

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, January 26, 2023 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the June 23, 2022 meeting
6. **PUBLIC HEARINGS**
 - a. Variance - Central Florida Treatment Center - 1302 N. Lawnwood Circle
7. **DISCUSSION / OTHER BUSINESS**
8. **COMMENTS FROM THE PUBLIC**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board of Adjustment

Meeting Date: 01/26/2023

Information

REQUESTED ACTION

Minutes from the June 23, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Department

RECOMMENDATION

N/A

Attachments

Board of Adjustment Minutes 6/23/22

Form Review

Form Started By: Alicia Rosenthal
Final Approval Date: 01/05/2023

Started On: 06/29/2022 02:09 PM

DRAFT



CITY OF FORT PIERCE BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JUNE 23, 2022**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

Prior to the Call to Order, Ms. Earley, City Attorney, asked the Board members to present a motion for a member to act as Chair for the meeting.

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis for Mr. Crist to be the acting Chairman for the meeting.

AYE: Darrell Drummond, KeAndrea Davis, Vice-Chair James Crist
Passed

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Darrell Drummond; James Crist, Vice-Chair; KeAndrea Davis

Absent: Charles Hayek; Jaimebeth Galinis, Chair

Staff Present: Kev Freeman, Planning Director
Tanya Earley, City Attorney
Vennis Gilmore, Senior Planner

4. CONSIDERATION OF ABSENCES

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to approve the absence of Mr. Hayek and to defer the consideration of absence for Chair Galinis until the next Board meeting.

AYE: KeAndrea Davis, Darrell Drummond, Vice-Chair James Crist

Passed

5. APPROVAL OF MINUTES

- a. Minutes from the April 28, 2022 meeting

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to approve the minutes from the April 28, 2022, meeting with the amended voting change to Item 6a.

AYE: Darrell Drummond, KeAndrea Davis, Vice-Chair James Crist
Passed

6. PUBLIC HEARINGS

- a. **Variance Application - Blackman Residence - 1627 Thumb Point Drive**

The clerk introduced the Variance for the Blackman Residence located at 1627 Thumb Point Drive.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the City Attorney, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

The Chair called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Drummond - yes

Ms. Davis- no

Mr. Crist - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Vennis Gilmore, Senior Planner, gave an overview of the application. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The applicant is requesting a variance to deviate from City Code 125-191(b)(3) to allow for an increase of maximum allowed 25 percent of lot coverage to 31 percent. The proposed first level area calculation shows a total of 3,737 square feet when only 2,994 square feet is allowed. The Engineering department is requiring a revision to the two one-way driveways to provide a minimum width of 12' and that a minimum spacing of 40' shall be maintained between the driveways.

Board questions for Staff: Mr. Drummond asked if the recently divided lots meet the R-1 zoning requirement for size. Mr. Crist asked if the site plan has been updated to show the 12' driveway spacing.

Applicant questions for Staff: None

Ms. Earley informed the applicant that because there are only three Board members in attendance, the applicant can choose to proceed with three Board members, or come back when there are four or five members in attendance. Mr. Earley noted that three votes are needed to pass and if there is a denial, a waiting period would have to expire before coming back to the Board. The applicant also has the right to appeal a "no" vote to the city commission.

Applicant presentation: Huey Blackman, Applicant Representative, sworn, provided background on how he acquired the lot. He explained his wife wants to be high and dry during a hurricane, so the design of the house was lifted with the garage and storage on the first level and the living space on the top floor. Mr. Blackman stated it was challenging to get the house to fit inside the setbacks, and he was not aware of the 25% lot coverage. Mr. Blackman said the circle driveway can be removed if needed.

Board questions for Applicant: Mr. Crist asked if there is only one single family home.

Public comment: None

Board comment: Mr. Drummond said the application does not meet any of the requirements for granting a Variance and there is nothing unique about the site that requires something different be done. Mr. Crist is happy with the development on Thumb Point Drive and 25% lot coverage varies depending on the size of the lot.

Applicant final comment: Mr. Blackman said he would have to go back to the drawing board and create new plans and he highlighted that there are three houses on the street that have lot coverage over 30%.

The Chair, seeing no one else, closed the public hearing.

Motion was made by KeAndrea Davis and seconded by Darrell Drummond to approve the Variance as requested.

AYE: KeAndrea Davis, Vice-Chair James Crist

NAY: Darrell Drummond

Failed

Ms. Earley explained a majority of the Board of Adjustment is necessary for a Variance to pass, so the motion failed, and a final action is needed from the Board.

Kev Freeman recommended the Board continue the application to the next Board of

Adjustment meeting when more members can be in attendance.

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to continue the item to the next Board of Adjustment meeting on July 28, 2022.

AYE: KeAndrea Davis, Darrell Drummond, Vice-Chair James Crist
Passed

7. DISCUSSION / OTHER BUSINESS

8. COMMENTS FROM THE PUBLIC

9. ADJOURNMENT

Motion was made by KeAndrea Davis, and seconded by Darrell Drummond to adjourn the meeting.

AYE: KeAndrea Davis, Darrell Drummond, Vice-Chair James Crist
Passed

Planning Board of Adjustment

Meeting Date: 01/26/2023

Information

REQUESTED ACTION

Variance - Central Florida Treatment Center - 1302 N. Lawnwood Circle

LOCATION

1302 N Lawnwood Circle (Parcel ID: 2416-604-0007-000-6)

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Technical Review Committee

RECOMMENDATION

Staff recommends the requested variance be granted.

Attachments

Staff Report & Supporting Documents
Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer
Final Approval Date: 01/20/2023

Started On: 01/19/2023 03:25 PM



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

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

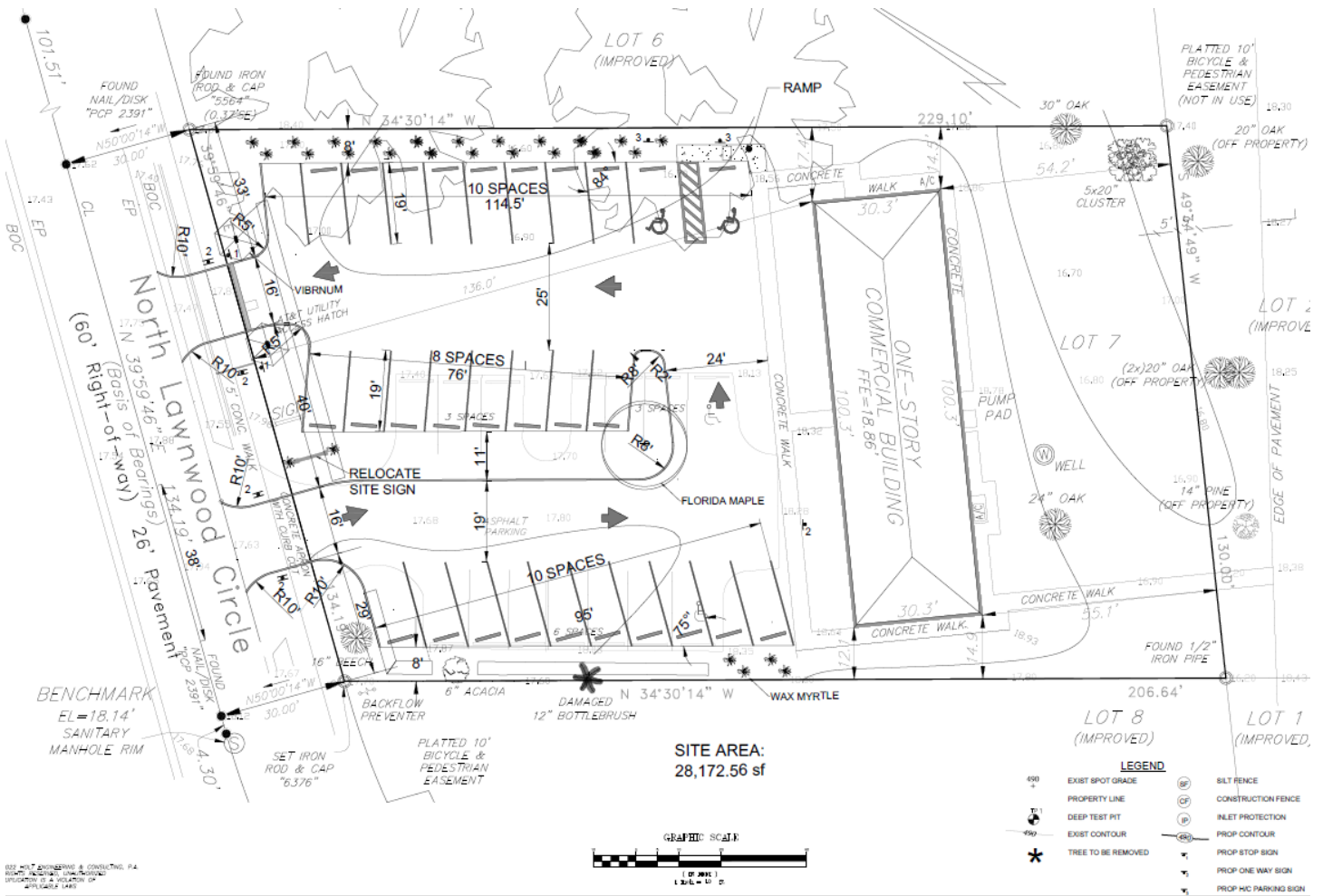
The subject 0.65-acre site located on Lawnwood Circle; just north of the Nebraska Avenue and Lawnwood Circle intersection. There were twelve (12) parking spaces on this property. The applicant says the 12 spaces are not an adequate number of spaces for their clients as well as not enough space for people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



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

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.



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

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@cityoffortpierce.com, planning@cityoffortpierce.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.

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. 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

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

Phone

772-467-3742 or 772-467-3737

Email

raltizer@cityoffortpierce.com

1302 N. Lawnwood Circle





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

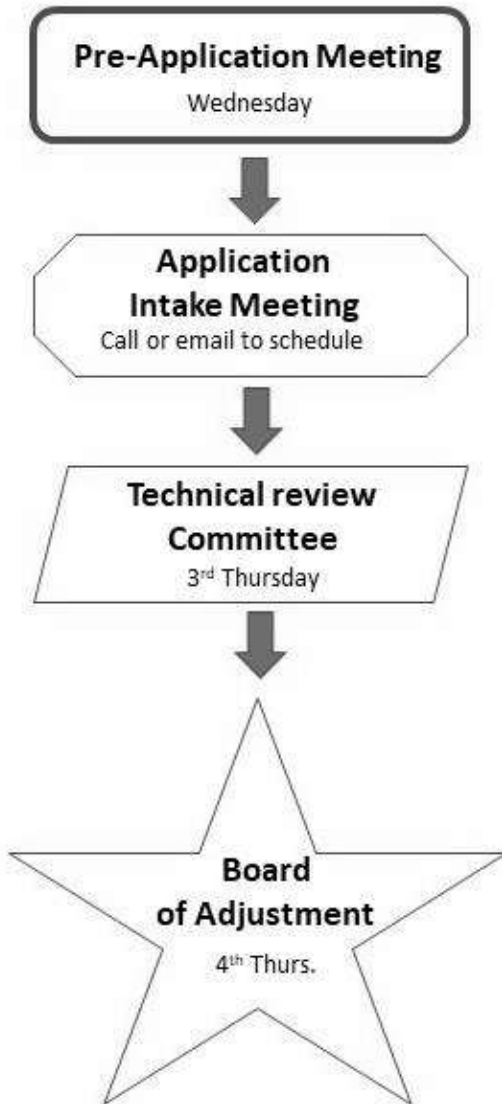
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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.

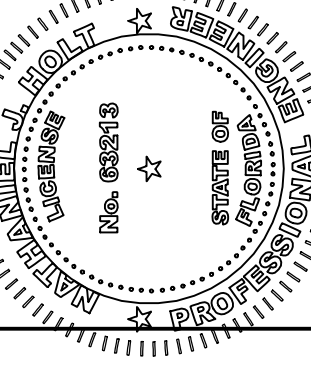
Criteria

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.

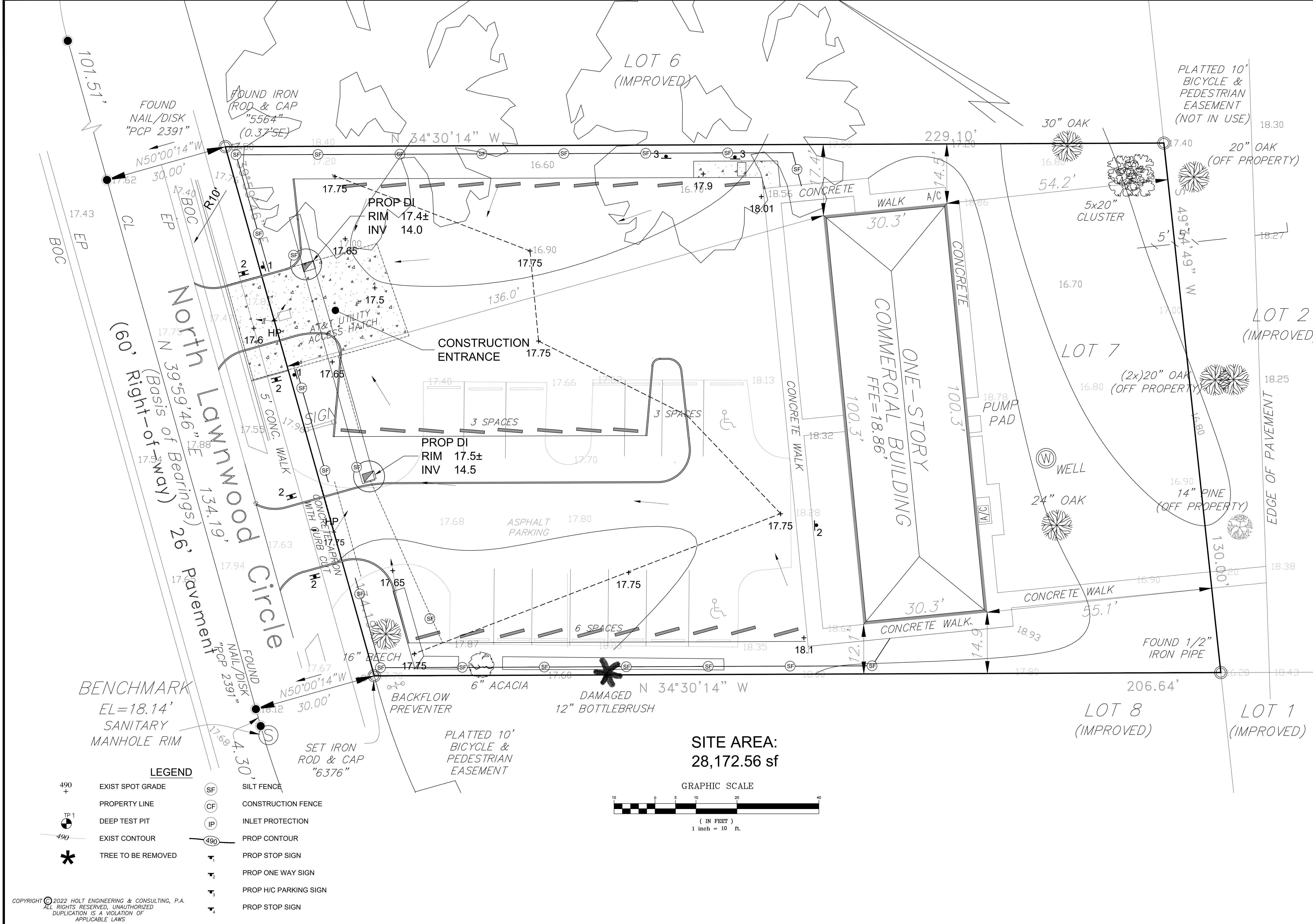
Nathaniel J. Holt, PE
Holt Engineering & Consulting, PA



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

SEDIMENT & EROSION CONTROL PLAN

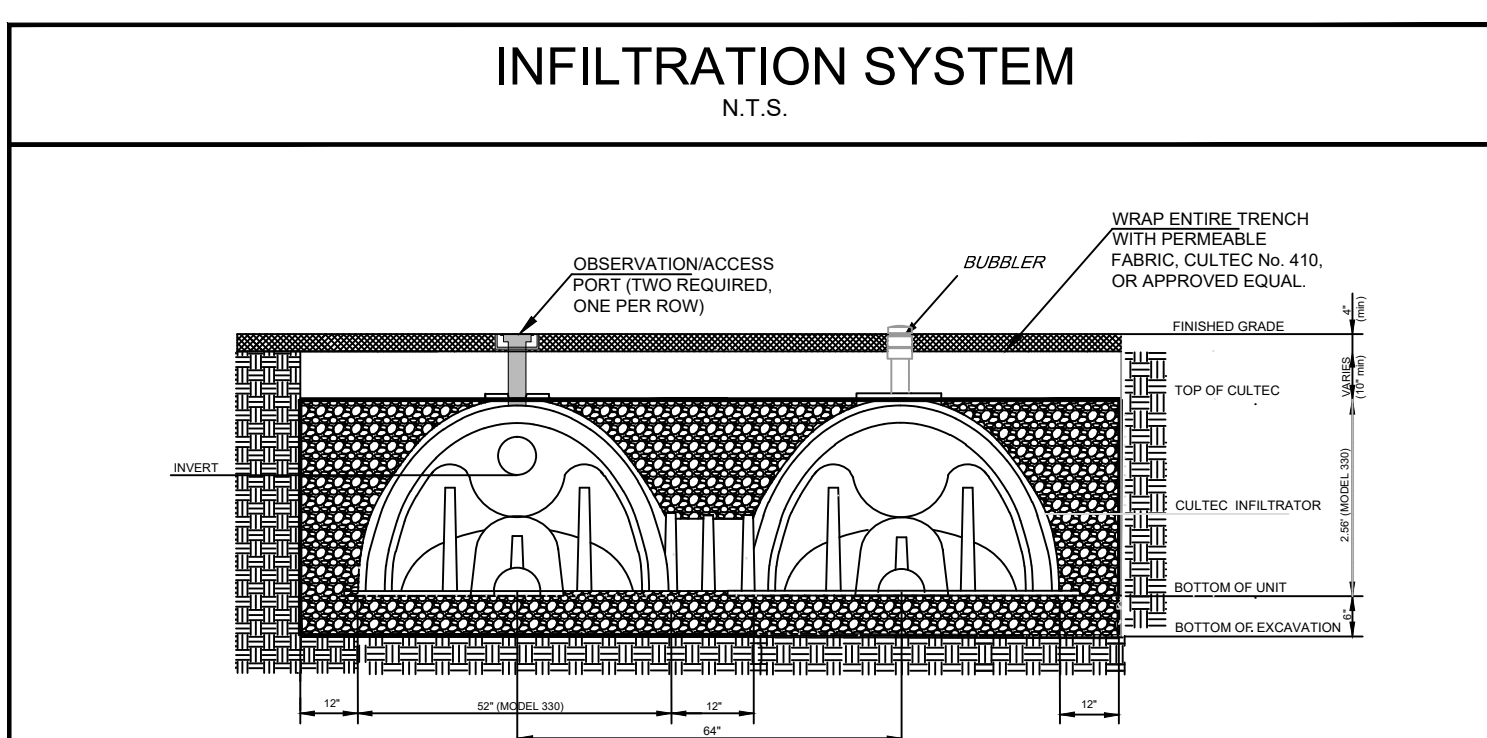
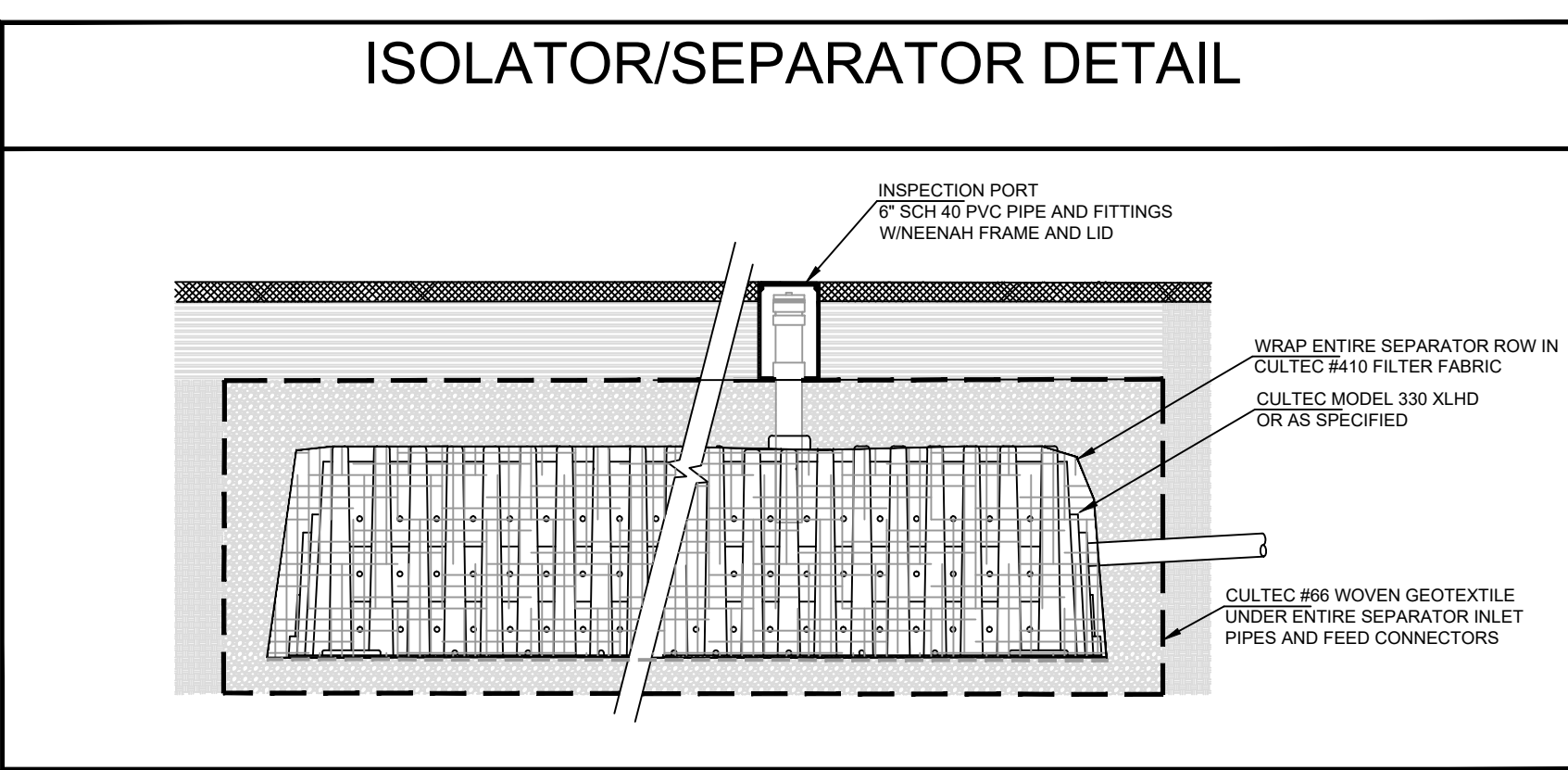
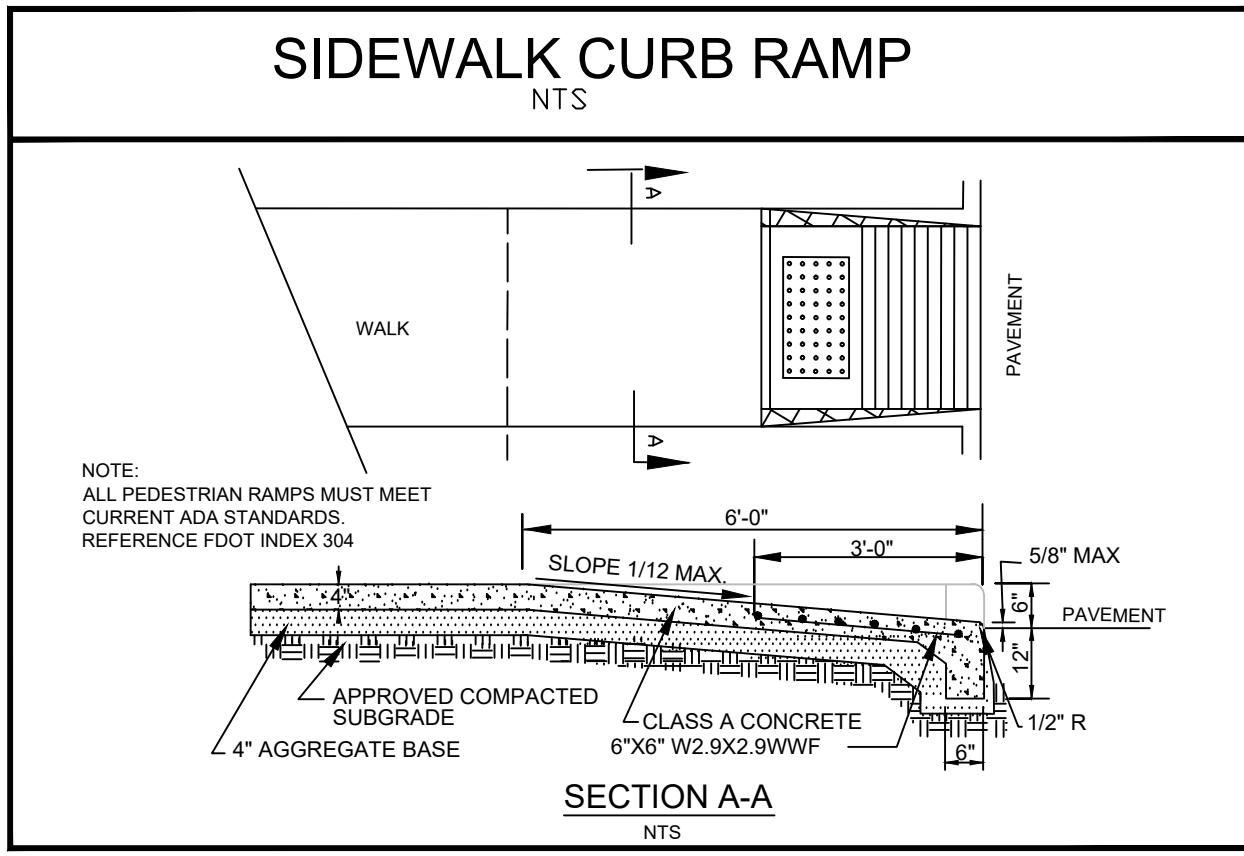
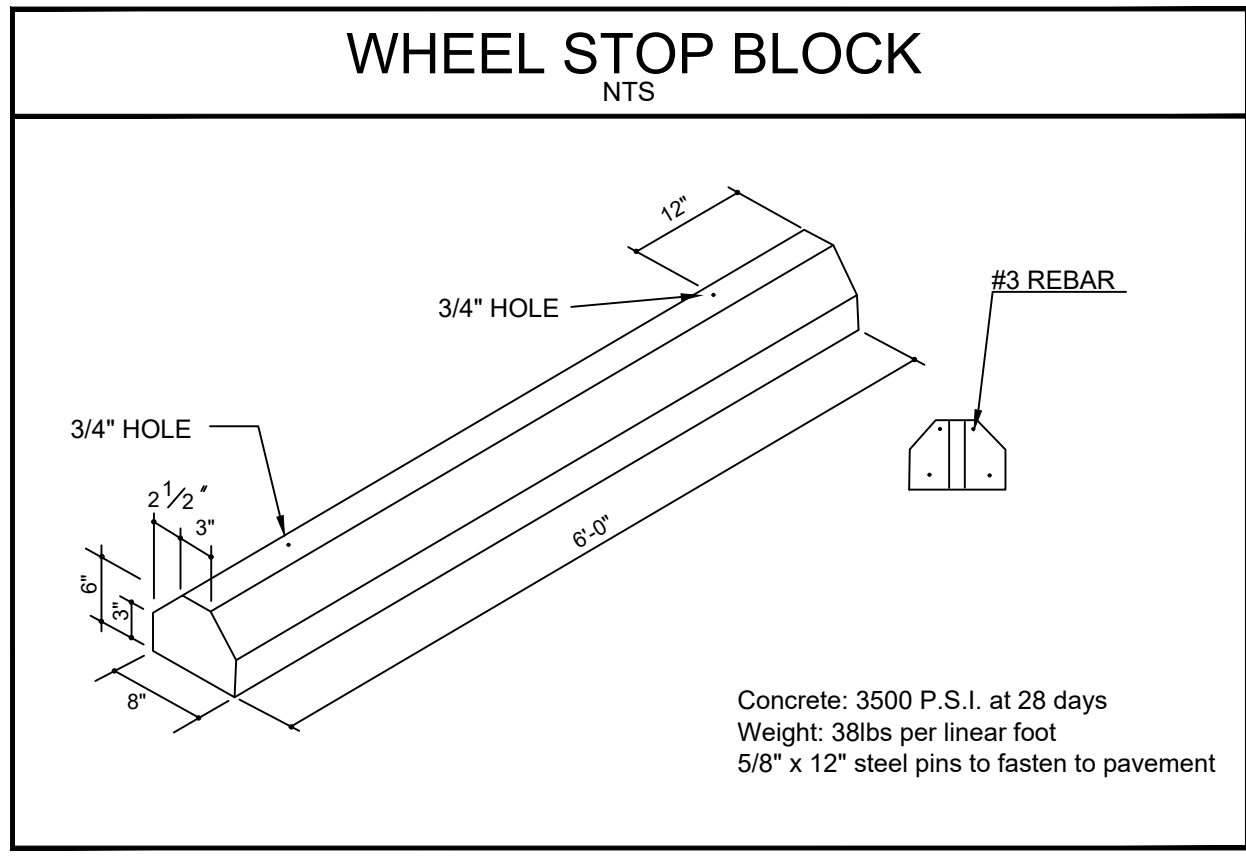
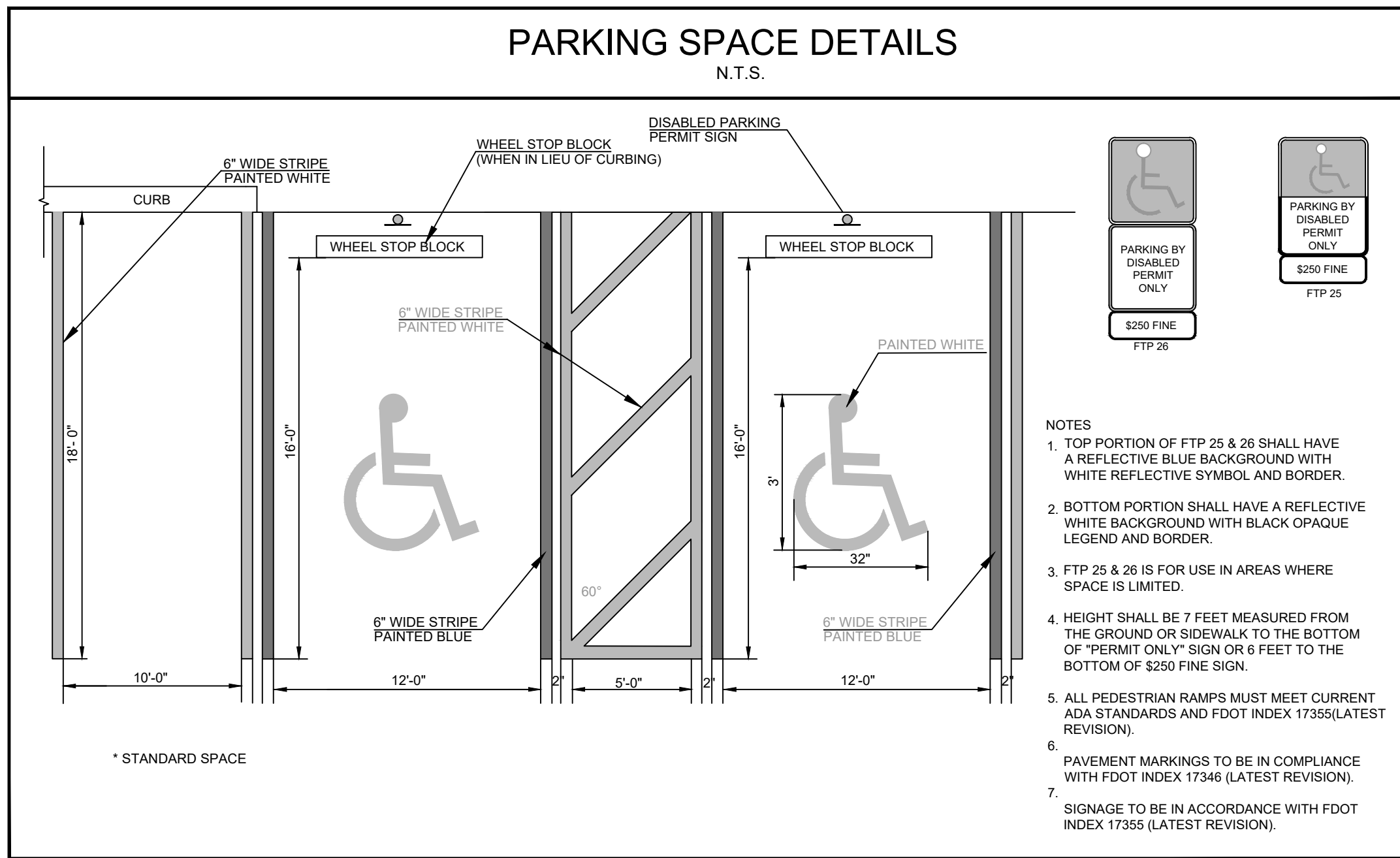
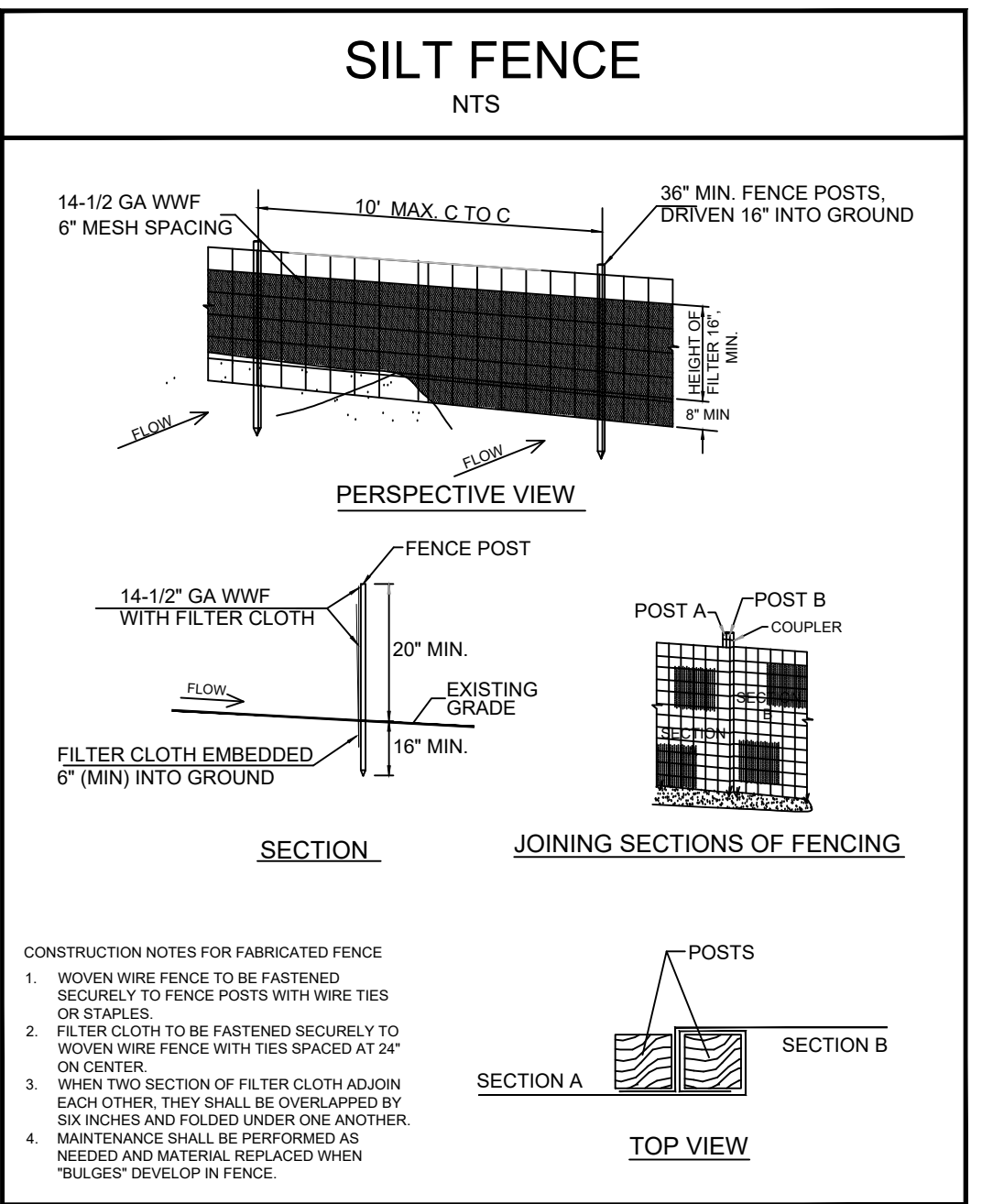
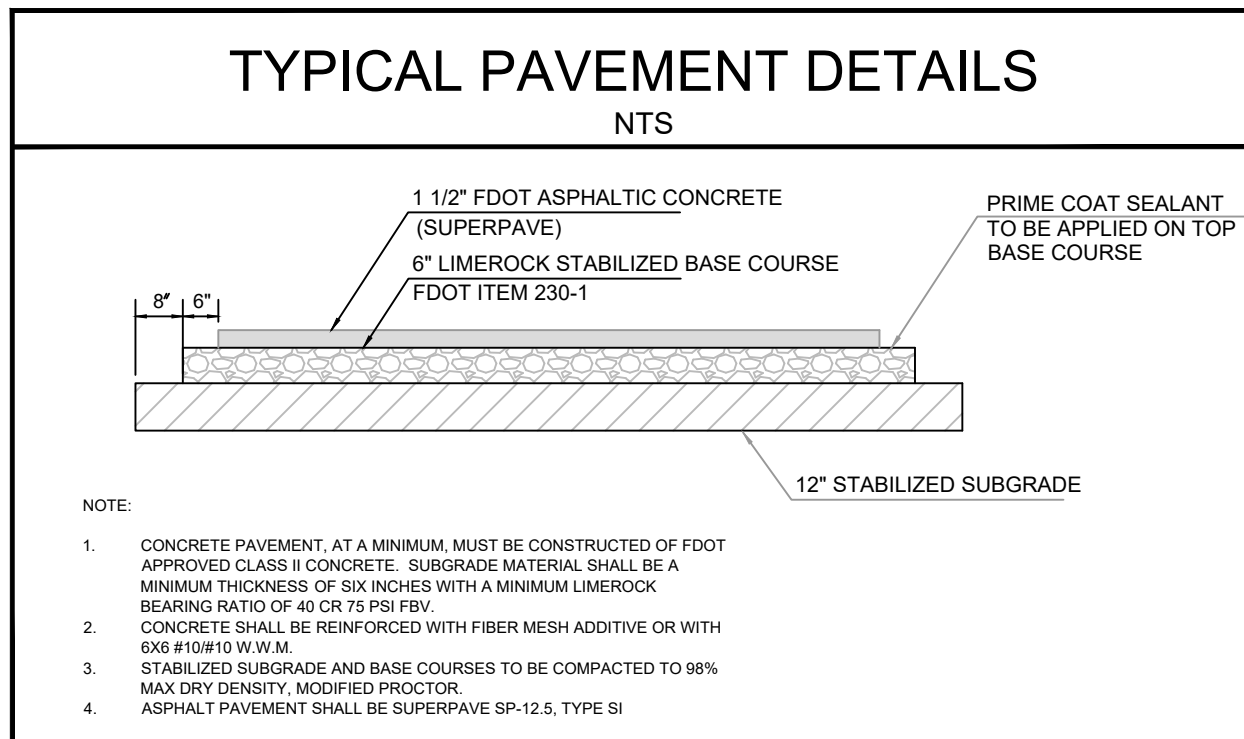
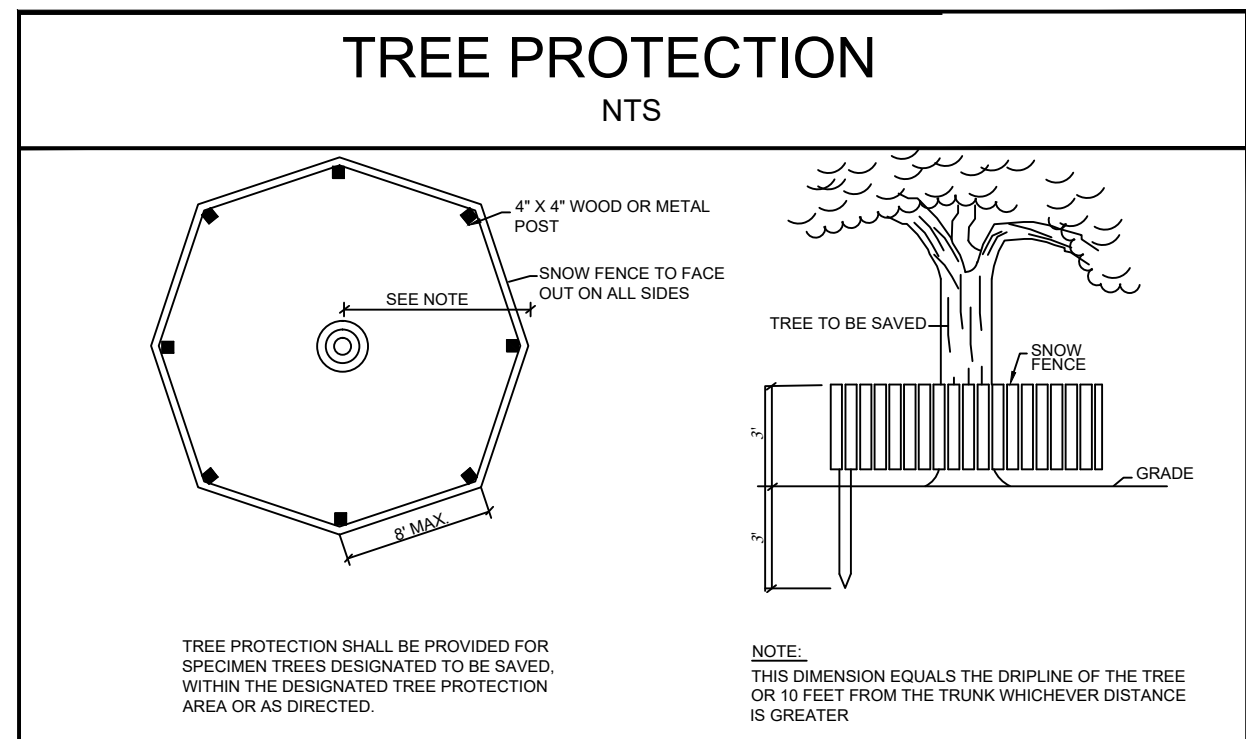
PROPOSED PARKING IMPROVEMENTS for CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL



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
		-	PROP STOP SIGN

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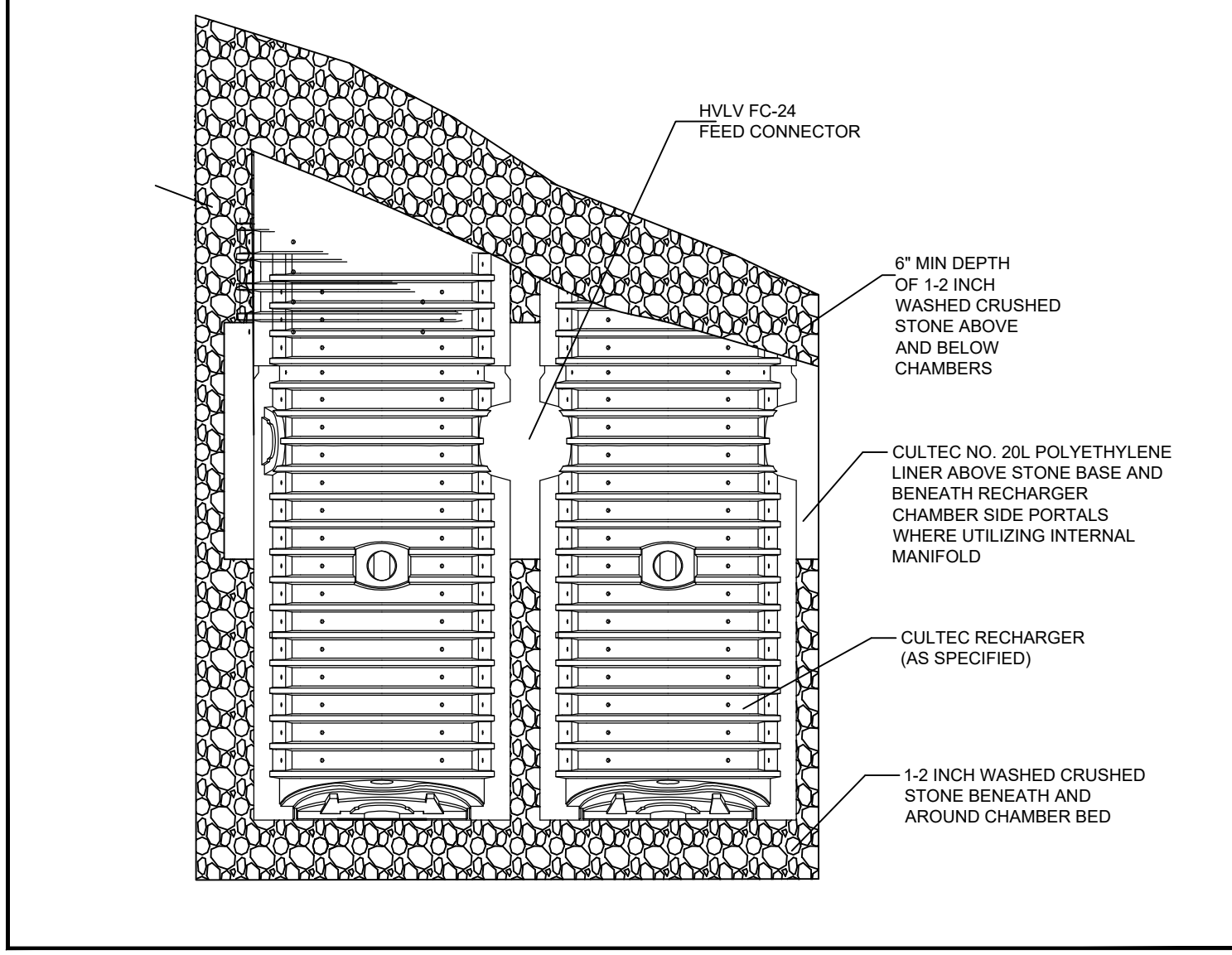
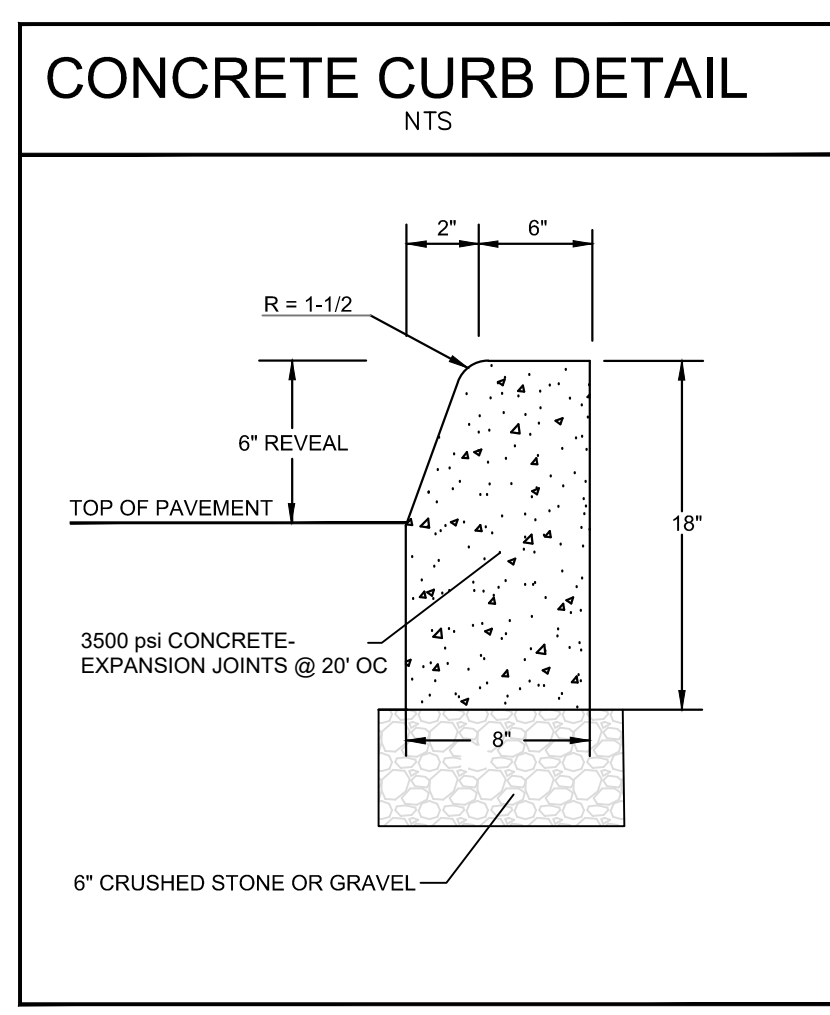
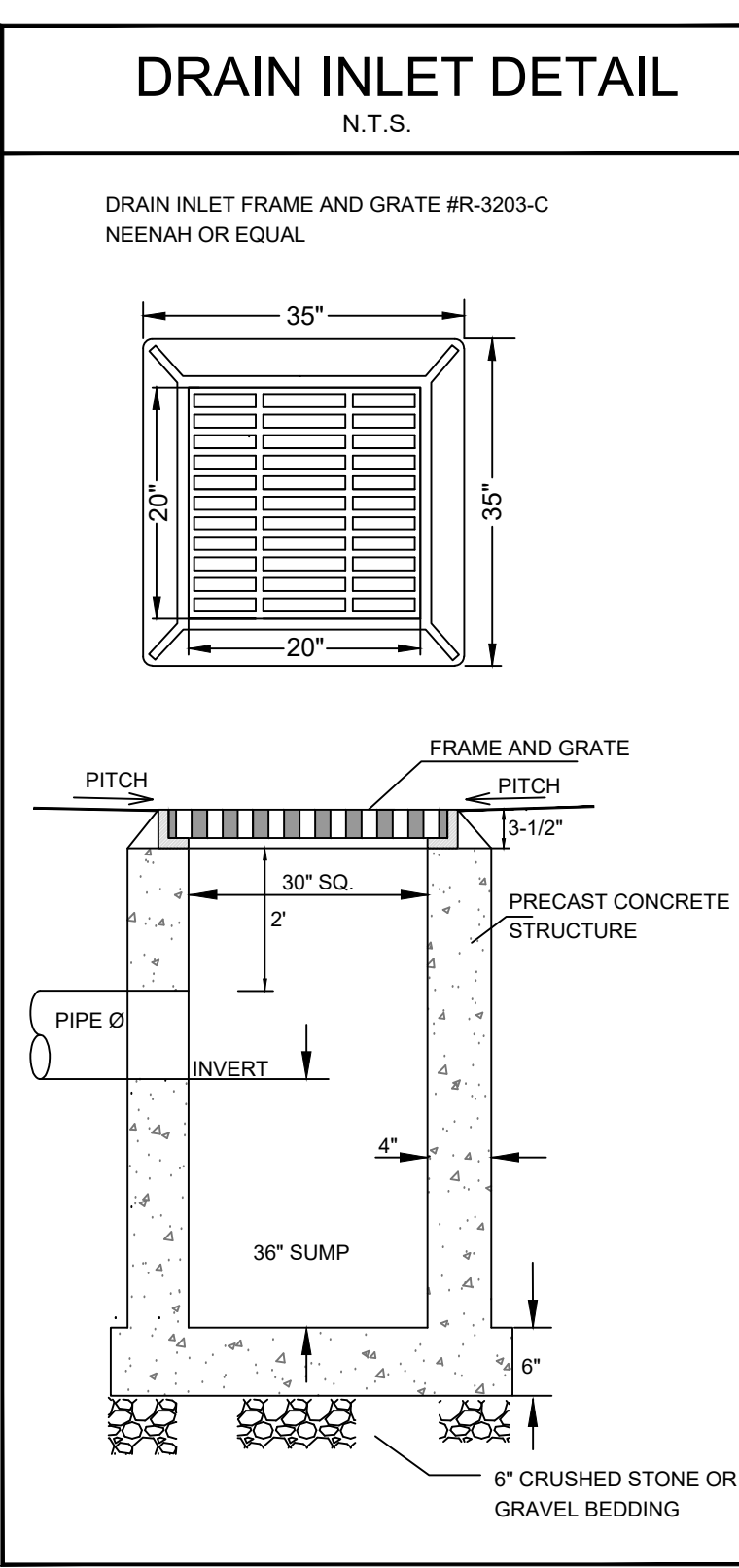


INSPECTION PROGRAM FOR INFILTRATION SYSTEM

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	SEMI ANNUALLY FOR THE FIRST YEAR; ANNUALLY THEREAFTER
INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE FOR ACCUMULATION OF SILTS AND DEBRIS	
INSPECT HEADER PIPE FOR ACCUMULATION OF SILTS AND DEBRIS	MONTHLY AND AFTER SIGNIFICANT RAINFALL/STORM EVENTS
INSPECT YARD DRAINS, CATCH BASINS AND INLETS FOR BLOCKAGE OR ACCUMULATION OF DEBRIS	
INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAWDOWN BETWEEN 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	
CLEAR DEBRIS FROM NON PAVED AREAS	SEASONALLY	RAKES, SAWS, 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 DEBRIS USING VAC TRUCK, HAND TOOLS (SHOVEL BUCKETS, ETC)
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 PRETREATMENT AND OUTLET CONTROL STRUCTURES.	SEMI ANNUALLY IN THE FIRST YEAR; YEARLY THEREAFTER	VACUUM TRUCK OR SIMILAR





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

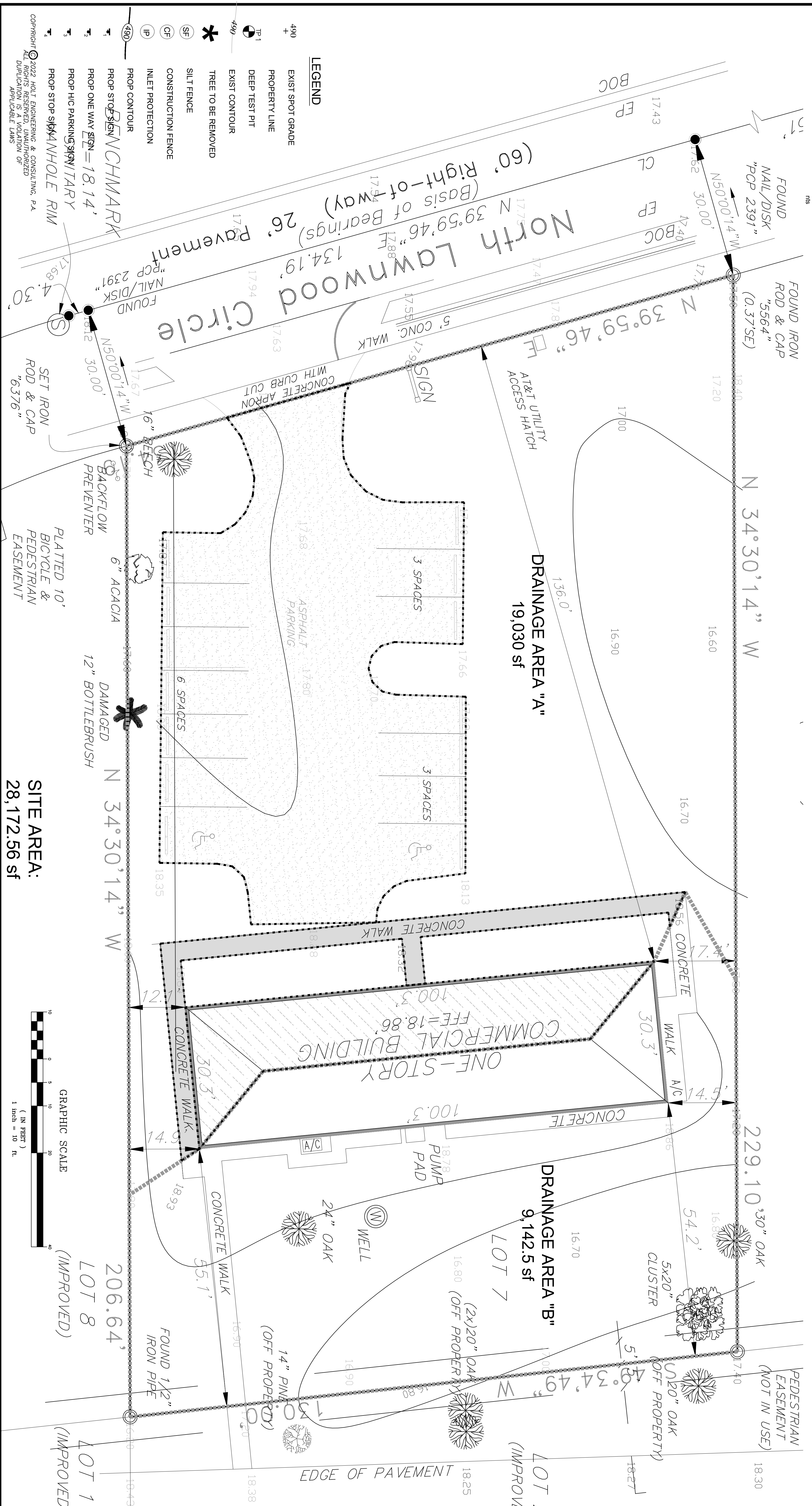
PROPERTY ADDRESS: 1302 N LAWNWOOD CIRCLE
 FORT PIERCE, FL 34950

USE: CENTRAL FLORIDA TREATMENT CENTERS

ZONING DESIGNATION: C-1, PROFESSIONAL SERVICES

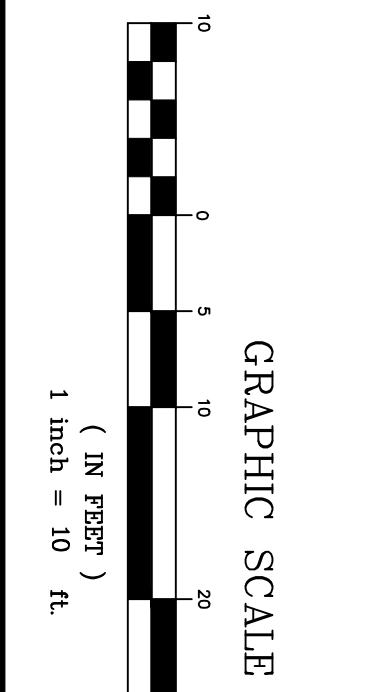
PARCEL ID #: 2416-604-0006

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



- LEGEND**
- 490 + EXIST SPOT GRADE
 - PROPERTY LINE
 - TP1 DEEP TEST PIT
 - 490 EXIST CONTOUR
 - * TREE TO BE REMOVED
 - SF SILT FENCE
 - CF CONSTRUCTION FENCE
 - IP INLET PROTECTION
 - PROF CONTOUR
 - PROF SIGN BENCHMARK
 - PROF STOP SIGN
 - PROF ONE WAY SIGN = 18.14'
 - PROF HIC PARKING SIGN/TARY
 - PROF STOP SIGN/WHOLE RIM

SITE AREA:
28,172.56 sf



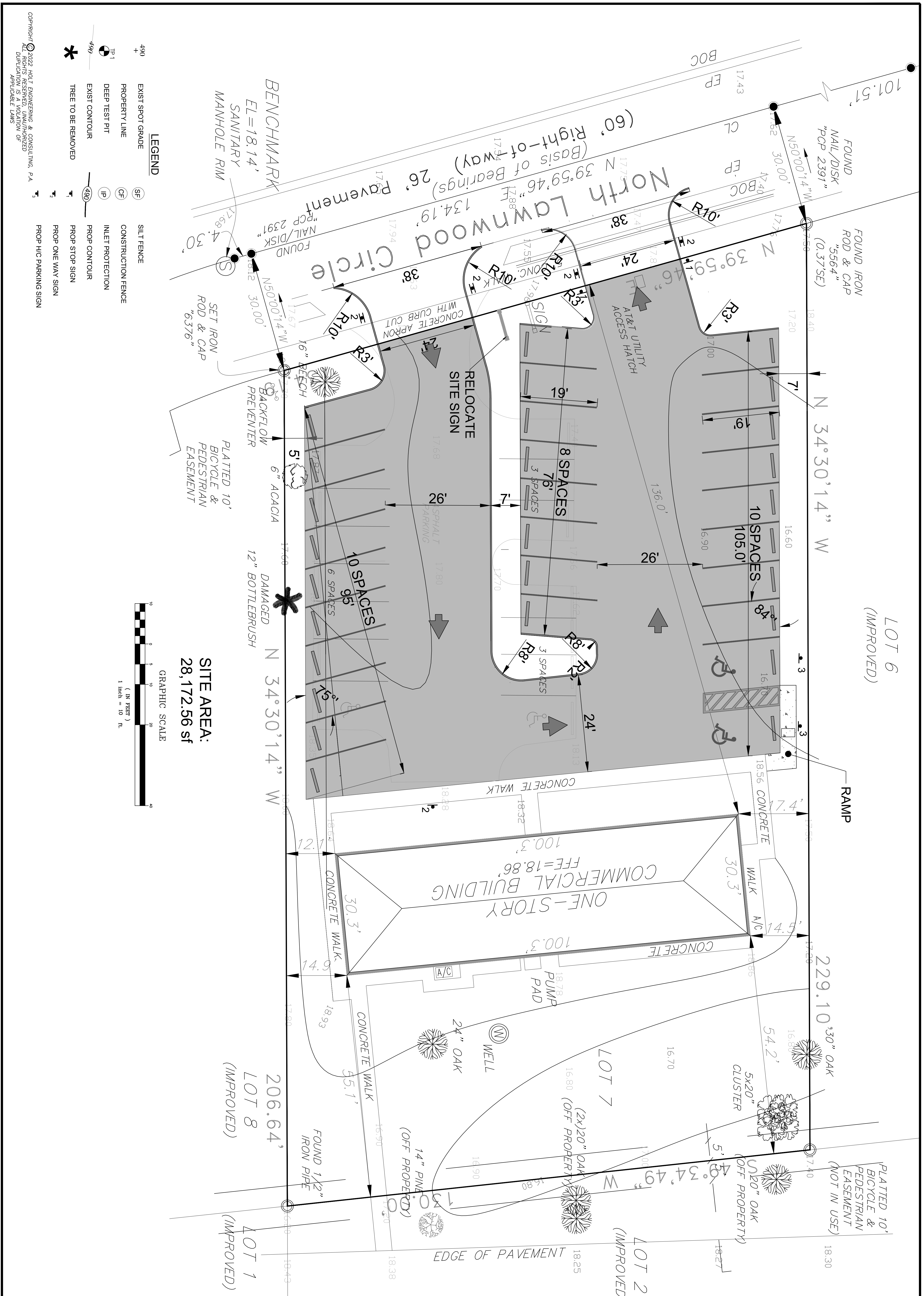
PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

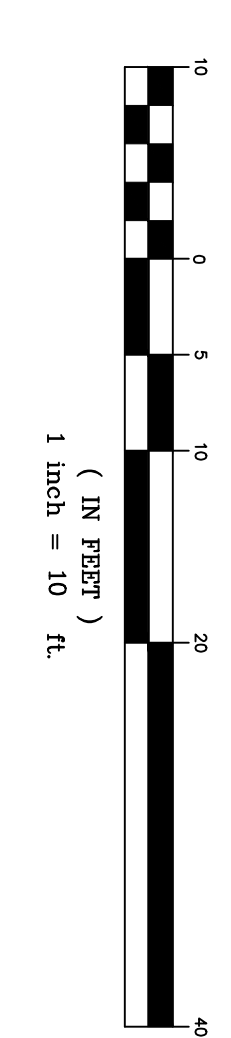
EXISTING CONDITIONS

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
 - (CL) 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

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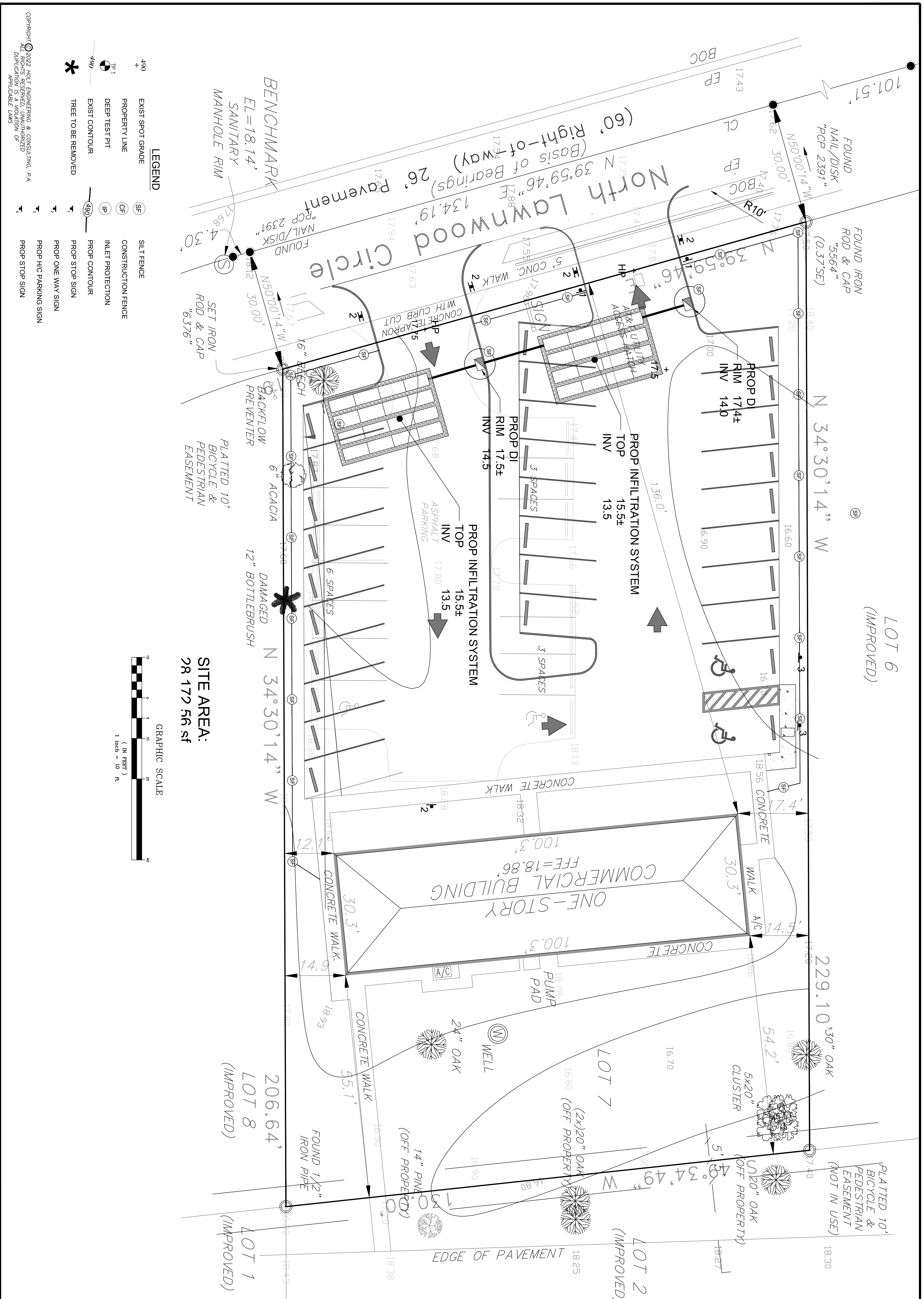
PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

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

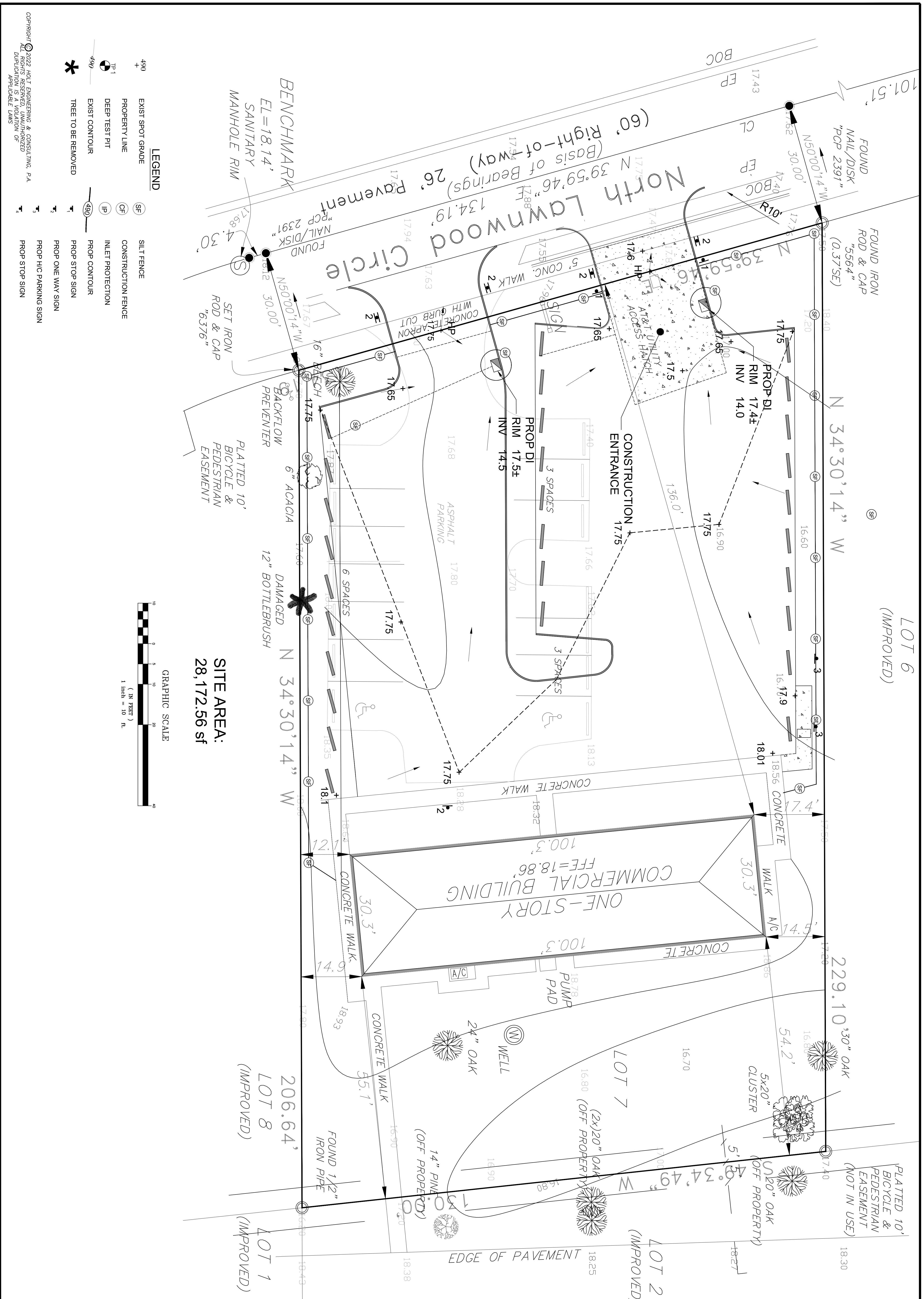
IMPROVEMENT
PLAN

**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**

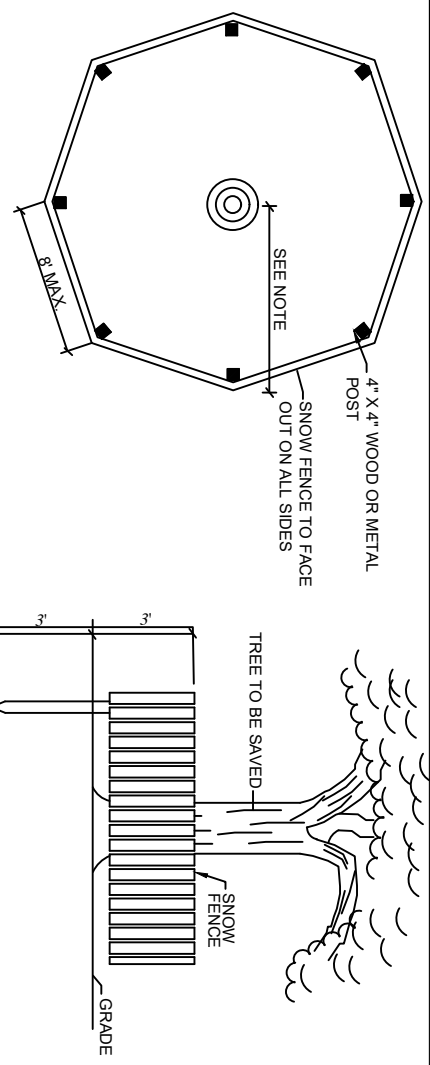
**HOLT ENGINEERING
& CONSULTING, PA**

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

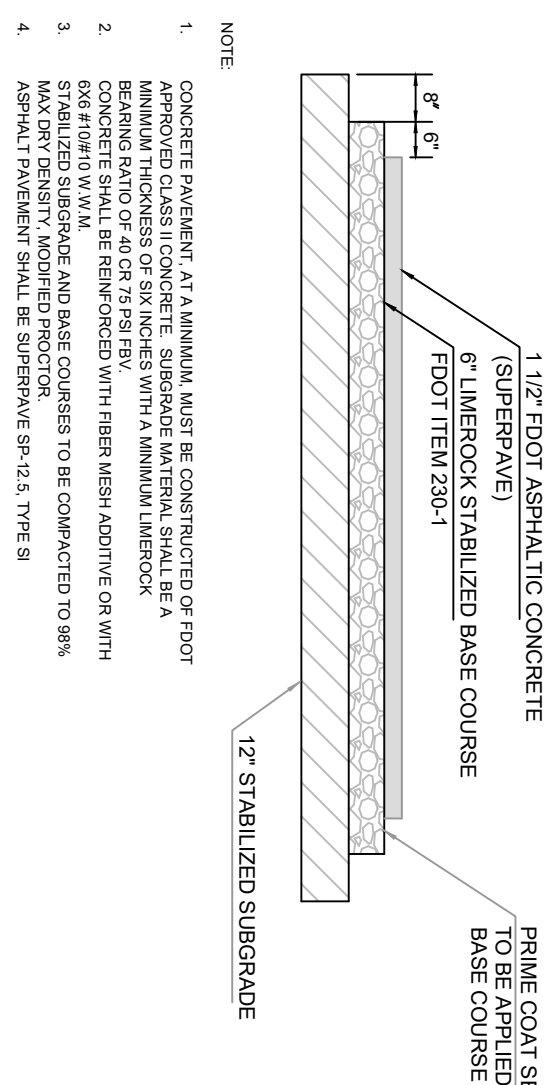
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4 of **6**

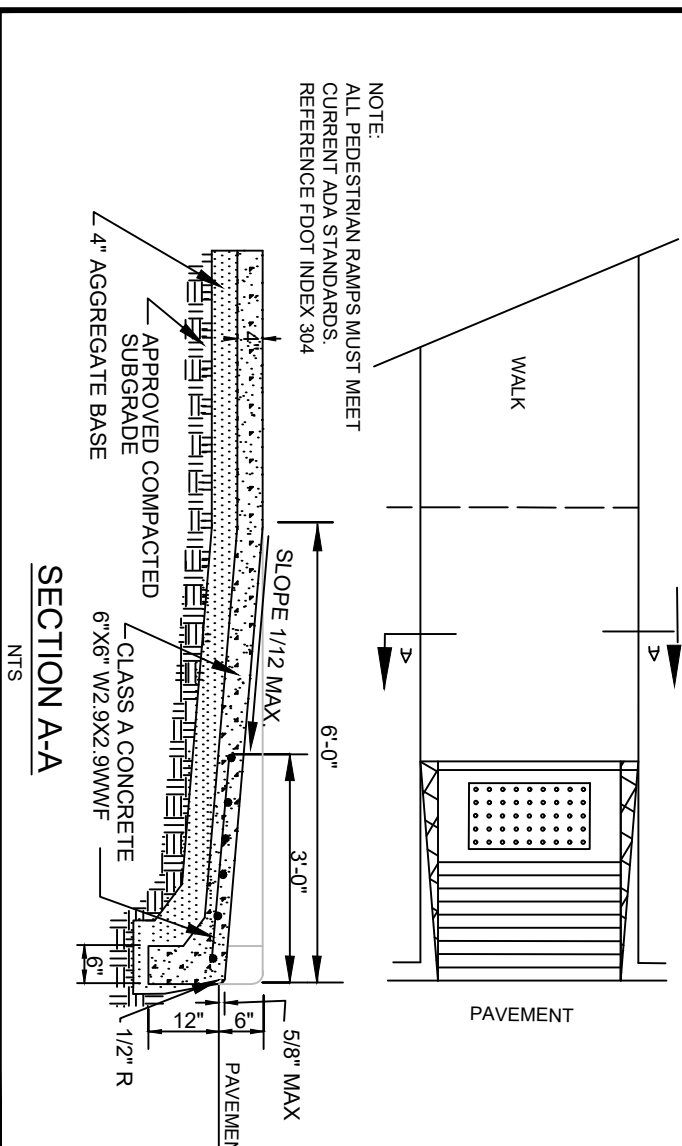
TREE PROTECTION



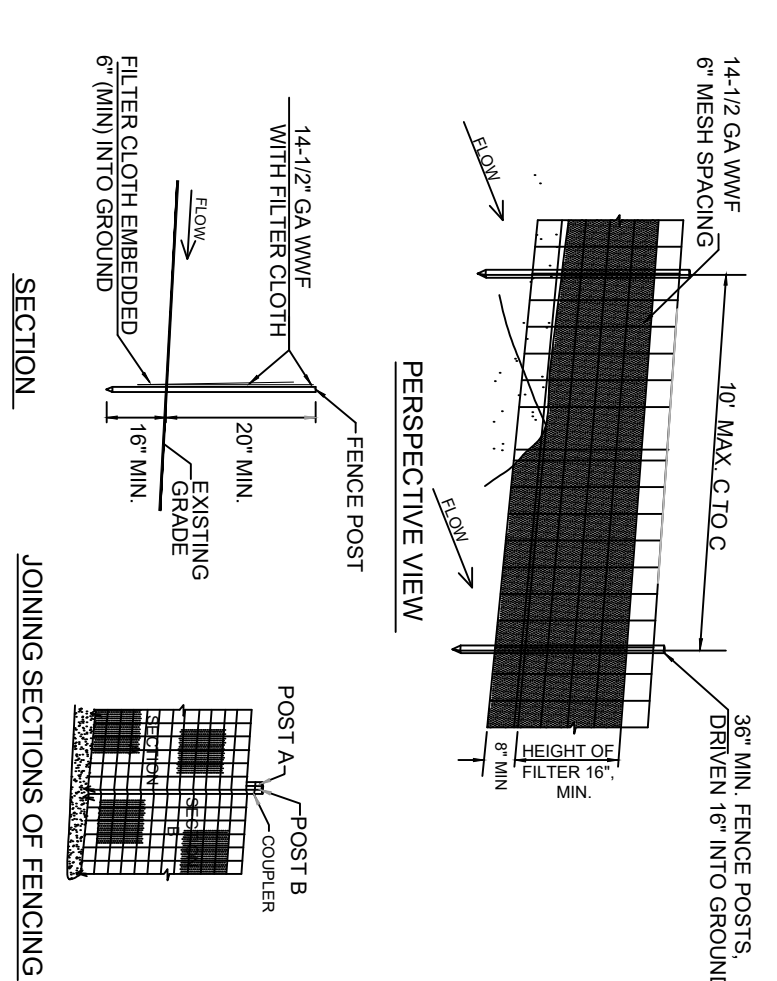
TYPICAL PAVEMENT DETAILS



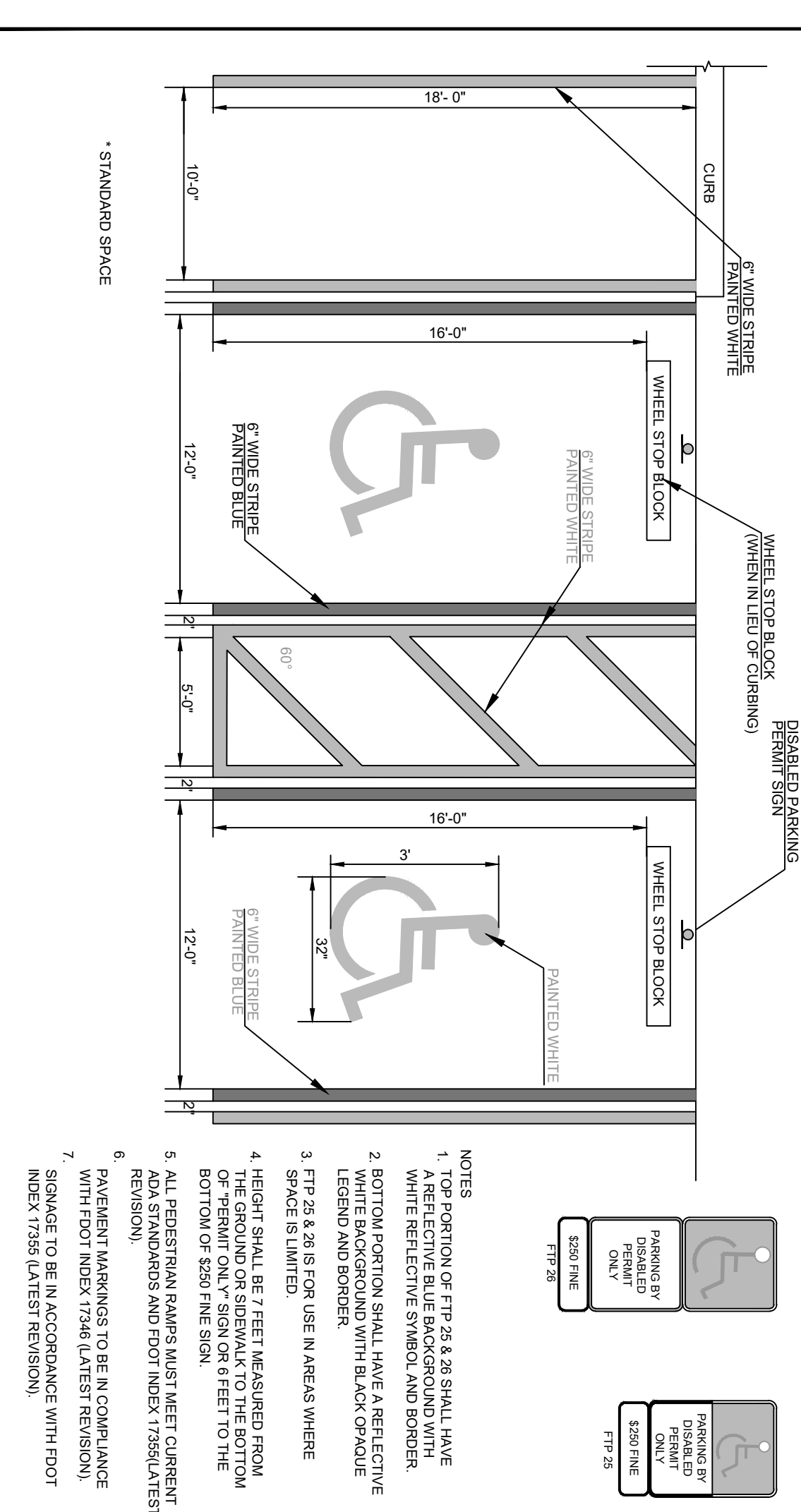
SIDEWALK CURB RAMP



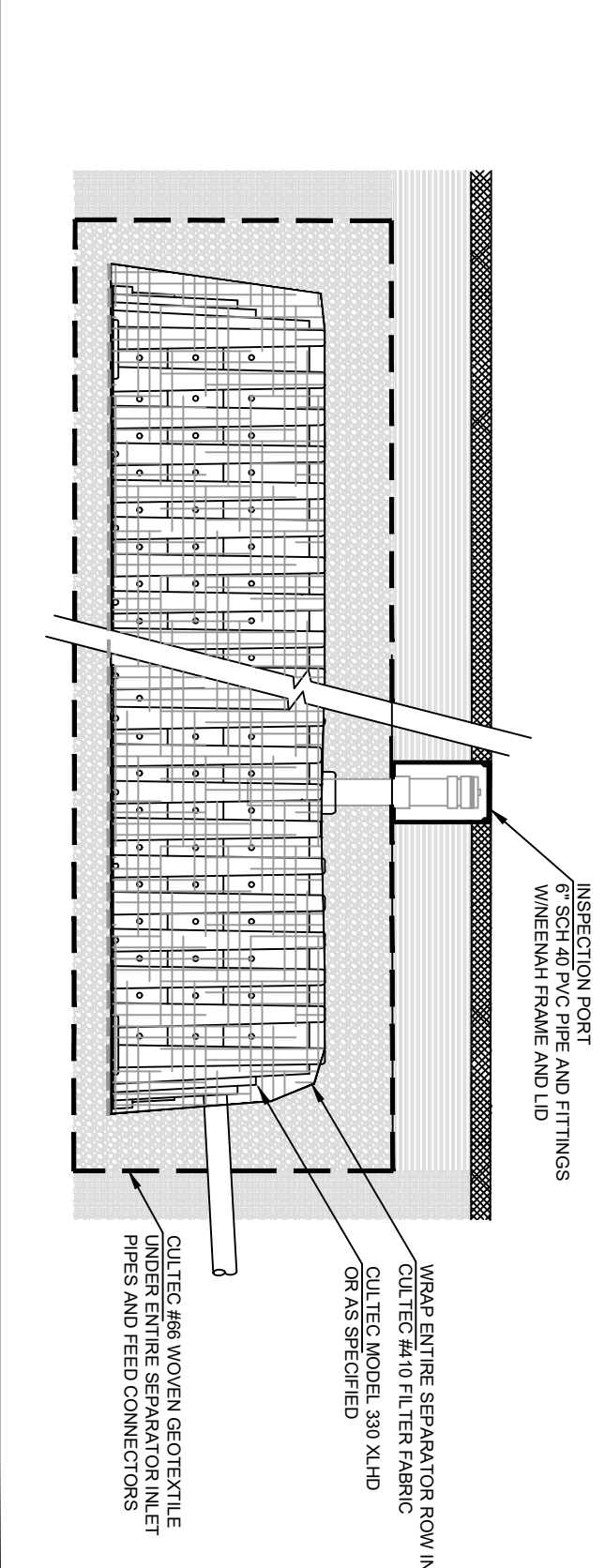
SILT FENCE



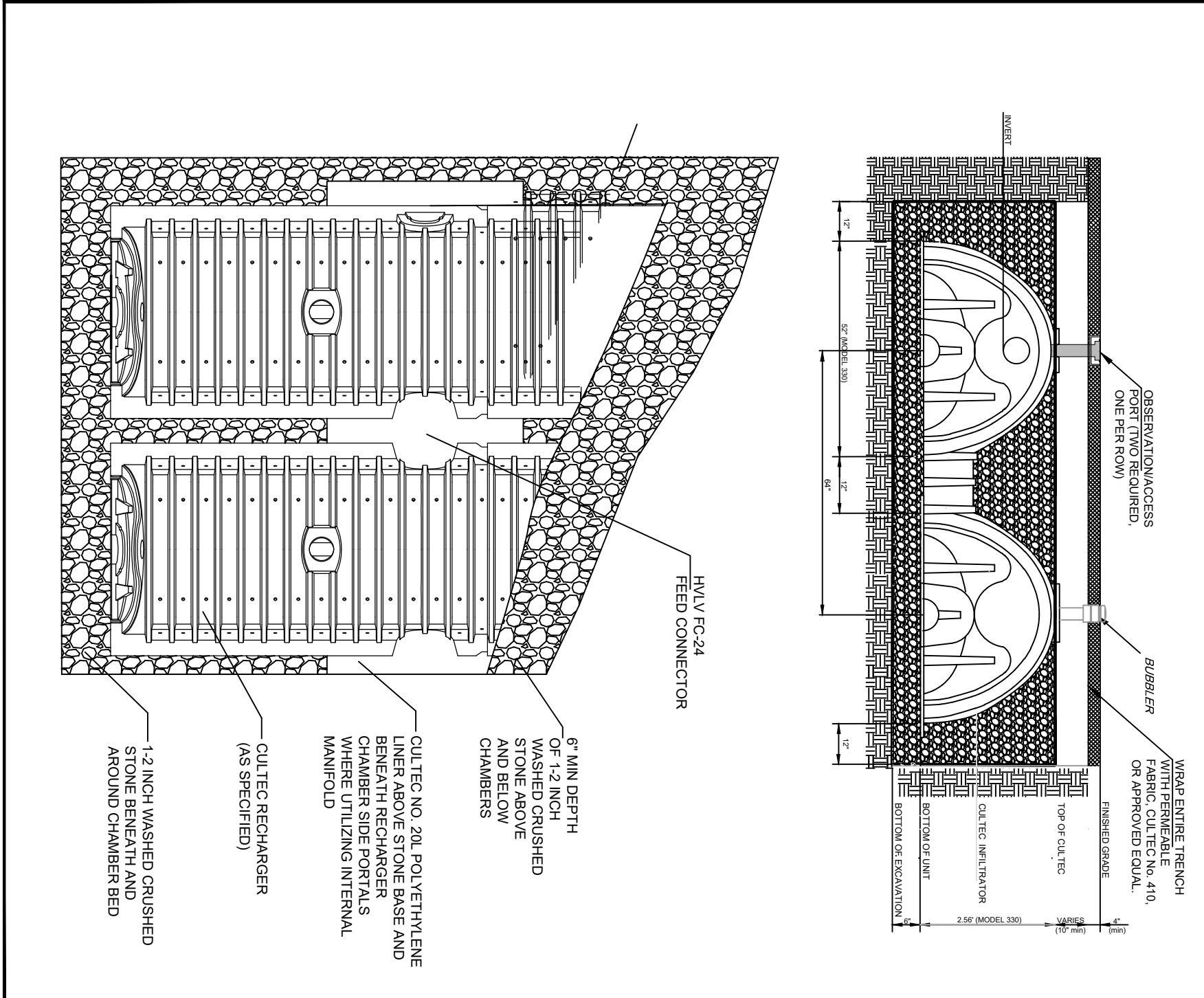
PARKING SPACE DETAILS



ISOLATOR/SEPARATOR DETAIL



INFILTRATION SYSTEM

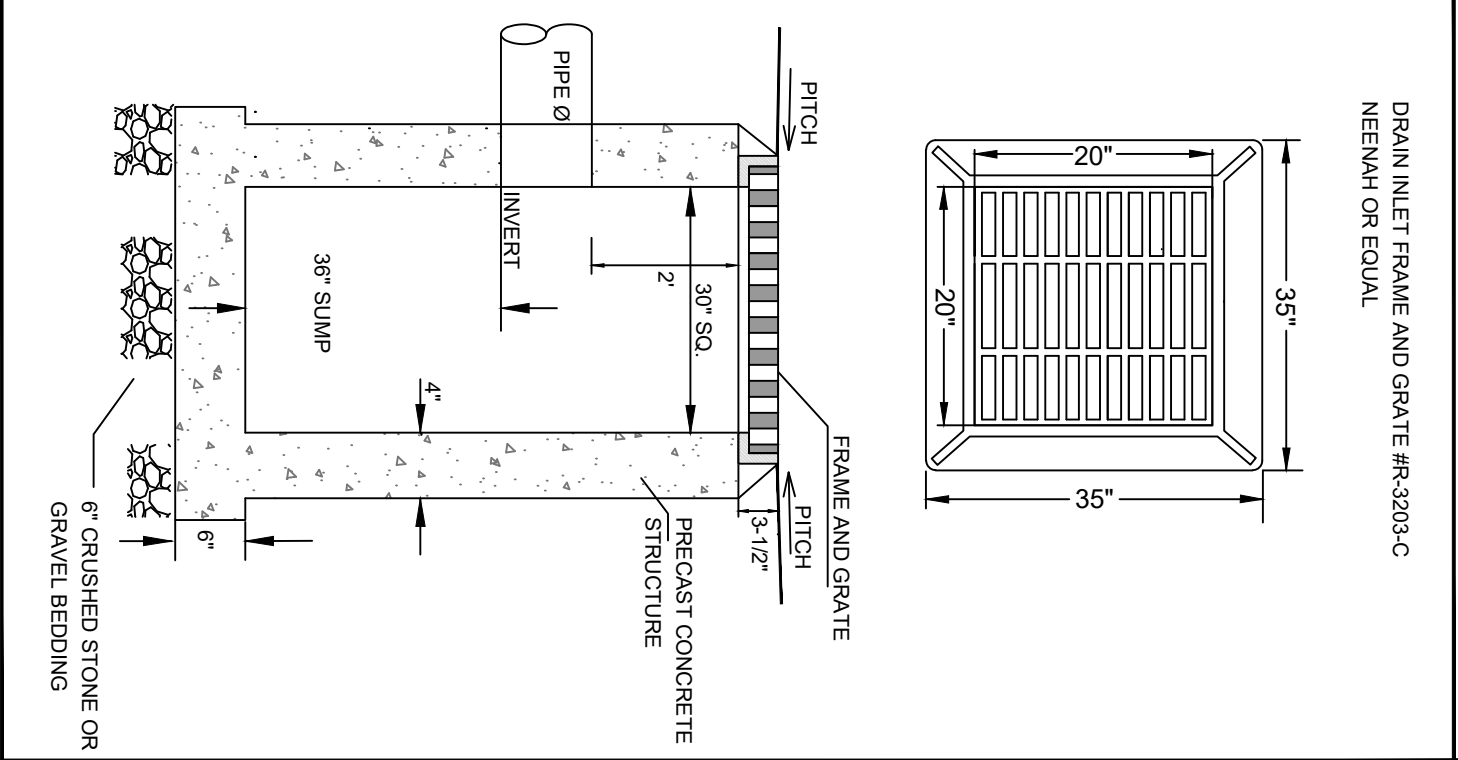


INSPECTION PROGRAM FOR INFILTRATION SYSTEM

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.	MONTHLY AND AFTER SIGNIFICANT RAINFALL/STORM EVENTS
INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAINOWN BETWEEN STORM EVENTS.	

MAINTENANCE PROGRAM FOR INFILTRATION SYSTEM	
ACTIVITY	FREQUENCY
CLEAN SPILLS IN PAVEMENT AREA WHICH ARE TRIBUTARY TO THE INFILTRATION SYSTEM.	10 SQUARE FEET OR LARGER
SWEEP ALL PAVEMENTS AND WALKS CLEAN OF SANDS, SILTS AND DEBRIS.	MONTHLY (SOONER IF NECESSARY DUE TO STORM EVENTS)
REPAIR DETERIORATED PAVED SURFACES WITH EXPOSED SUBBASE.	10 SQUARE FEET OR LARGER
MAINTAIN AND REPLANT VEGETATIVE COVER. REPLACE MULCH.	SEASONALLY
CLEAR DEBRIS FROM NON PAVED AREAS.	SEASONALLY
CLEAN DRAINAGE PIPES.	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS.
INSPECT HEADER PIPES FOR ACCUMULATION OF DEBRIS, SAND, ETC.	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS.
REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT SUMP.	WHEN SEDIMENT ACCUMULATION REACHES ONE HALF THE SUMP CAPACITY.
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

DRAIN INLET DETAIL



CONCRETE CURB DETAIL

