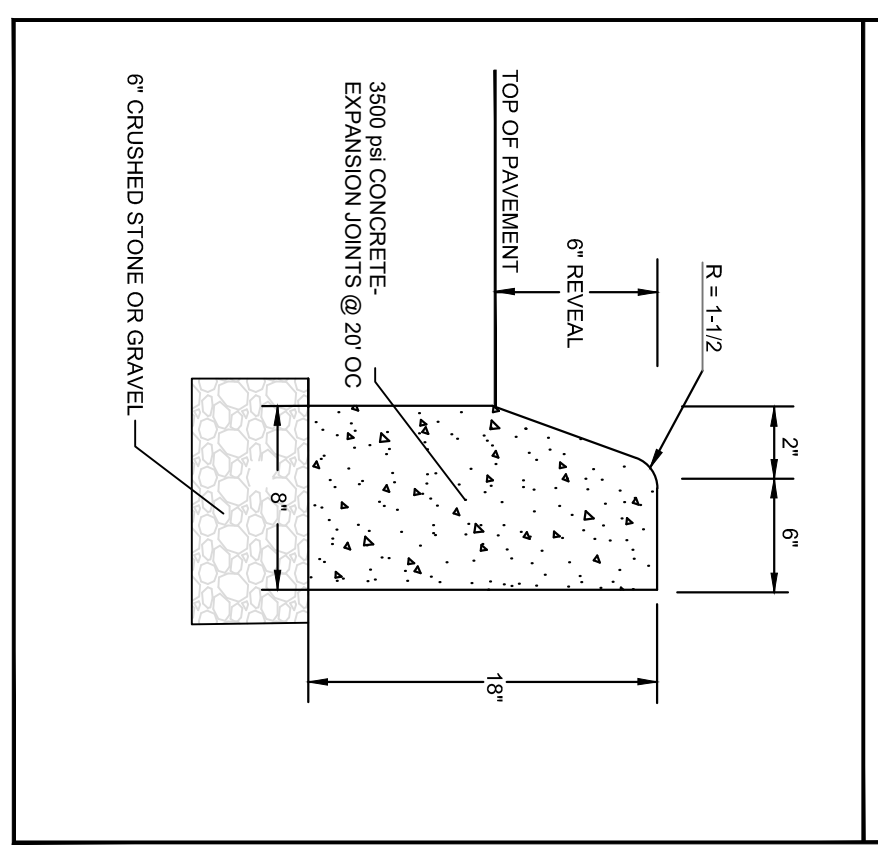
DRAIN INLET DETAIL

NTS

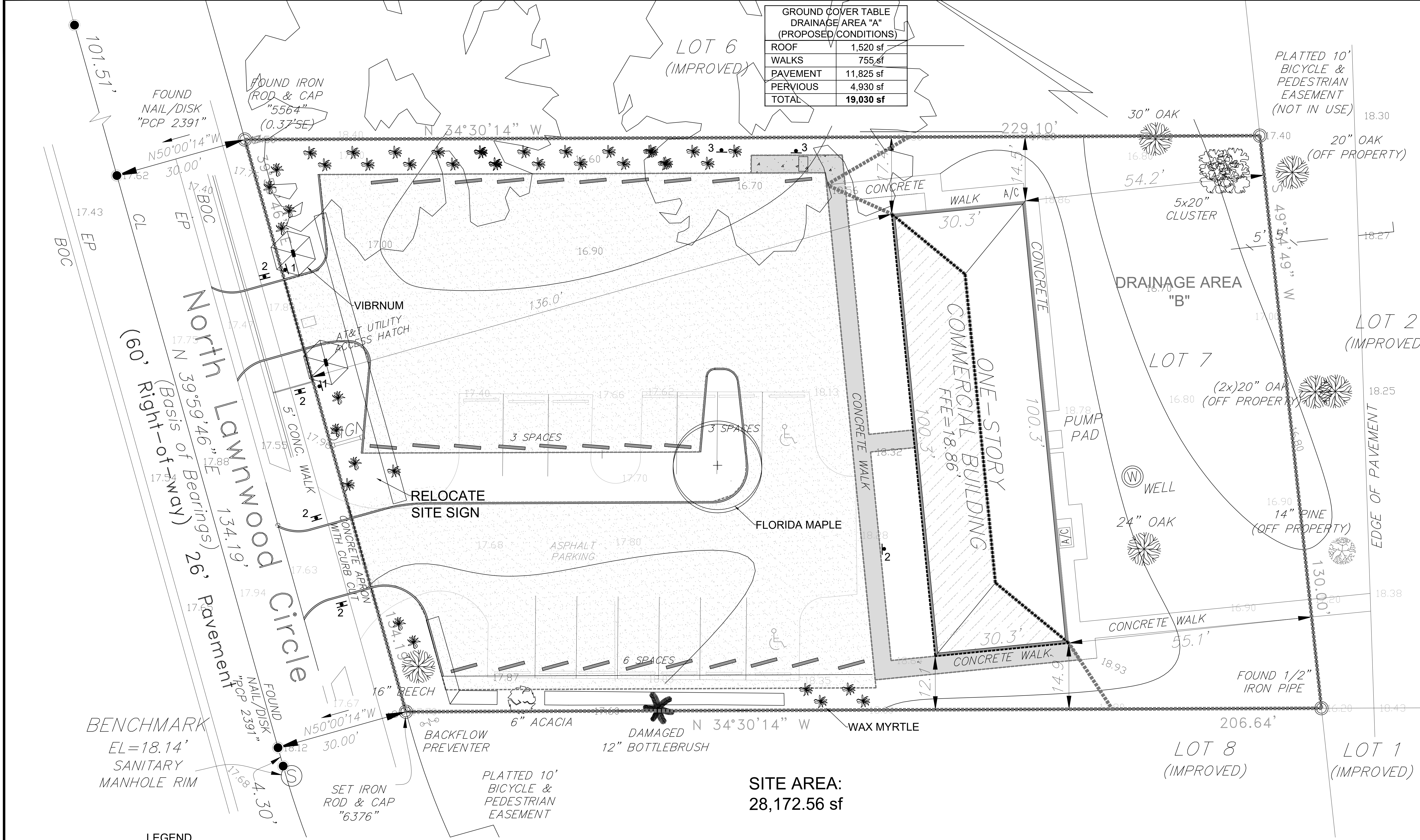


CONCRETE CURB DETAIL

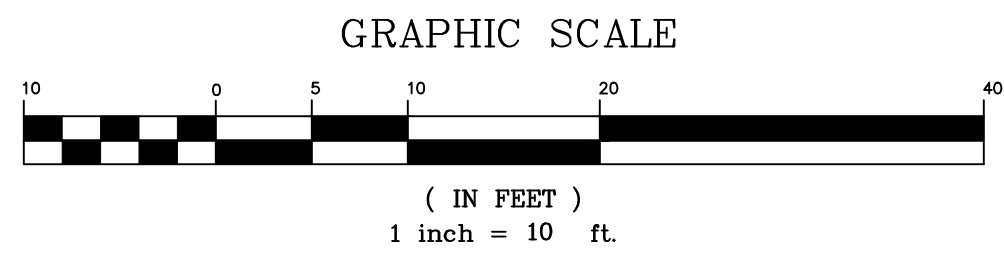
NTS



GROUND COVER TABLE DRAINAGE AREA "A" (PROPOSED/CONDITIONS)	
ROOF	1,520 sf
WALKS	755 sf
PAVEMENT	11,825 sf
PERVIOUS	4,930 sf
TOTAL	19,030 sf



SITE AREA:
28,172.56 sf



LEGEND

- | | | | |
|-------|--------------------|-------|-----------------------|
| 490 + | EXIST SPOT GRADE | (SF) | SILT FENCE |
| TP 1 | PROPERTY LINE | (CF) | CONSTRUCTION FENCE |
| 490 | DEEP TEST PIT | (IP) | INLET PROTECTION |
| 490 | EXIST CONTOUR | (490) | PROP CONTOUR |
| * | TREE TO BE REMOVED | + | PROP STOP SIGN |
| | | → | PROP ONE WAY SIGN |
| | | ↔ | PROP H/C PARKING SIGN |

COPYRIGHT © 2022 HOLT ENGINEERING & CONSULTING, P.A.
ALL RIGHTS RESERVED. UNAUTHORIZED
DUPLICATION IS A VIOLATION OF
APPLICABLE LAWS

SHEET: **6** of **6**

Original Date: August 9, 2022
Project Number: DAL-CF08-10

HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST. LUCIE, FLORIDA 34986
(772) 204-9550

**PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS
GROUND CONDITIONS**

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL