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**TO:** Members of the City of Fort Pierce Board of Adjustment

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Senior Planner

**RE:** **Application for Variance**  
**Central Florida Treatment Center – 601 Hernando Street**

**DATE:** January 26, 2023

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### STAFF REPORT

**Owners:** John C & Carol Ball  
13306 Laacebark Pine Rd  
Orlando, FL. 32832

**Representative:** Nathaniel J. Holt, PE  
540 NW University Blvd, 105  
Port St Lucie, FL. 34986

**Requested Action:** The applicant is requesting to deviate from City Code 123-37(6)(a) to allow for a reduction for the side yard buffer for five feet along the southerly property line and seven feet along the northerly property line.

**Location:** 1302 N. Lawnwood Circle

**Parcel ID(s):** 2416-604-0007-000-6

**Future Land Use:** OP, Offices – Professional and Business Services

**Current Zoning:** C-1, Office Commercial

**Total Acreage:** approx. 0.65 acres

## **Staff Analysis:**

### **Variance Request**

In accordance with Article II of Section 125 of the City Code, requesting to deviate from City Code 123-37(6)(a) to allow for a reduction for the side yard buffer for five feet along the southerly property line and seven feet along the northerly property line.

### **Existing Conditions**

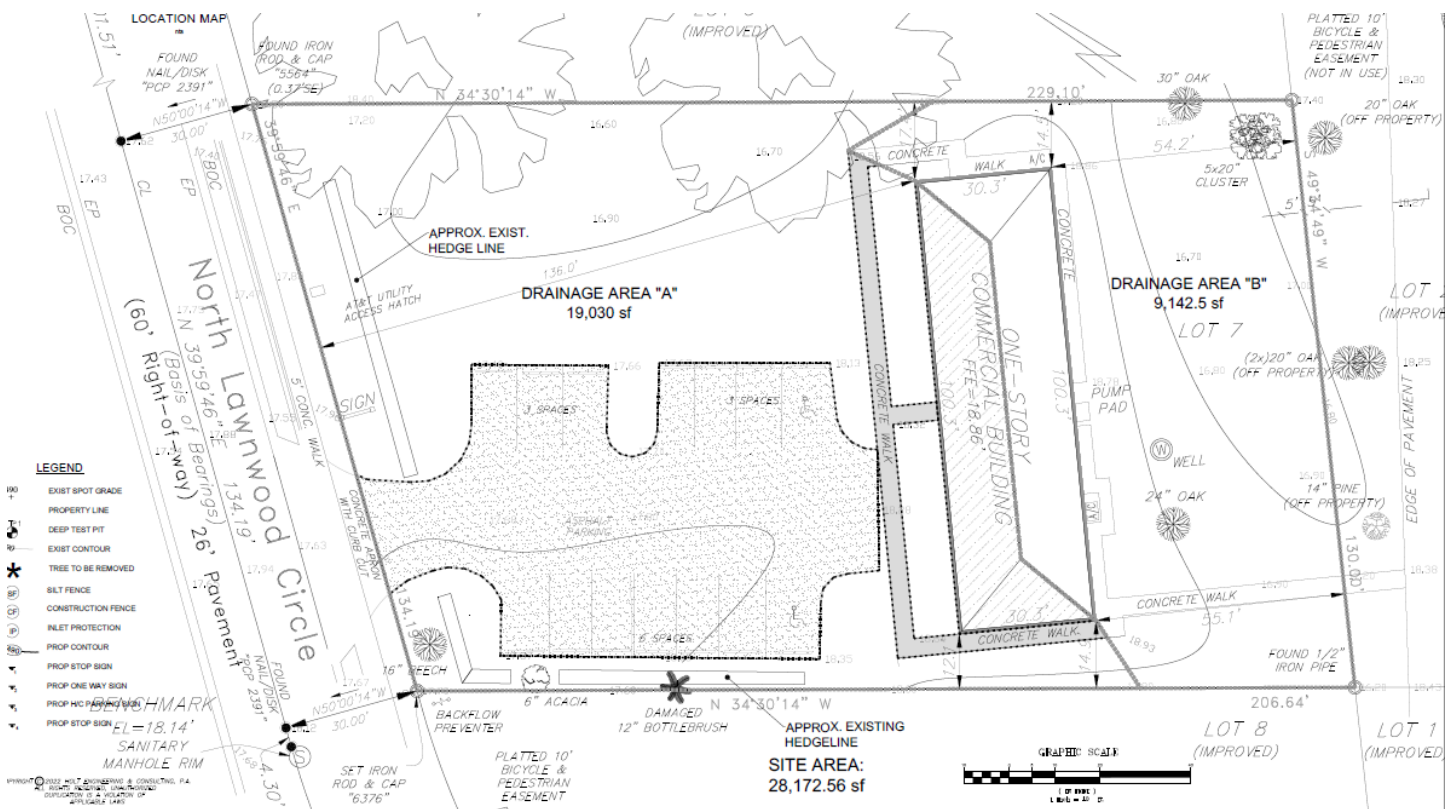
The subject 0.65-acre site located on Lawnwood Circle; just north of the Nebraska Avenue and Lawnwood Circle intersection. There were twelve (12) parking spaces on this property. The applicant says the 12 spaces are not an adequate number of spaces for their clients as well as not enough space for people to maneuver their parking in.

The subject site is currently home to the Central Florida Treatment Center, an approximately 3,040 square foot medical office. 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.

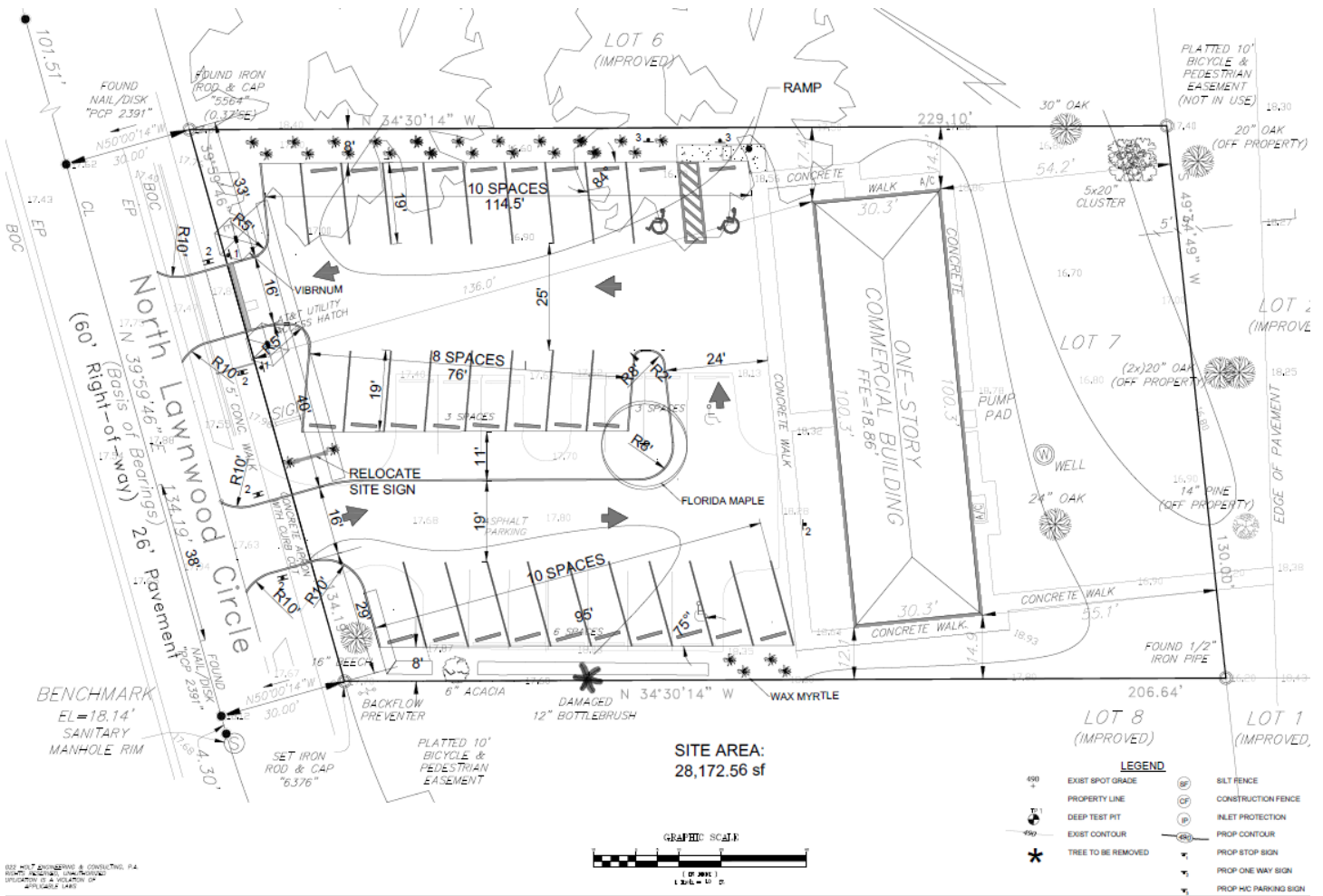
### **Proposal**

The applicant is requesting the Board of Adjustment approve two variances to deviate from City Code 123-37(6)(a) to allow for a reduction for the side yard buffer for five feet along the southerly property line and seven feet along the northerly property line.

The applicant is requesting the variances because this request would not be of detriment to the public's general health, safety, and welfare as 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. It is also important to note that there are no offsite parking areas in which patients could leave their cars while receiving treatment at the Center.



**Existing Site Plan – 1302 N. Lawnwood Circle**



**Proposed Site Plan – 1302 N. Lawnwood Circle**

**Variance Criteria**

The following criteria are specified in Section 125-100 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

**Applicant Response:**

**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**

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**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. The special conditions and circumstances do not result from the actions of the applicant;

**Applicant Response:**

**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 literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

**Applicant Response:**

**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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**Applicant Response:**

**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 granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Applicant Response:**

**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 side yards 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.**

The applicant; in the attached application and supporting documents has provided a copy of their response to the criteria.

The applicant maintains that the requested variance is not detrimental to the surrounding neighbors and compliments the neighborhood.

### **Staff Recommendation**

The recommendation of Staff is to grant approval of the requested variance to deviate from City Code 123-37(6)(a) to allow for a reduction for the side yard buffer for five feet along the southerly property line and seven feet along the northerly property line.; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.



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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Planner

**RE:** **Variance- 22-12000004**  
**1302 N. Lawnwood Circle**

**BOARD DATE:** October 20, 2022

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**Variance at 1302 N. Lawnwood Circle**

The above referenced project is being submitted for your review and comments. The applicant is requesting a Variance for 1302 N. Lawnwood Circle.

Please send all comments to [raltizer@cityoffortpierces.com](mailto:raltizer@cityoffortpierces.com), [planning@cityoffortpierces.com](mailto:planning@cityoffortpierces.com) and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, October 18, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

Nathaniel J. Holt, PE  
540 NW University Blvd, 105  
Port St Lucie, FL 34986

**Subject: Variance - 1302 N Lawnwood Circle - Technical Review Committee Comments for October 20, 2022 TRC Meeting**

**City of Fort Pierce Planning Department**

1. Please be prepared to explain the hardship to the Board of Adjustment for why the Variances are needed
2. Consider adding more landscaping to make up for the variances requested.

**Fort Pierce Engineering Department**

1. The two one-way driveways on the same side of the street shall have spacing of 40-feet in accordance with the City of Fort Pierce Code of Ordinance Section 125-316(b)(2)(b).
2. The two one-way driveways shall be a minimum of 14-feet and maximum of 16-feet in accordance with the City of Fort Pierce Code of Ordinance Section 125-316(b)(3).
3. The distance to property lines from driveways shall be 25-feet in accordance with the City of Fort Pierce Code of Ordinance Section 125-316(b)(2)(c).
4. The northern driveway shall have a stop bar prior to the stop sign.
5. There are trees located within the existing "Drainage Area A" that will be impacted. Revise plans to show existing on-site trees and species.
6. The plans shall include a north arrow on plan pages.

**Fort Pierce Building Department**

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
4. Building Permit required.

**Fort Pierce Police Department**

Comments may be forthcoming

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: No comment.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Central Fl Treatment Ctr. Approved.

Please contact Sal Scimeca for project coordination (if needed).

Sal Scimeca  
Engineering Technician II  
Electric and Gas Engineering  
1701 S. 37th Street, Fort Pierce, FL 34947  
sscimeca@fpua.com  
Office: (772)466-1600 Ext. 6957

**St. Lucie County Fire District**

No comments at this time

**Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

Comments may be forthcoming

# HOLT ENGINEERING & CONSULTING, P.A.

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October 26, 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

## RESPONSES TO CITY OF FORT PIERCE DEPARTMENTS

### Planning Department

1. An explanation relative to the need for a Variance was discussed during the meeting, which we believe Satisfactory to the Committee
2. The approximate existing shrubs/hedgeline has been added to the plans and supplemented with Wax Myrtles. Also note that a Florida Maple is proposed within the new island. Viburnum has also been proposed within the islands. The applicant is open to alternative suggestions from the Committee.

### Engineering Department

1. **The distance between the two one-way driveways has been revised to provide a minimum separation distance of 40 feet.**
2. **The two driveway entrances have been revised and are now 16 feet in width.**
3. **The distances from the property lines to each of the driveways has been revised to be a minimum of 25 feet, as required.**
4. **A "Stop Bar" is now shown at the exit driveway, directly in line with the proposed Stop sign.**
5. **The Site Plan is based upon a current property survey and all in excess of 6 inches DBH are shown accordingly. Also note that there are two large shade trees located off the site which have been approximated by triangulation from existing fixed points. Therefore it is not anticipated that the proposed mitigation system will affect any large caliper trees, while the smaller trees will either be transplanted or removed to facilitate the proposed parking area expansion.**

**Building Department**

1. No response necessary.
2. Presumably this comment refers to any interior renovations to the building, if so there are no proposed changes under this application.
3. As proposed, the applicant is including two (2) handicap accessible parking spaces in the northeast corner of the parking area and immediately adjacent to the sidewalk. A ramp is proposed to connect the proposed spaces to the existing sidewalk in accordance with the Accessibility requirements. (Note that at present there are no ramps between the handicap space and the sidewalk).

No further comments were received from any other Departments.



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



January 11, 2023

Dear Property Owners:

The applicant Nathaniel J. Holt, PE, has two (2) Variance requests submitted for approval of the following: (1) The applicant is seeking to reduce that requirement to five feet along the southerly property line and (2) seven feet along the northerly property line.

The subject property is located at 1302 N. Lawnwood Circle, and is zoned C-1, Office Commercial Zoning. The Parcel ID of the site is 2416-604-0007-000-6, and legal description of the property is: LAWNWOOD OFFICE PARK-UNIT ONE- LOT 7

A public hearing is scheduled before the Planning Board of Adjustment of the City of Fort Pierce, Florida, at their meeting on **Thursday, January 26th, 2022**, which begins at **2:00 p.m.** in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **VarianceS**. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742, (772-467-3737), or [raltizer@cityoffortpierce.com](mailto:raltizer@cityoffortpierce.com). Furthermore, published agenda packets for each Board of Adjustment meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

*Ryan Altizer*

Ryan Altizer  
Senior Planner

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**Variance – Central Florida Treatment Center – 1302 N. Lawnwood Circle**

**Phone**

772-467-3742 or 772-467-3737

**Email**

[raltizer@cityoffortpierce.com](mailto:raltizer@cityoffortpierce.com)

# 1302 N. Lawnwood Circle

