

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
 1331 N. Lawnwood Circle, Fort Pierce, FL 34950

Parcel ID #(s)
 2416-604-0010-000-0

Project description
 Adult Day Care

Site Information

Building Size: 2,136 Parking Spaces: 13

Lucsen Saintil

Property Owner(s)

5977 NW Baynard Drive

Street Address

Port Saint Lucie FL 34986

City State Zip

561-401-8260

Phone Number

Arborvillagegh@outlook.com

Email Address

Nikki Kelly, COO

Applicant/Representative, Title, Company

5977 NW Baynard Drive

Street Address

Port Saint Lucie FL 34986

City State Zip

561-401-8260

Phone Number

arborvillagegh@outlook.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.

Property Owner(s) Signature(s)

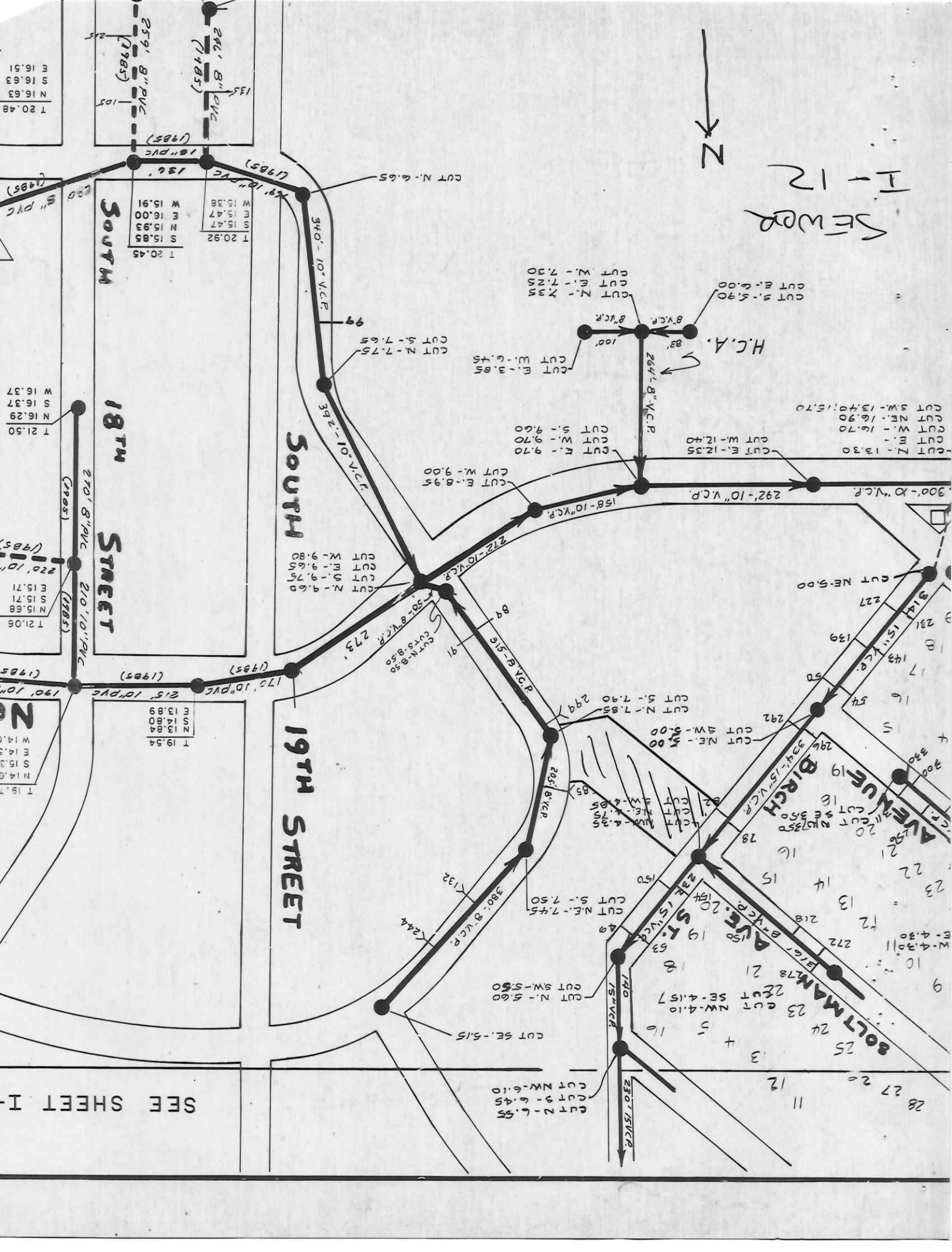
APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

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>

SEWER I-12



T	20.92
S	15.47
E	15.47
S	15.38
W	15.38
T	20.45
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N	15.93
E	16.00
W	15.91

T	21.50
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E	15.71
W	14.3

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S	13.89
E	13.89
S	12.80
W	12.80
T	19.54
S	14.0
N	14.3
E	14.3
W	14.3

SEE SHEET I-

C	1	W	-6.10
C	1	N	-6.45
C	1	E	-6.55

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C	1	E	-7.45

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C	1	W	-9.70



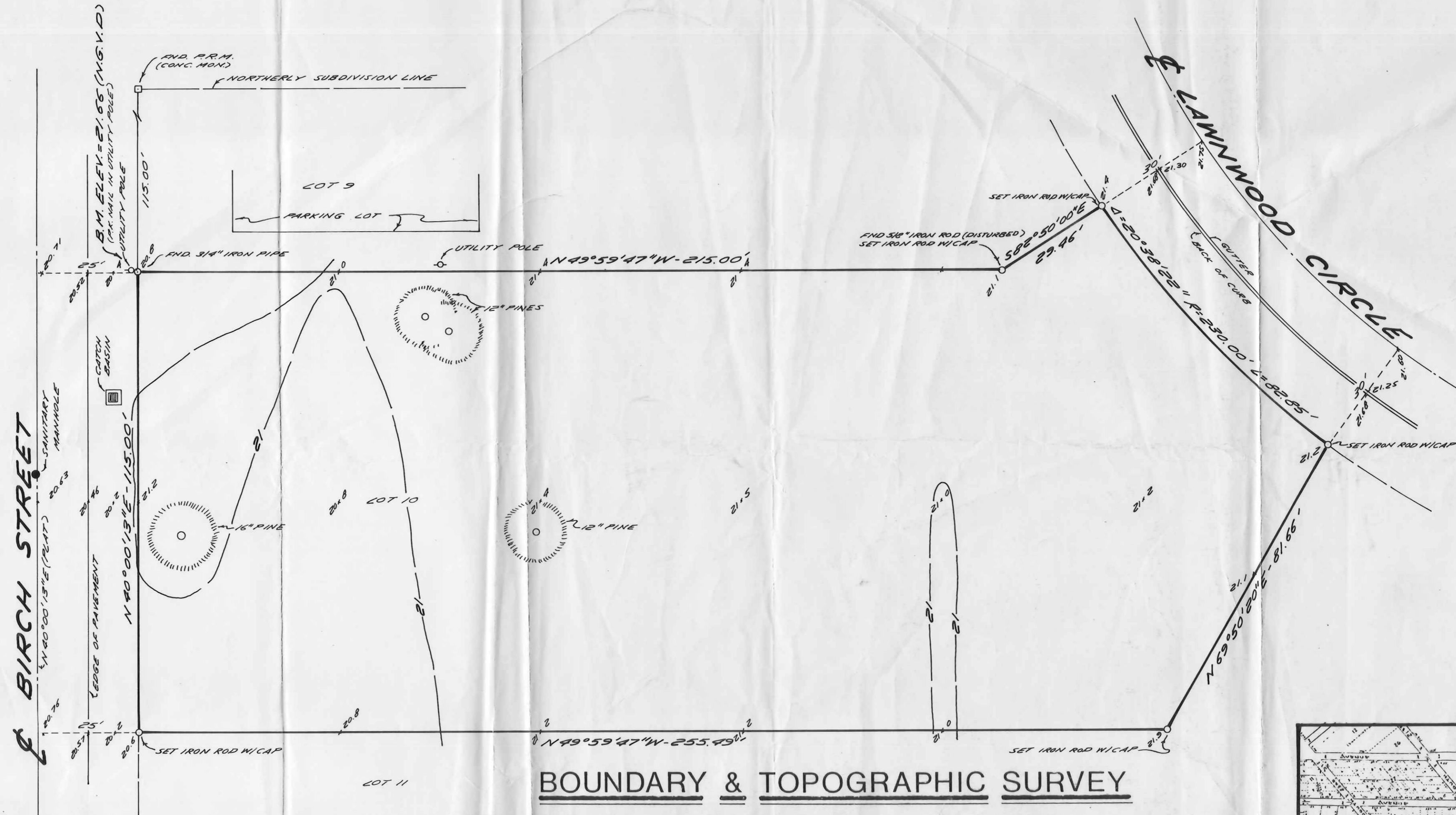
SURVEYOR'S NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed Surveyors Seal.
2. Lands shown hereon were not abstracted by this office for Rights of way, easements of record, ownership, or Murphy Act Deeds.
3. Legal description shown hereon was provided by the client.

NOTE: Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 and are based upon a U.S.G. & G.S. Benchmark stamped H-236.



SCALE: 1"=20'
DATE: 3-17-86



BOUNDARY & TOPOGRAPHIC SURVEY
LEGAL DESCRIPTION

LOT 10,
LAWNWOOD OFFICE PARK - UNIT ONE
PLAT BOOK 18, PAGE 11
ST. LUCIE COUNTY, FLORIDA

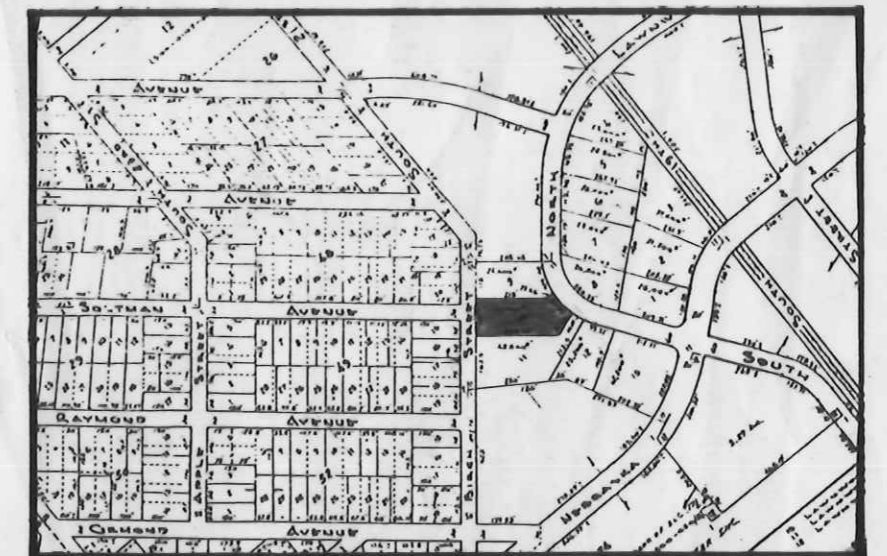
PREPARED FOR:
PSYCHIATRIC ASSOCIATES

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached map of survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction on 3-13-86. I further certify that this survey meets the minimum technical standards set forth in rule 21HH-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statute 472.027. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

Dated this 13th day of March 1986.

James A. Kirby III
Professional Land Surveyor
Florida Registration No. 2391

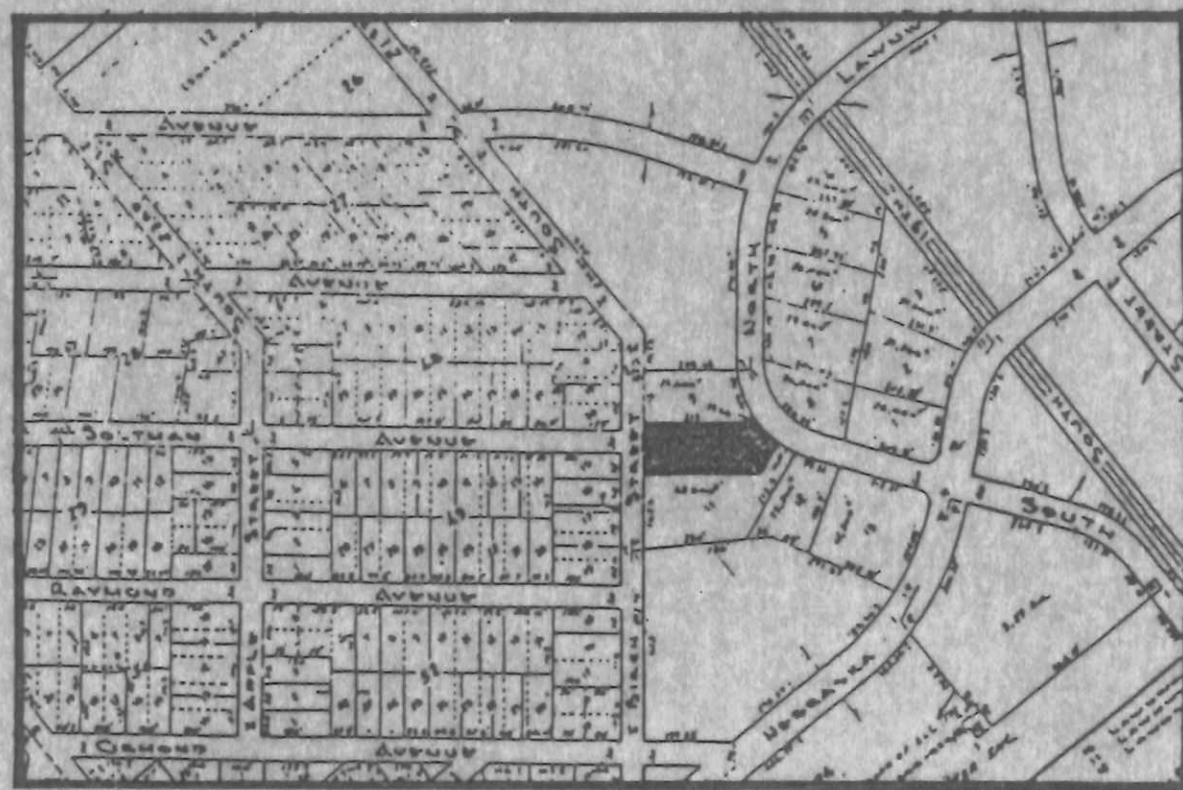


LOCATION MAP

JAMES A. KIRBY III
REGISTERED LAND SURVEYOR



1919 ORANGE AVENUE
P.O. BOX 1826
FT. PIERCE, FLA. 33450
(305) 464-9621



LOCATION MAP

SITE DATA

Land Use Designation: Paris
 Zoning: Agricultural
 Gross Site Area: 31,893 S.F.

IMPERVIOUS AREA

Total Building Area: 2,110 S.F.
 Paving Area: 17,651 S.F.
 Total Impervious Area: 15,761 S.F.
 % of Impervious Surface Area: 49.08
 Total Green Area: 16,132 S.F.

BACKING

Parking Required: 10
 Parking Provided: 15

LANDSCAPE DATA

	REQUIRED	PROVIDED
North Property Line	6	6
South Property Line	3	4
East Property Line	2	2
West Property Line	3	3
Interior Trees	7	10
Total Trees	21	25

LEGEND

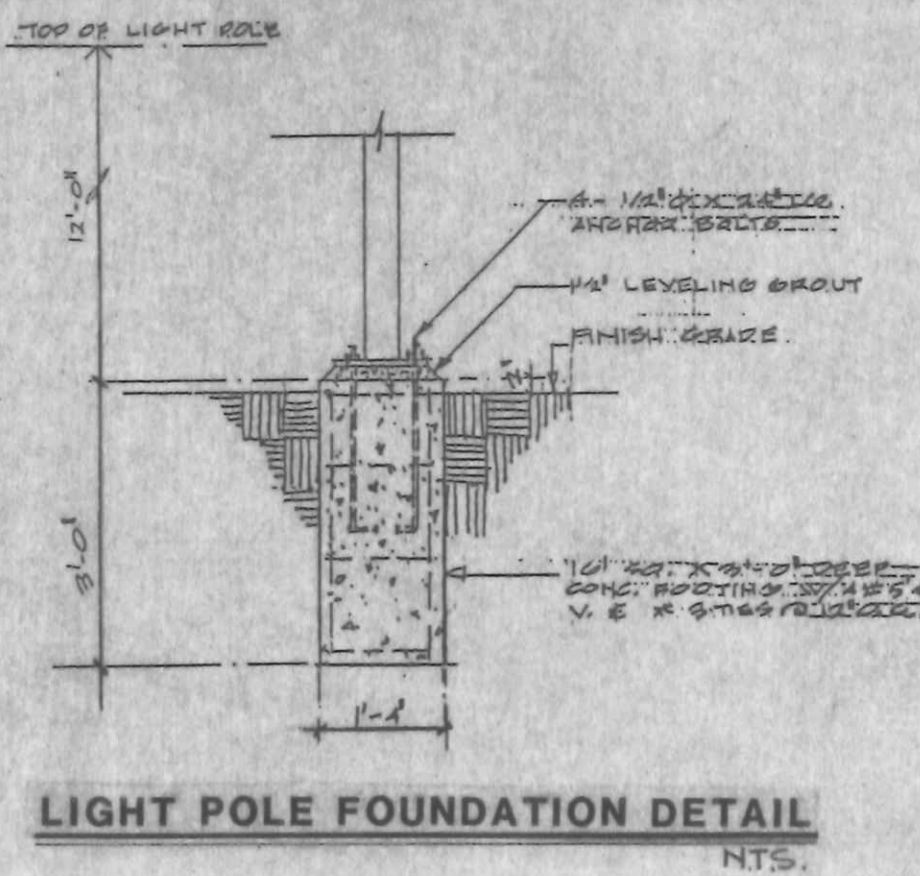
- 8' High Live Oak Trees
- 12' High Sabel Palm Trees
- Viburnum Hedge 3' High @ 30" O.C.
- Weedless Ground Cover 12" O.C. Each Way (Rooted Cuttings)

NOTES

- 1) ALL LANDSCAPING TO BE PROVIDED #1 OR BETTER IN QUALITY AND FREE FROM INSECTS OR DISEASE.
- 2) ALL LANDSCAPING TO BE PROVIDED W/ WOOD MULCH.
- 3) ALL PAINTING STRIPS TO BE PAINTED WHITE.
- 4) ALL HANDICAPPED PARKING SPACES TO BE IDENTIFIED BY SIGNS ACCORDING TO FIC-22 & DEAS.

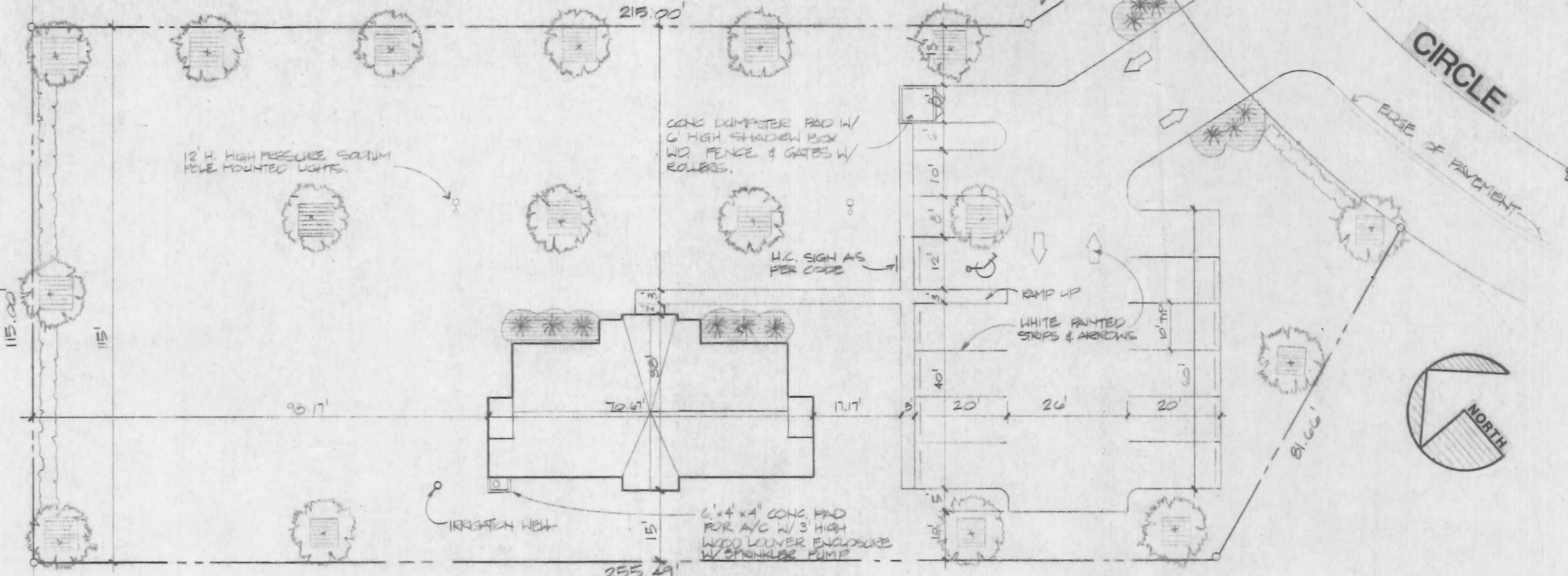
LEGEND

- 4" STUDS @ 16" O.C.
- 4" STUDS @ 16" O.C. W/ 2" SOUND INSULATION TIGHT TO UNDERLIE OF TRUSSES.
- 8" CONC BLOCK WALLS
- CONC. FILLER CELLS W/ #30 REB CONT. FROM FIG. TO TB BM.

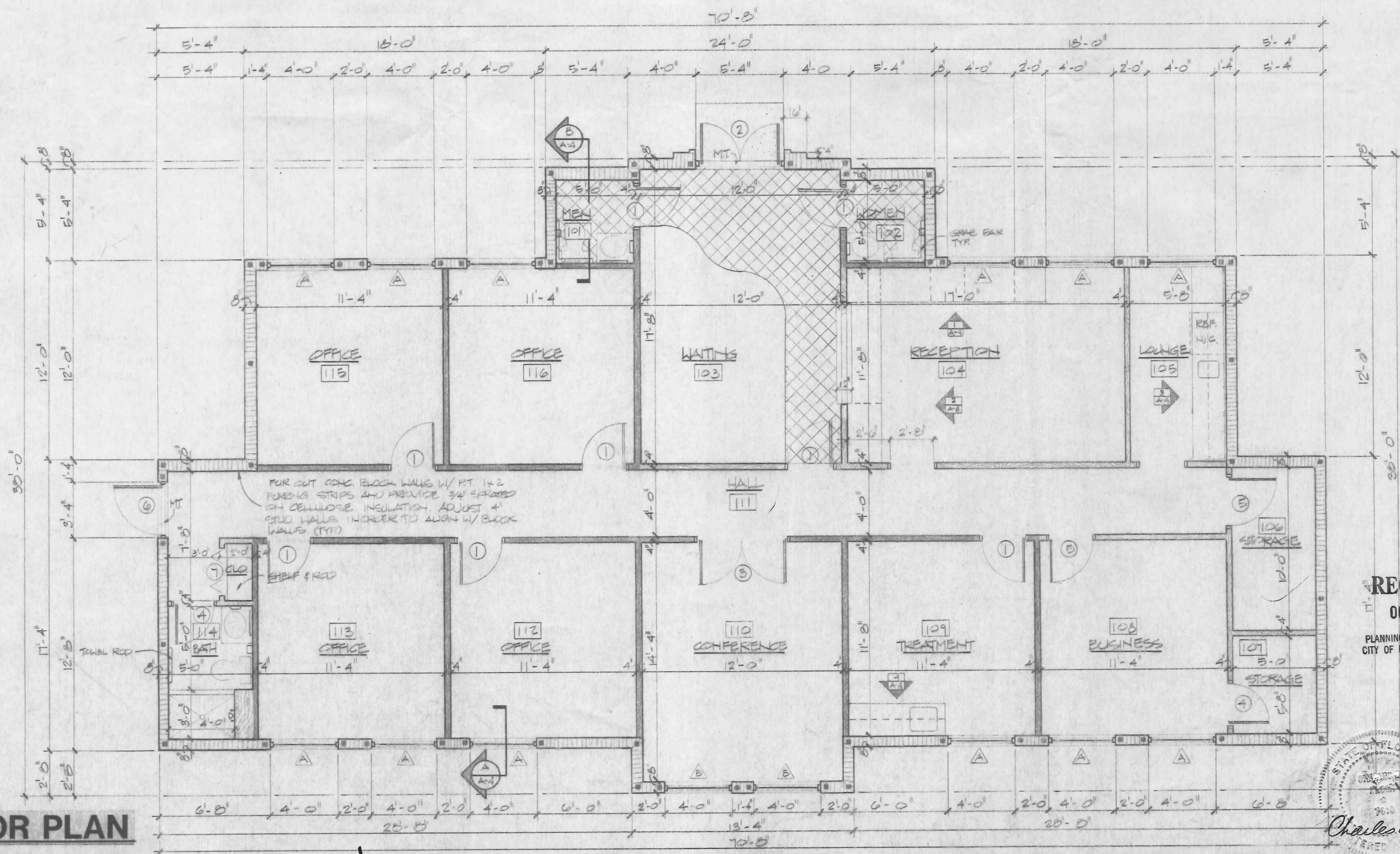


LIGHT POLE FOUNDATION DETAIL
NTS.

BIRCH STREET



SITE PLAN
1" = 20'-0"



FLOOR PLAN
1/8" = 1'-0"

RECEIVED
 OCT 24 1986
 PLANNING AND DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA

OCT 27 1986
 DEPT. OF PUBLIC WORKS
 OCT 30 1986
 Charles E. Block

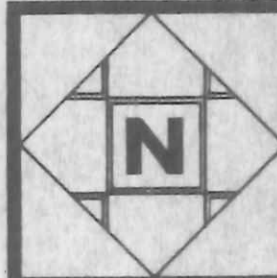
9-17-86
 issue date

project no.
 8632



C.E. BLOCK architect inc. fla.
 vero beach

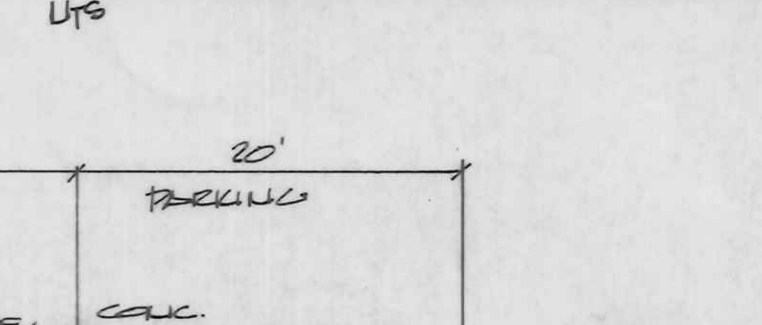
PSYCHIATRIC ASSOCIATES OF ST. LUCE
 FLORIDA
 FORT PIERCE



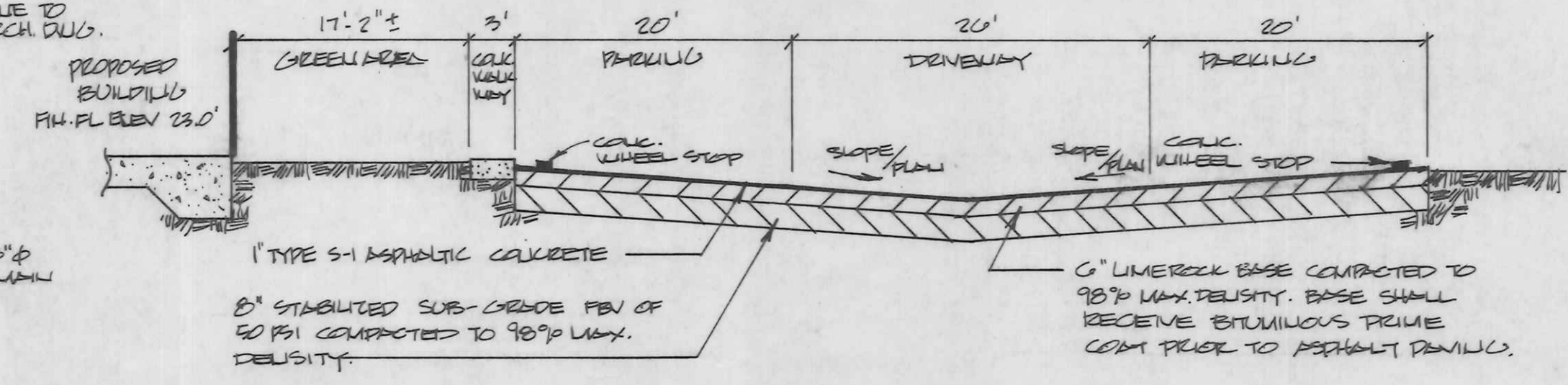
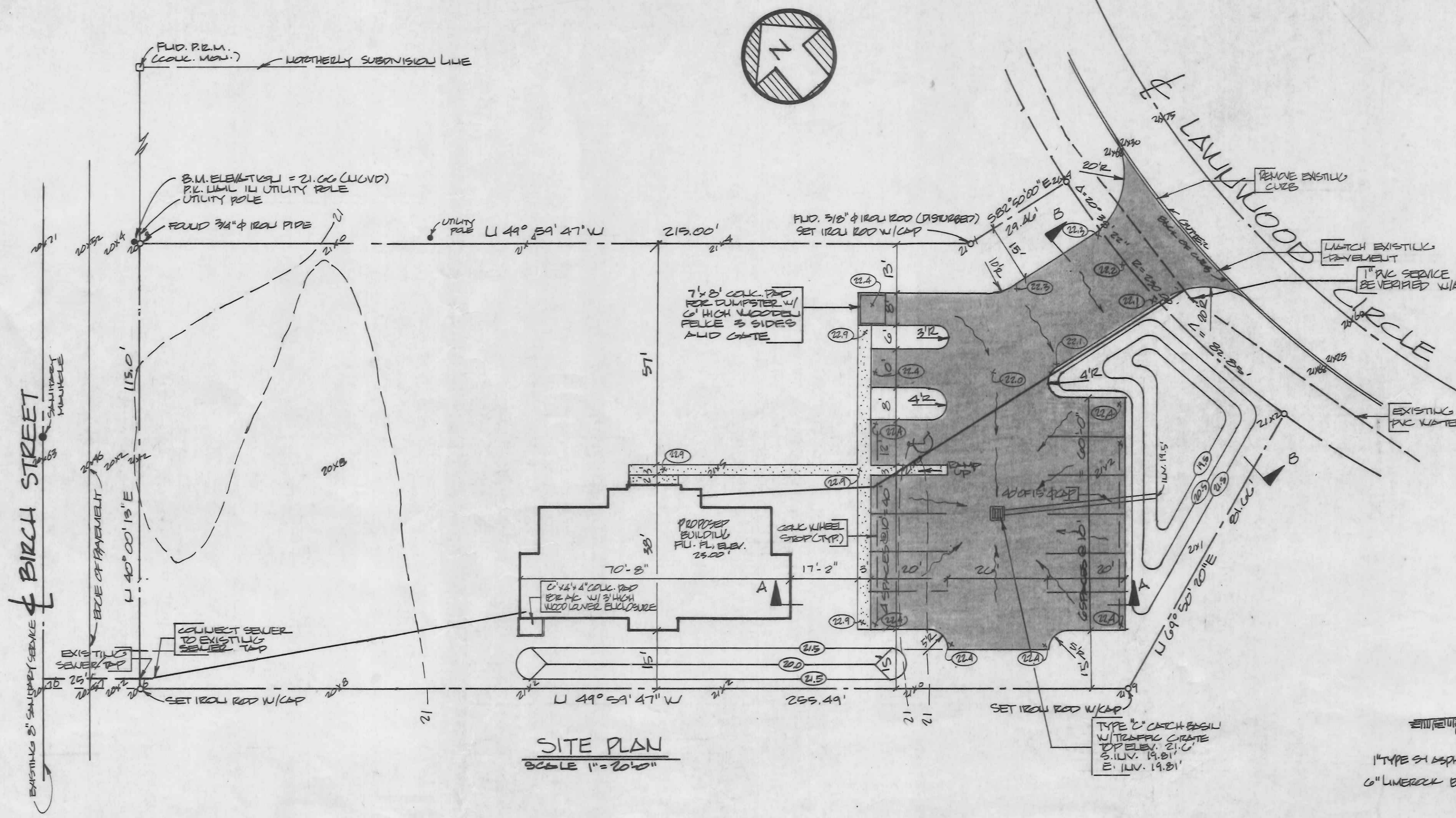
sheet no.
 A-1
 4 of 4

REVISION	DATE
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2	
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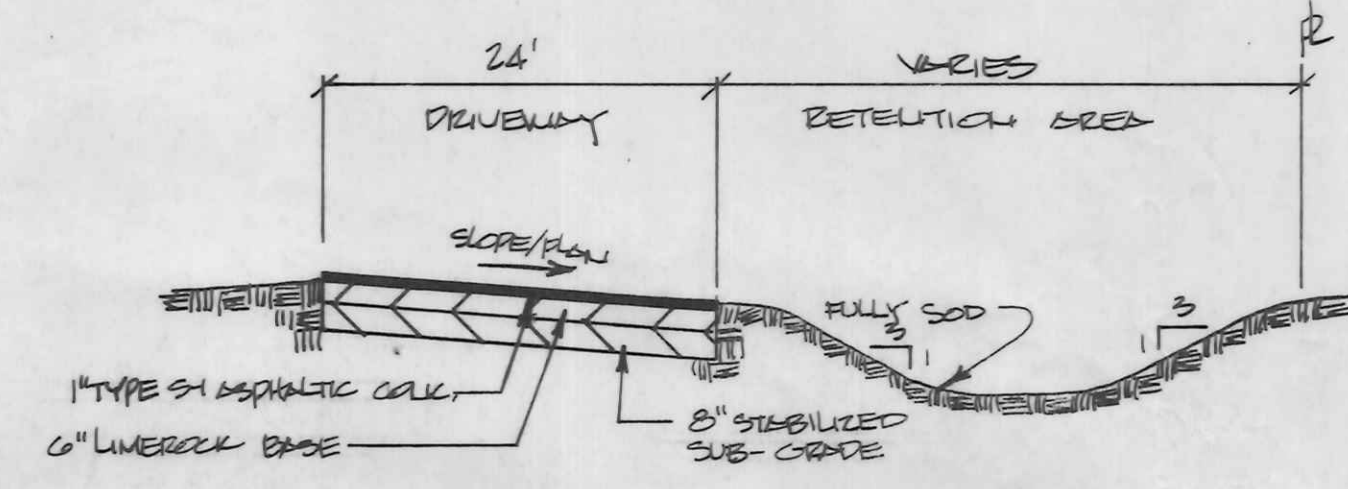
LOCATION MAP



JOB NO.	86-235
DESIGNED	TNS
DRAWN	JMS
CHECKED	RLM
DATE	SEPT. 1986
SCALE	AS SHOWN



SECTION A-A



SECTION B-B

LEGAL DESCRIPTION

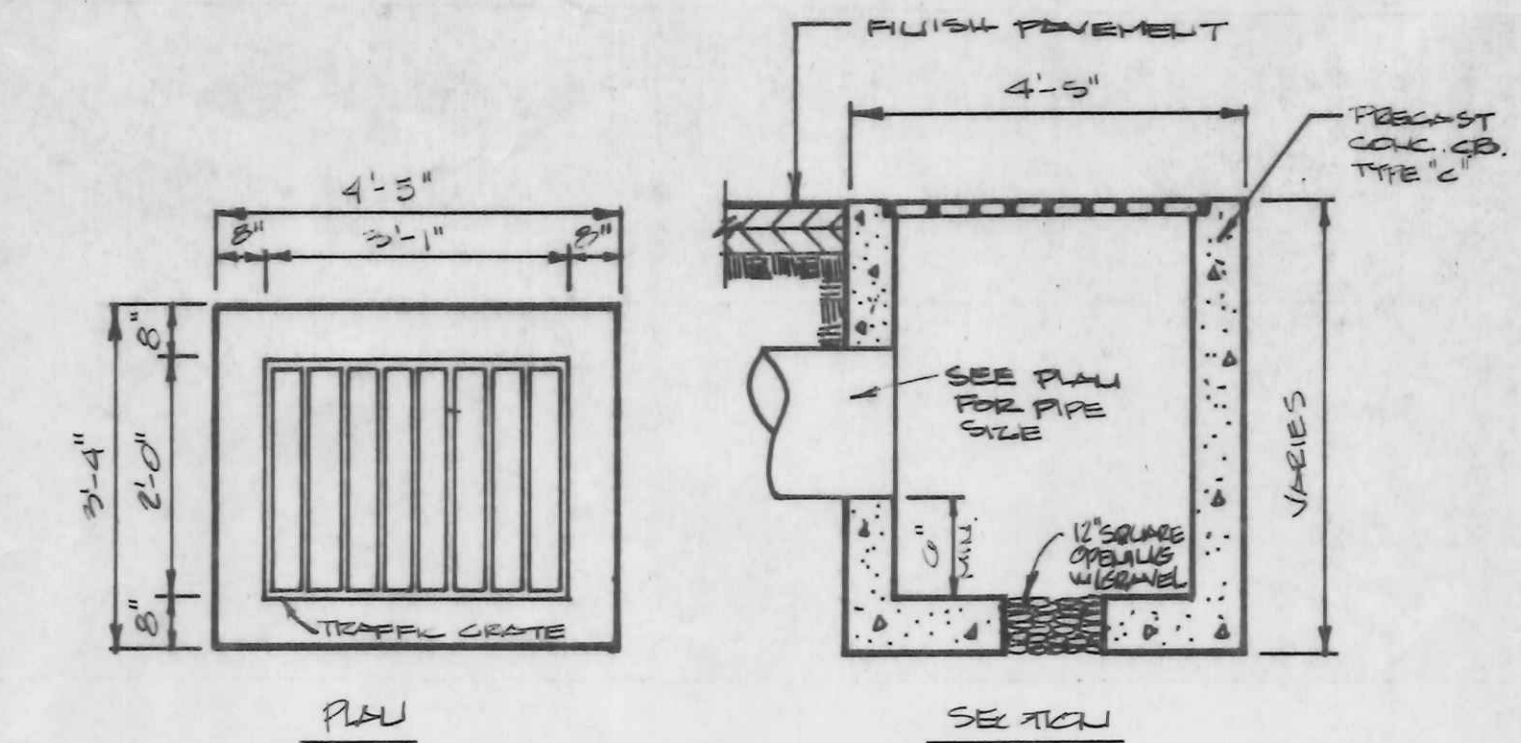
LOT 10
LANUWOOD OFFICE PARK - UNIT ONE
PLAT 18204 1B, PAGE 11
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S NOTES

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED UPON A U.S.G. & G.S. BENCHMARK STAMPED H-236.

LEGEND

- HP HIGH POINT
- DEVIANCE FLOW
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING CURVE ELEVATIONS
- HANDICAPPED



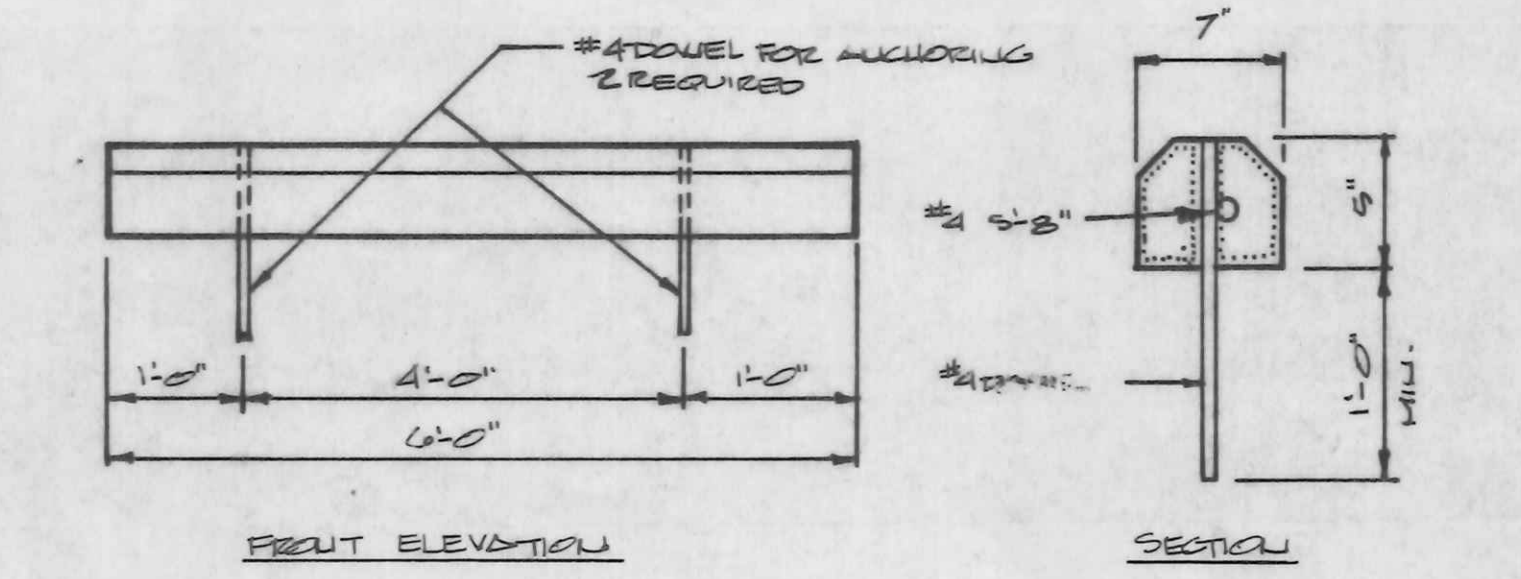
PRECAST CONCRETE CATCH BASIN TYPE 'C'

SITE DATA

- AREAS CALCULATIONS**
- TOTAL SITE AREA = 31,893 FT² = 0.73 ACRES = 100%
 - BUILDING COVERAGE = 21,071 FT² = 0.48 ACRES = 71%
 - PAVEMENT COVERAGE = 6185 FT² = 0.14 ACRES = 22%
 - TOTAL IMPERVIOUS AREA = 8895 FT² = 0.21 ACRES = 29%
 - TOTAL GREEN AREA = 22,998 FT² = 0.53 ACRES = 71%

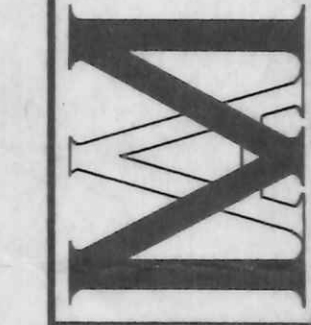
GENERAL NOTES

- SEE ARCHITECTURAL DRAWING PREPARED BY CE. BLOCK ARCHITECT FOR ADDITIONAL LANDSCAPE AND LAWN CARE PLAN.
- BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY JAMES A. KIRBY LAND SURVEYOR DATED 5/17/86.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE ORDINANCE OF THE CITY OF FT. PIERCE.
- ALL DENSITY TESTS TO BE PERFORMED PER ASTM-163 METHOD. ALL DENSITY TESTS SHALL BE SUPPLIED TO THE ENGINEER ON ALL SUB-GRADE AND BASEWORK.
- PRECAST CURB STOPS SHALL HAVE 2 1/2" Ø RODS PER CURB STOP, EMBED AT LEAST 8" INTO SOIL.
- CONCRETE PAVEMENT ALTERNATE SHALL BE PROVIDED WITH CONTRASTING JOINTS (CRACK WAX SPALLS) WITH 1 1/2" DEPTH.
- CONCRETE PAVEMENT ALTERNATE SHALL BE CURED WITH A PROMOTED LIQUID MEMBRANE CURING COMPOUND CONFORMING TO THE REQUIREMENTS OF ASTM DESIGNATION 309.



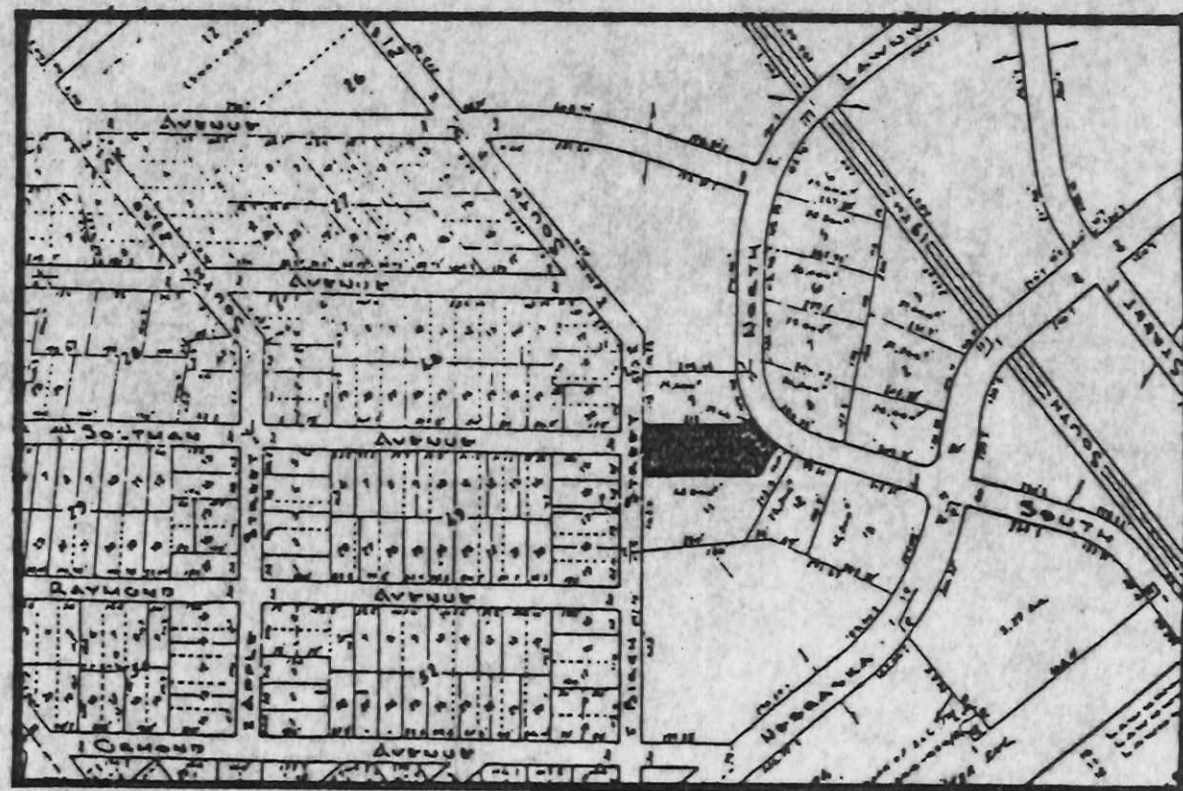
PRECAST CONCRETE PARKING WHEEL STOP DETAIL

MOSBY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
1905 ST. LUCIE AVENUE, SUITE D
VERO BEACH, FLORIDA 33460
1983 188 0033



PAVING AND DRAINAGE SITE PLAN

PSYCHIATRIC ASSOCIATES OF ST. LUCIE FLORIDA
SHEET 1 OF 1
OCT 27 1986



LOCATION MAP

SITE DATA

Land Use Designation	Parks
Zoning	Agricultural
Gross Site Area	31,893 S.F.
IMPERVIOUS AREA	
Total Building Area	2,110 S.F.
Paving Area	13,651 S.F.
Total Impervious Area	15,761 S.F.
% of Impervious Surface Area	49.0%
Total Green Area	16,132 S.F.
Backing	
Parking Required	10
Parking Provided	15

LANDSCAPE DATA

	REQUIRED	PROVIDED
North Property Line	8	8
South Property Line	3	4
East Property Line	2	2
West Property Line	3	3
Interior Trees	7	10
Total Trees	21	25

LEGEND

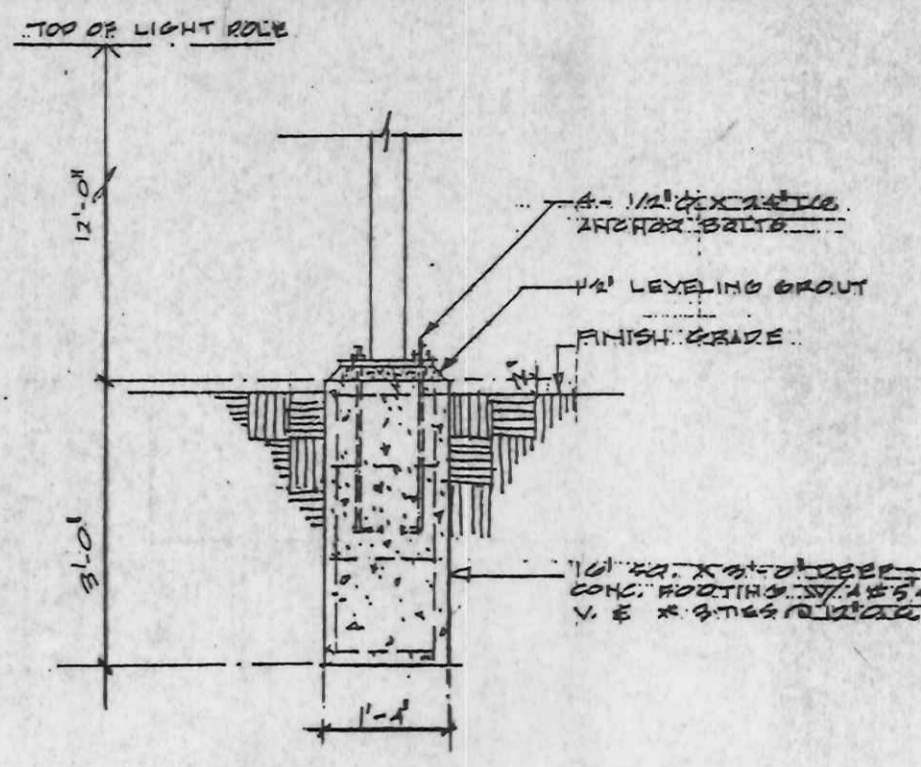
- 8' High Live Oak Trees
- 12' High Sabel Palm Trees
- Viburnum Hedge 3' High @ 30" O.C.
- Wedelia Ground Cover 12" O.C. Each Way. (Rooted Cuttings)

NOTES

- 1) ALL LANDSCAPING TO BE SPECIES #1 OR BETTER IN QUALITY AND FREE FROM INSECTS OR DISEASE
- 2) ALL LANDSCAPING TO BE PROVIDED WITH MULCH
- 3) ALL PAINTING STRIPS TO BE PAINTED WHITE
- 4) ALL UNPAVED PARKING SPACES TO BE IDENTIFIED BY SIGNS ACCORDING TO FIG. 25 & UFGS.

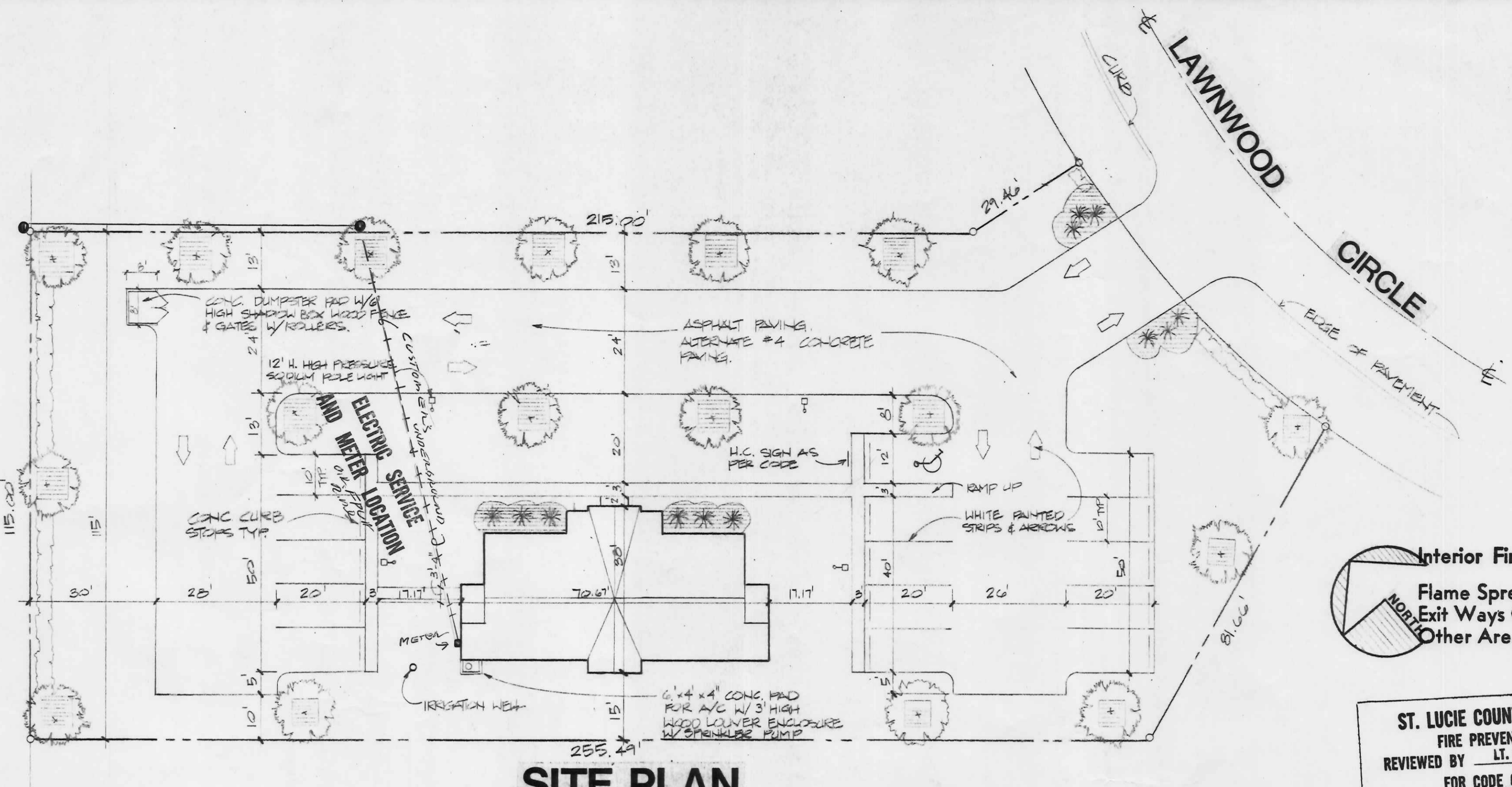
LEGEND

- 4" STILES @ 16" O.C.
- 4" STILES @ 16" O.C. W/ 2" SOUND INSULATION TST TO UNDERLIE OF TRUSSES.
- 8" CONG. BLOCK WALLS
- CONG. FILLED CEILING W/ 3/8" ROD CONT. FROM FIG. TO TB SM.



LIGHT POLE FOUNDATION DETAIL

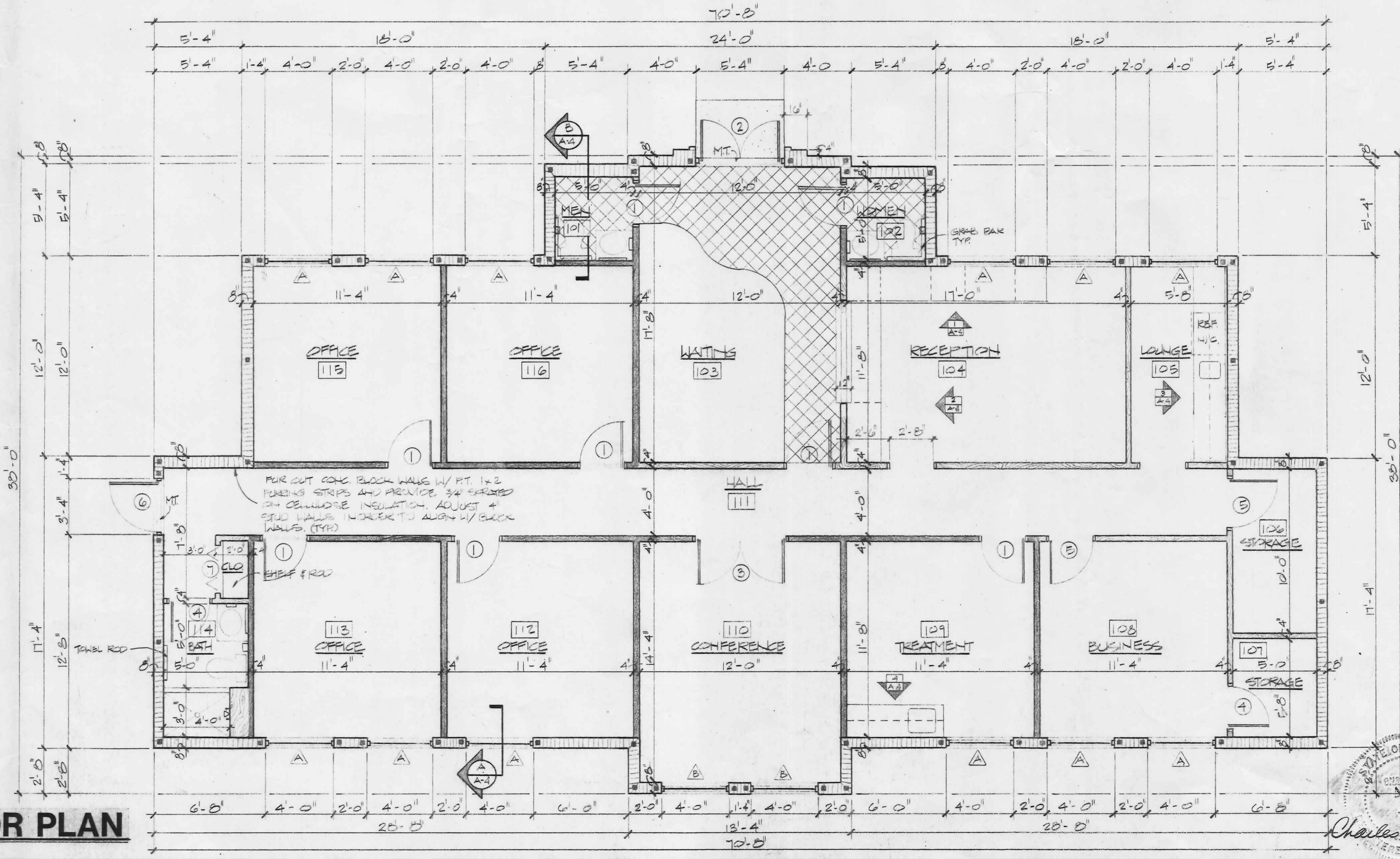
BIRCH STREET



SITE PLAN

Interior Finish
 Flame Spread Rating
 Exit Ways ClassMinimum
 Other Areas ClassMinimum

ST. LUCIE COUNTY - FT. PIERCE
 FIRE PREVENTION BUREAU
 REVIEWED BY LT. R. K. (LUG) TOMLINSON
 FOR CODE COMPLIANCE
 PHONE: 465-6655 DATE: 10-23-86
 SUBJECT TO:
 1. ST. LUCIE CO.-FT. PIERCE FIRE PREVENTION CODE
 2. F.P.A. LIFE SAFETY CODE-101
 3. STATE FIRE MARSHAL'S R & R



FLOOR PLAN

9-17-86
issue date

project no.
8632



C.E. BLOCK architect inc. fla.
 vero beach

PSYCHIATRIC ASSOCIATES OF ST. LUCIE
 FORT PIERCE
 FLORIDA



sheet no.
A-1
of
4

Charles E. Block
 SEP 17 1986

FOUNDATION NOTES

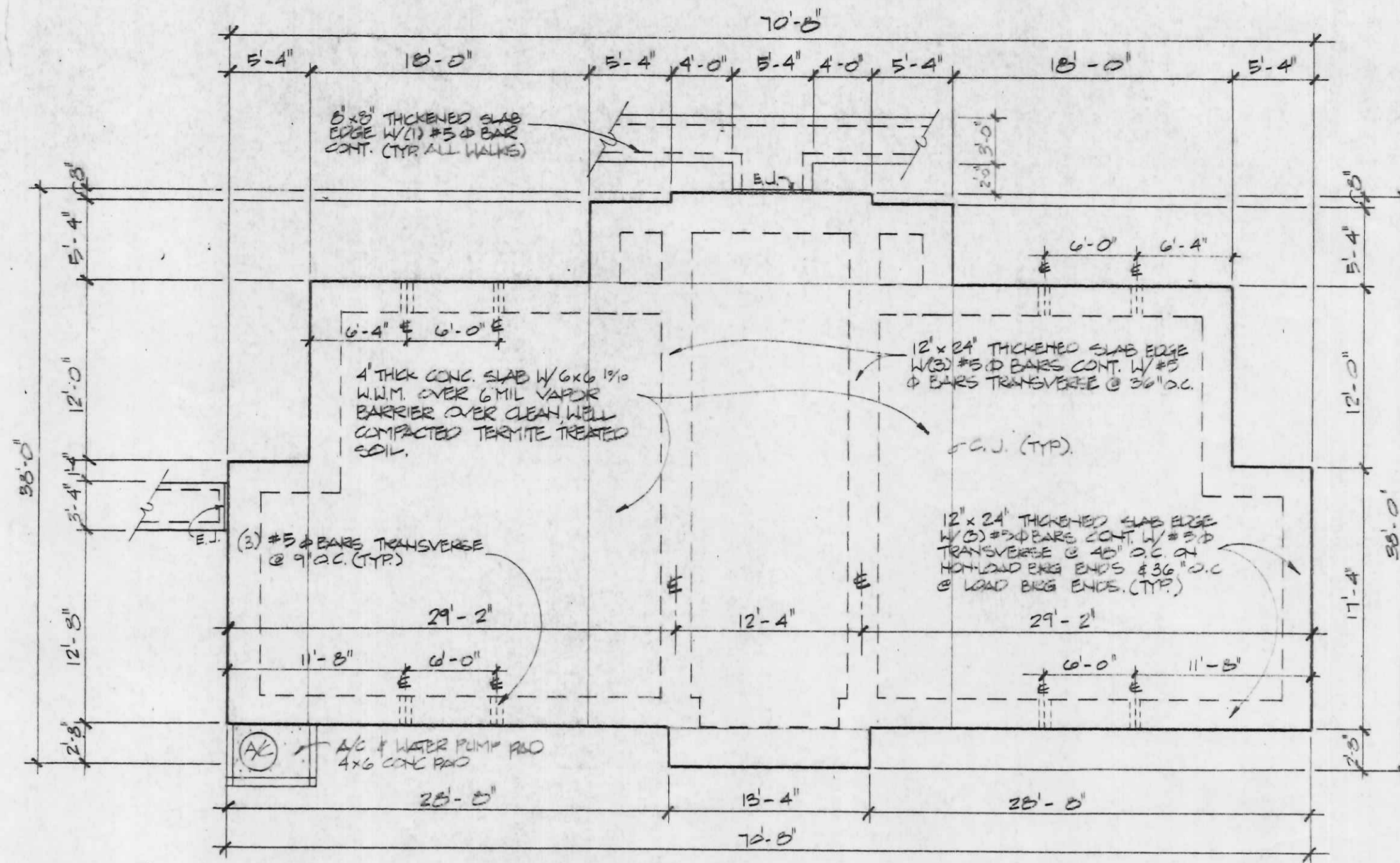
- Design soil bearing capacity 2000 psf.
- All fill shall be wet down, then mechanically compacted in 15" layers with a 10 ton steel drum vibratory roller to obtain a minimum of 98% of maximum density as determined by ASTM D-155.
- Architect shall be notified of compaction test results 24 hrs. prior to pouring of concrete footings & slabs.
- All concrete footings, slabs on grade, shall have a minimum of 3000 psi ultimate strength at 28 days. All concrete beams shall have a minimum of 4000 psi ultimate strength at 28 days.
- All reinforcing shall be grade 60 steel.
- Horizontal reinforcing shall be used on masonry walls at every other course (16" o.c.) and extend at least 2-1/2" into poured concrete columns, unless otherwise noted.
- All reinforcing shall be held securely in position with standard accessories during placing of concrete.
- Splices in reinforcing where permitted shall be as follows:
Welded Wire Fabric 6"
Temperature Reinf. 12"
All Others 36 Bar Diameters
- Splices in top reinforcing shall be made at mid-span.
- Splices in bottom reinforcing shall be made over support.
- Verify locations of all columns, walls, openings, etc. with architectural drawings, before placing foundation.
- Center line of footings shall coincide with the center line of columns and/or walls (unless otherwise noted).
- All concrete block used for bearing walls shall have a minimum compressive strength of 1500 psi (prism strength) as determined by National Concrete Masonry Association.
- Provide #5 diameter vertical rods in concrete filled cells adjacent to all window & door openings.
- Reinforced masonry walls shall have vertical reinforcement spaced as noted on drawings. This spacing shall be governed by wall opening vertical reinforcement. Space vertical reinforcement between wall opening steel as called for.
- Drivels for vertical bars to be stubbed up a minimum of 30 Bar Diameter.
- Special care shall be taken to ensure that cells to be grouted line up properly and a "Clean-Out" left at the bottom course for grouting of cores over four feet high.
- Provide #5 bent bars at any change of direction at wall footings (40 bar diameter each way.)
- Clear distance between parallel bars in a layer shall be equal to 1" or 1 bar diameter whichever is greater.
- Cast-in-place concrete shall be designed, mixed, placed and cured in accordance with ACI specifications 318-83.
- Saw cut control joints for concrete floor slabs shall be as follows:
a. 1/8" wide x 1" deep for 4" slab.
Cut within 24 hours of slab pour and fill with a good quality rigid joint filler.
- Top horizontal reinforcing full width at corners.
- All concrete walls at finished grade shall be 4" thick concrete with 6x6 10/10 W/M and 8x8 thickened edge with 1 #5 diameter rod continuous.
- Contractor shall coordinate the locations of all opening sleeves, depressions and all other mechanical, electrical & architectural items embedded in concrete with trades

FRAMING NOTES

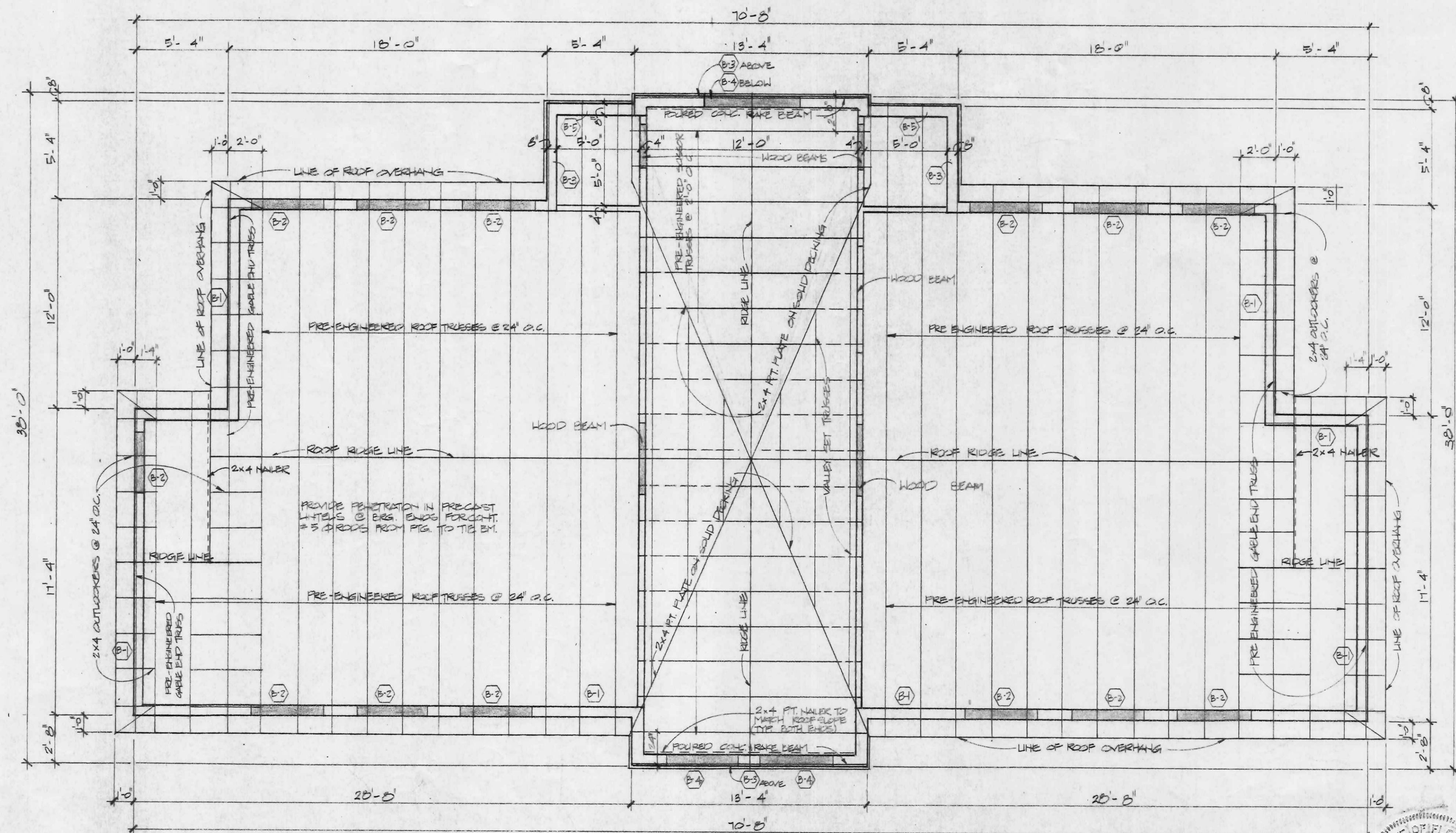
- TOTAL DESIGN LOADS ARE AS FOLLOWS:
ROOF LOAD: 25 PSF LL
30 PSF DL
TOTAL LOAD: 55 PSF
- ALL WOOD HEADERS SHALL HAVE A MIN. FIBER STRESS OF 1500 PSI.
- ALL TRUSS DIMENSIONS ARE TAKEN TO CENTER LINE OF TRUSS.
- CONTRACTOR TO SUPPLY 2X4 BRIDGING NAILED TO TOP AND BOTTOM CHORD CONT. @ MID SPAN OF TRUSS OR @ MAX. OF 8' - 0" ON CENTER.
- PRE ENGINEERED WOOD TRUSSES IN LOCATION OF AIR HANDLER UNITS SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOAD APPLIED TO THEM BY THE AIR HANDLING UNIT.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED, SIGNED AND SEALED BY CERTIFIED FLORIDA ENGINEER, SHOWING TRUSS TYPES AND CONNECTIONS; TO BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.
- CONTRACTOR TO VERIFY ALL TRUSS DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE PLYWOOD AROUND AIR HANDLING UNIT. PROVIDE TWO (2) SHEETS OF PLYWOOD AT ATTIC ACCESS.
- PROVIDE A MINIMUM OF 4" SOLID BEARING AT ENDS OF ALL WOOD HEADERS AND BEAMS.

CONCRETE BEAM SCHEDULE

MK	SIZE BXH	REINFORCING			STIRRUPS		REMARKS
		TOP	INTER.	BOTTOM	SIZE	SPACING	
B-1	8' x 16'	2 #5 @	—	2 #5 @	—	—	CONT. CONC. TIE BEAM @ ELEV. 7'-4"
B-2	5' x 5'	—	—	—	—	—	PRE CAST CONC. LINTEL
B-3	5' x 16' MIN.	2 #5 @	—	2 #5 @	—	—	HEIGHT VARIES DUE TO SLOPE OF RAISE BEAM @ ELEV. 7'-4"
B-4	5' x 16'	2 #5 @	—	2 #5 @	#3 @	3' O.C. THEN @ 6' O.C.	@ ELEV. 7'-4"
B-5	5' x 16'	2 #5 @	—	2 #5 @	—	—	@ ELEV. 7'-4"



FOUNDATION PLAN
1/4" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"

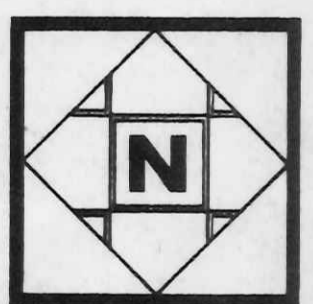
9-17-88
issue date

project no.
8632



C. E. BLOCK inc. fl.a.
architect
vero beach

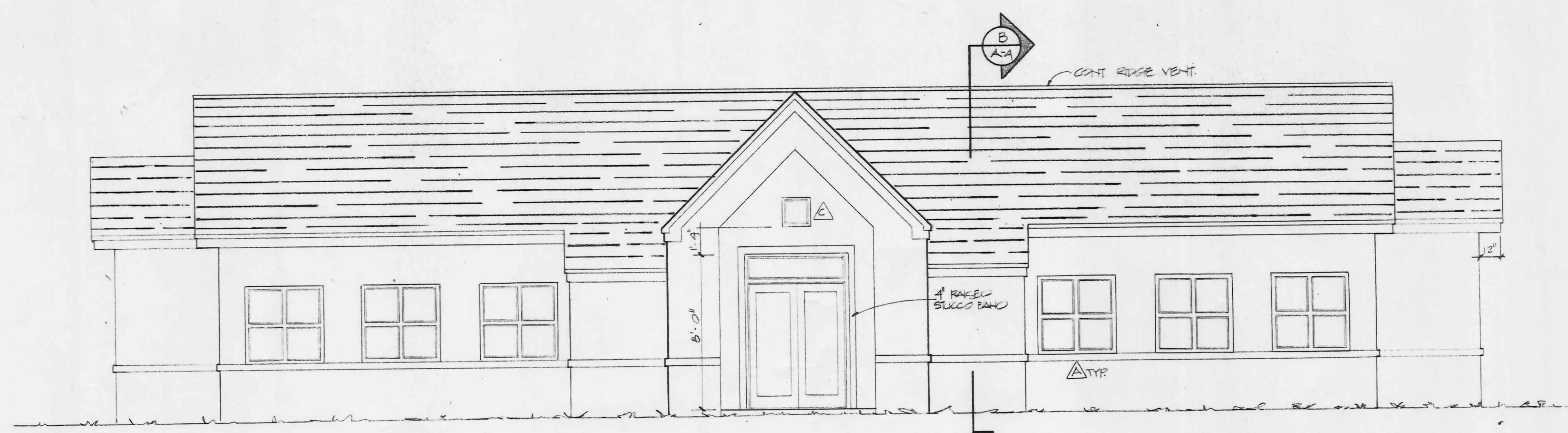
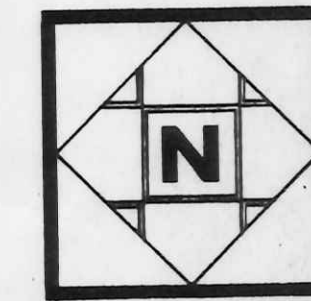
PSYCHIATRIC ASSOCIATES OF ST. LUCE
FLORIDA
FORT PIERCE



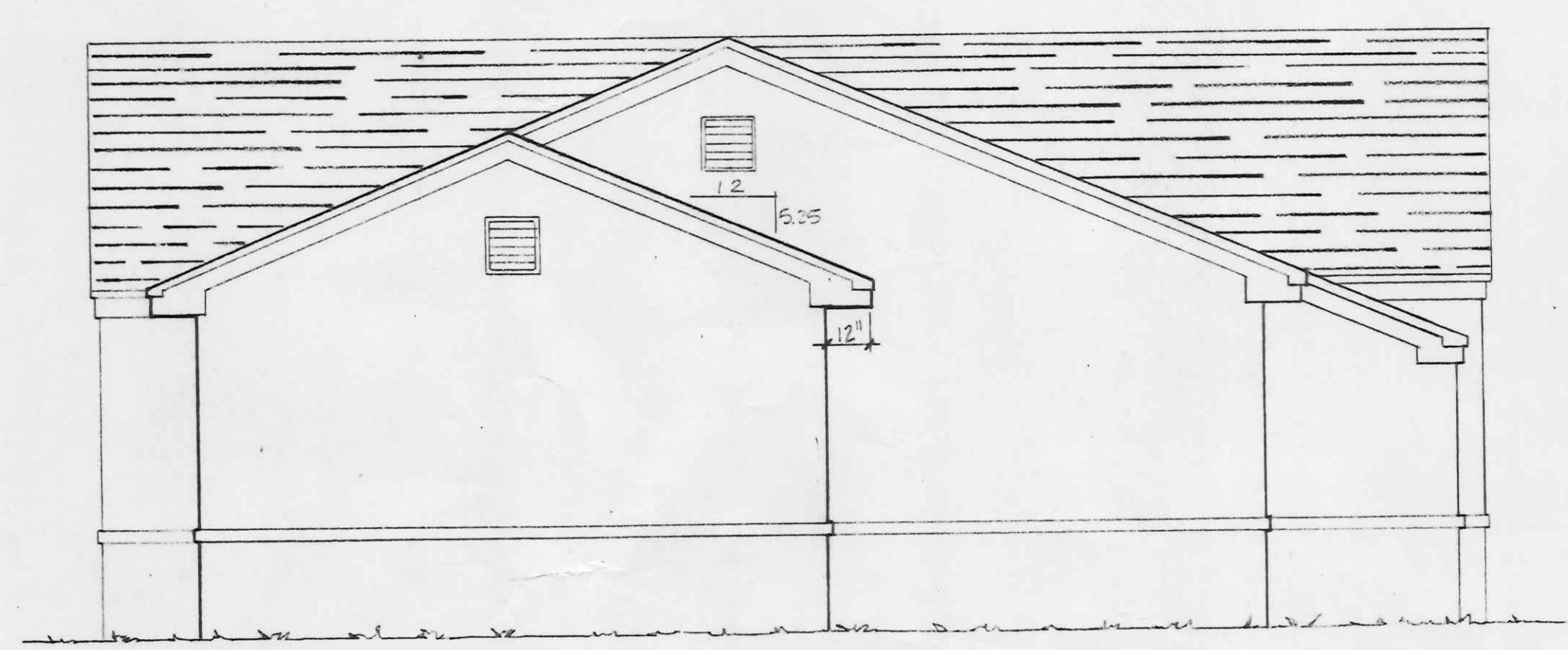
sheet no.
A-2 of
4

STATE OF FLORIDA
REGISTERED ARCHITECT
Charles E. Block
SEP 17 1988

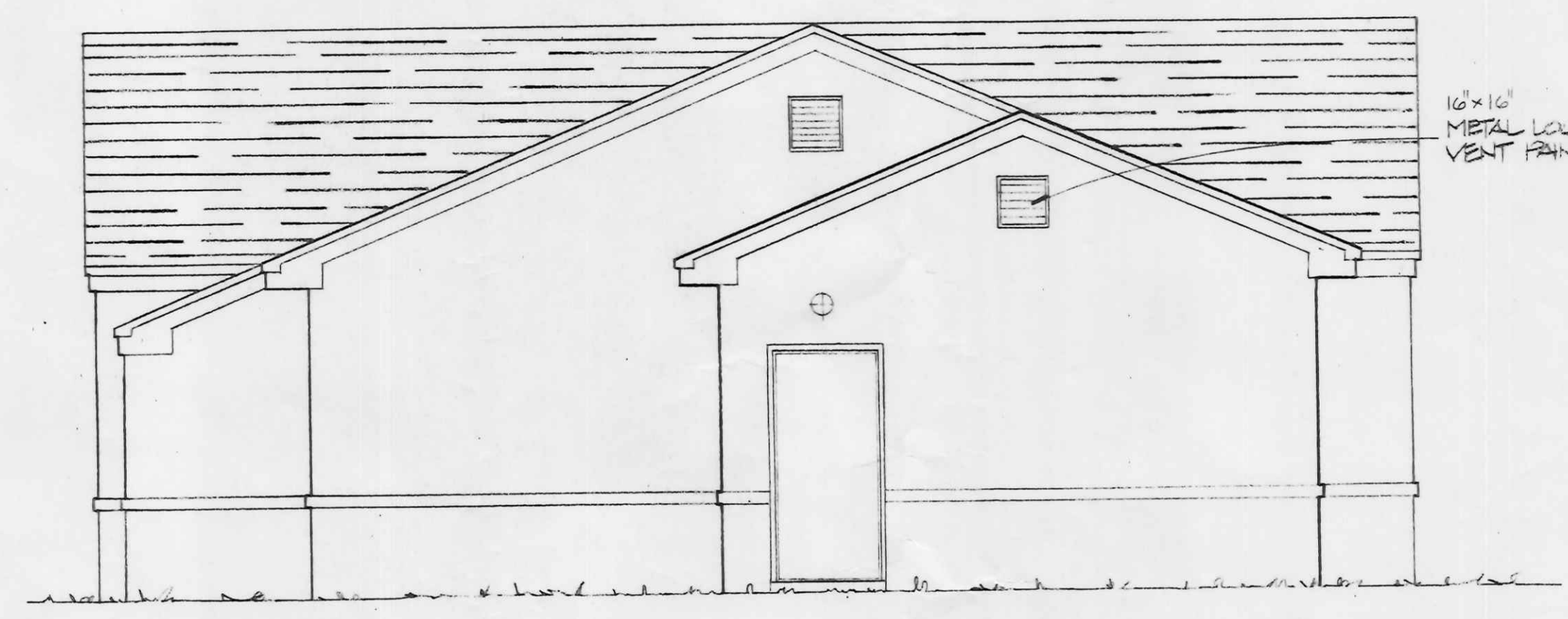
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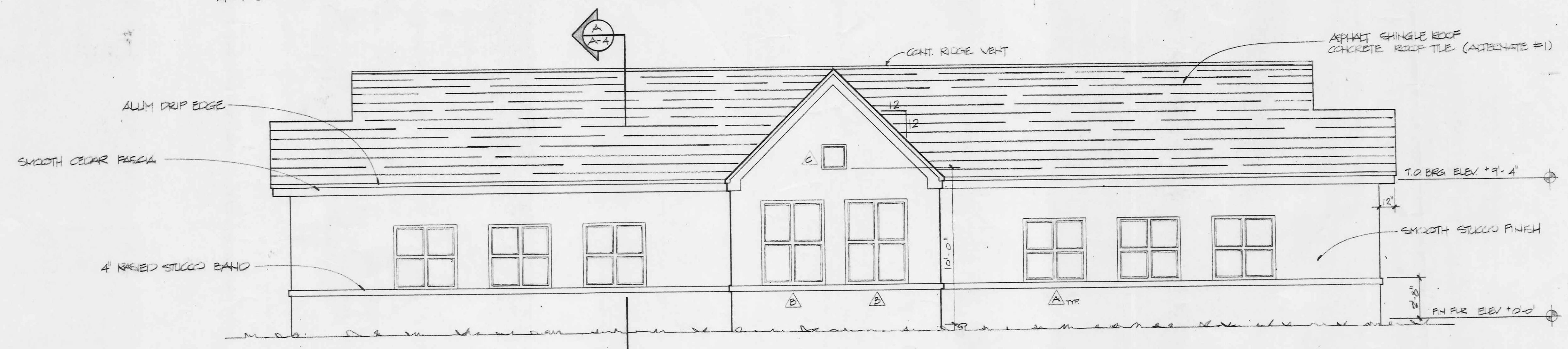
NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



FINISH SCHEDULE

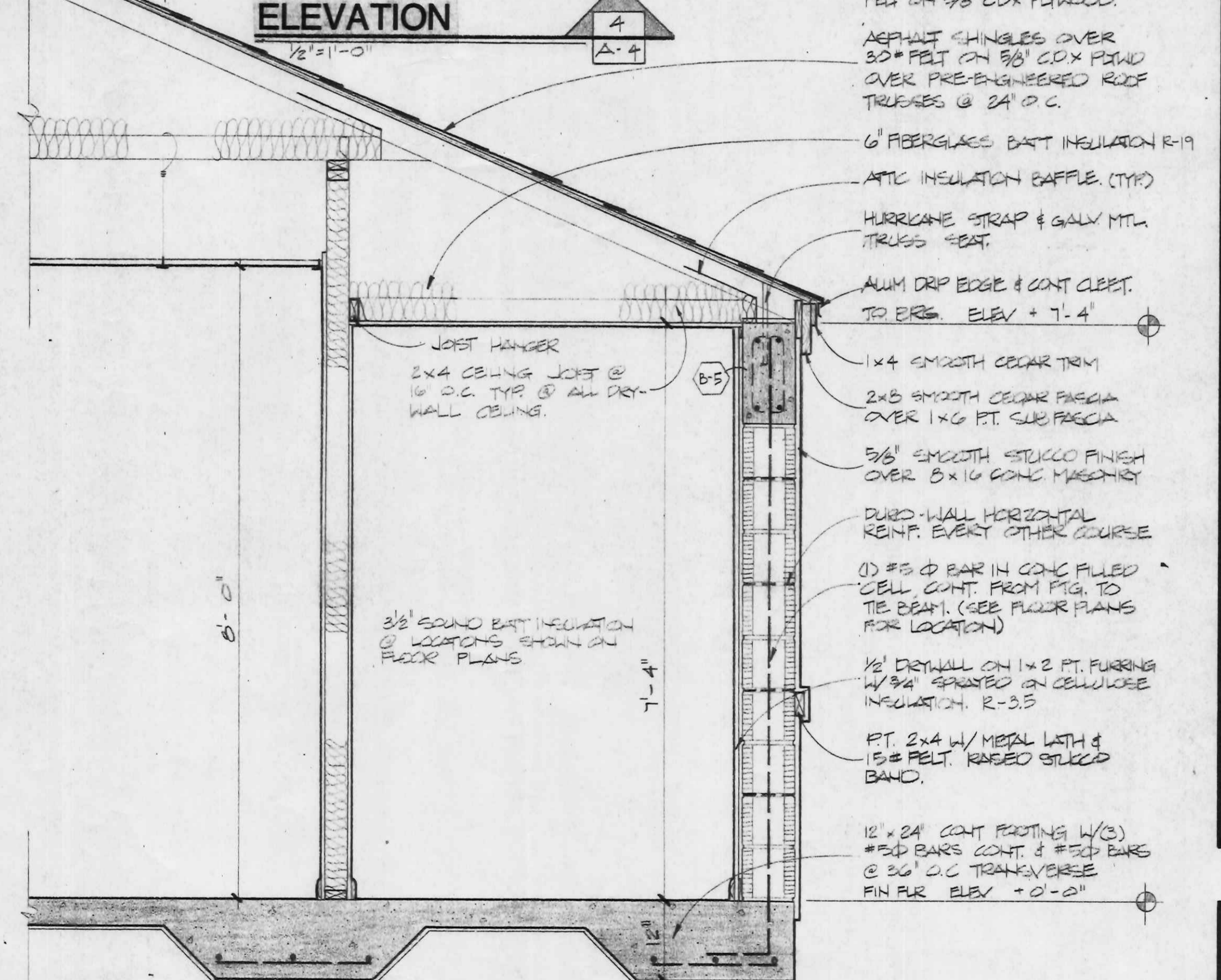
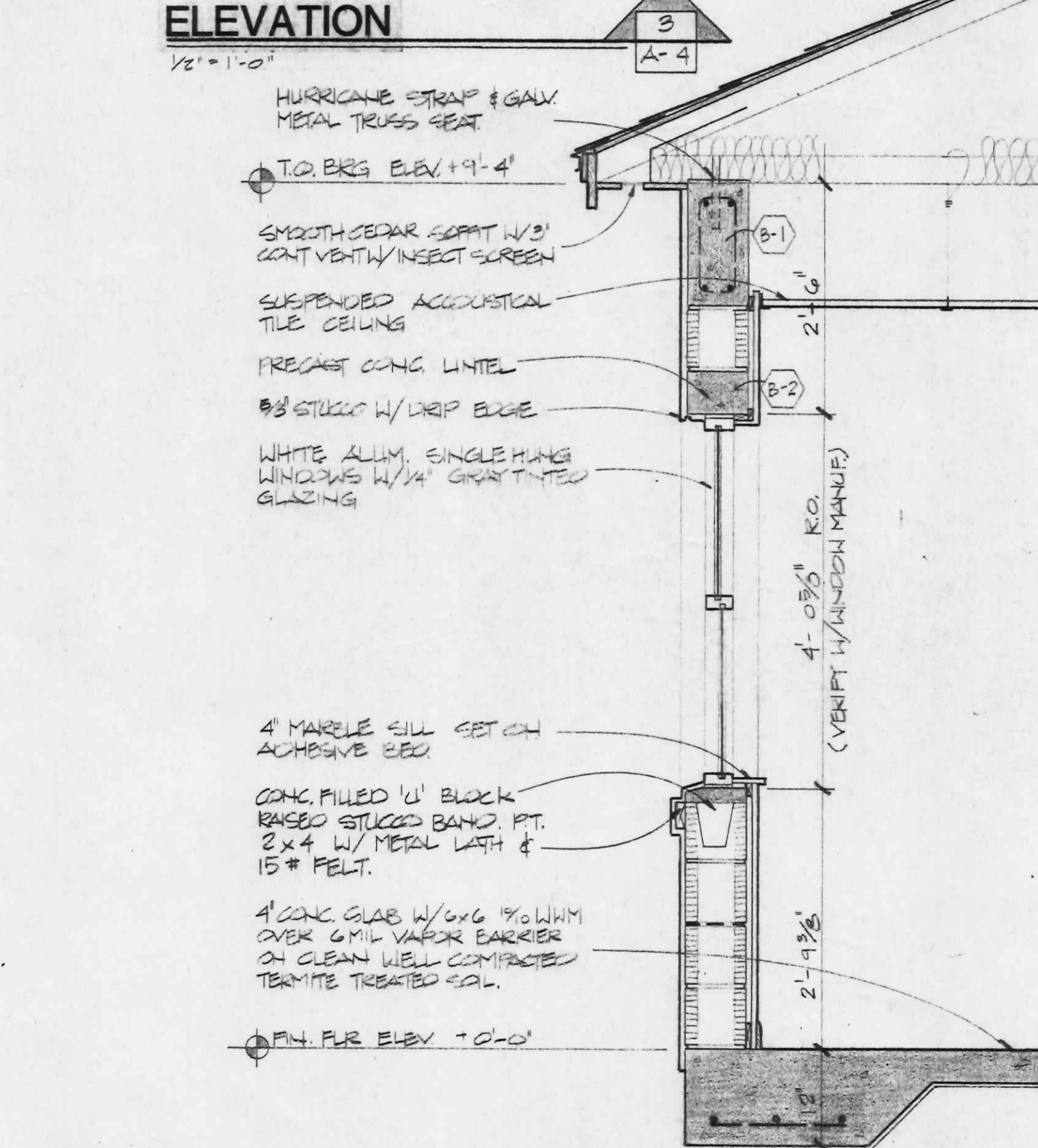
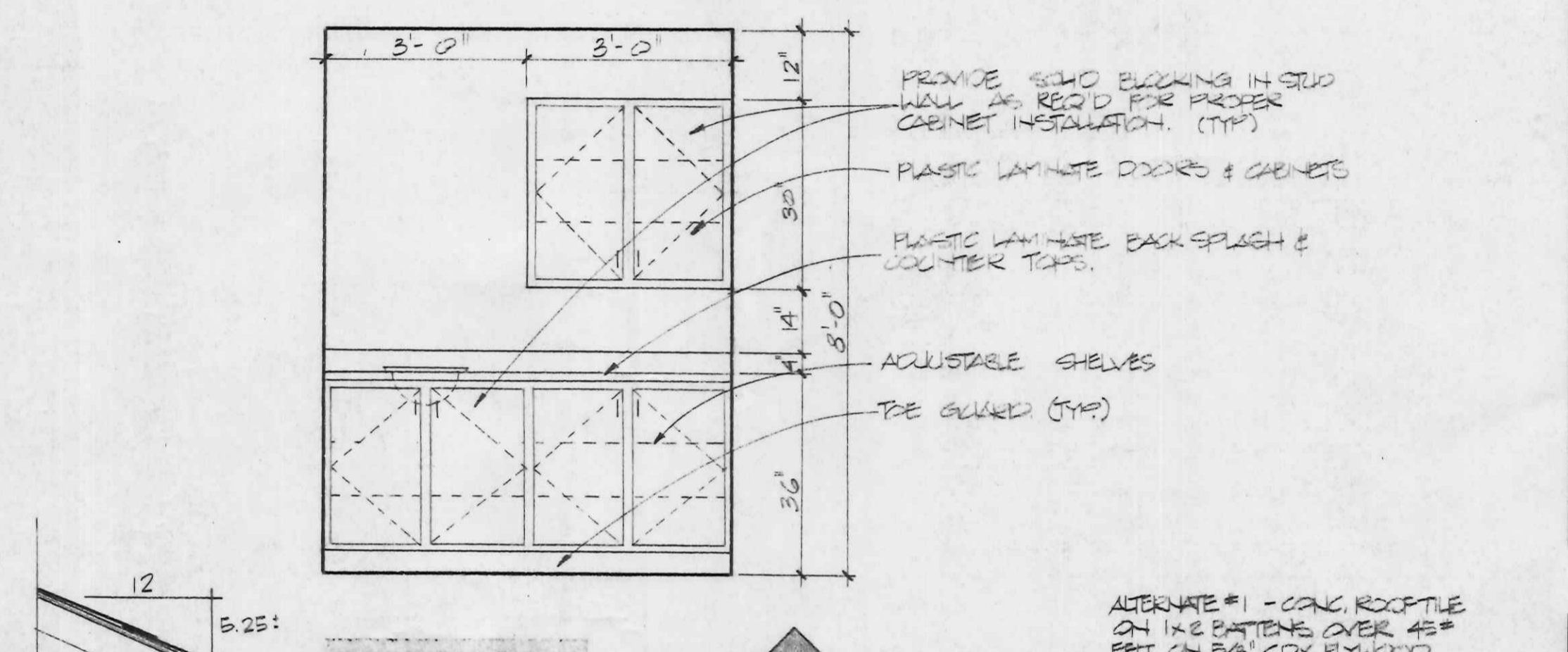
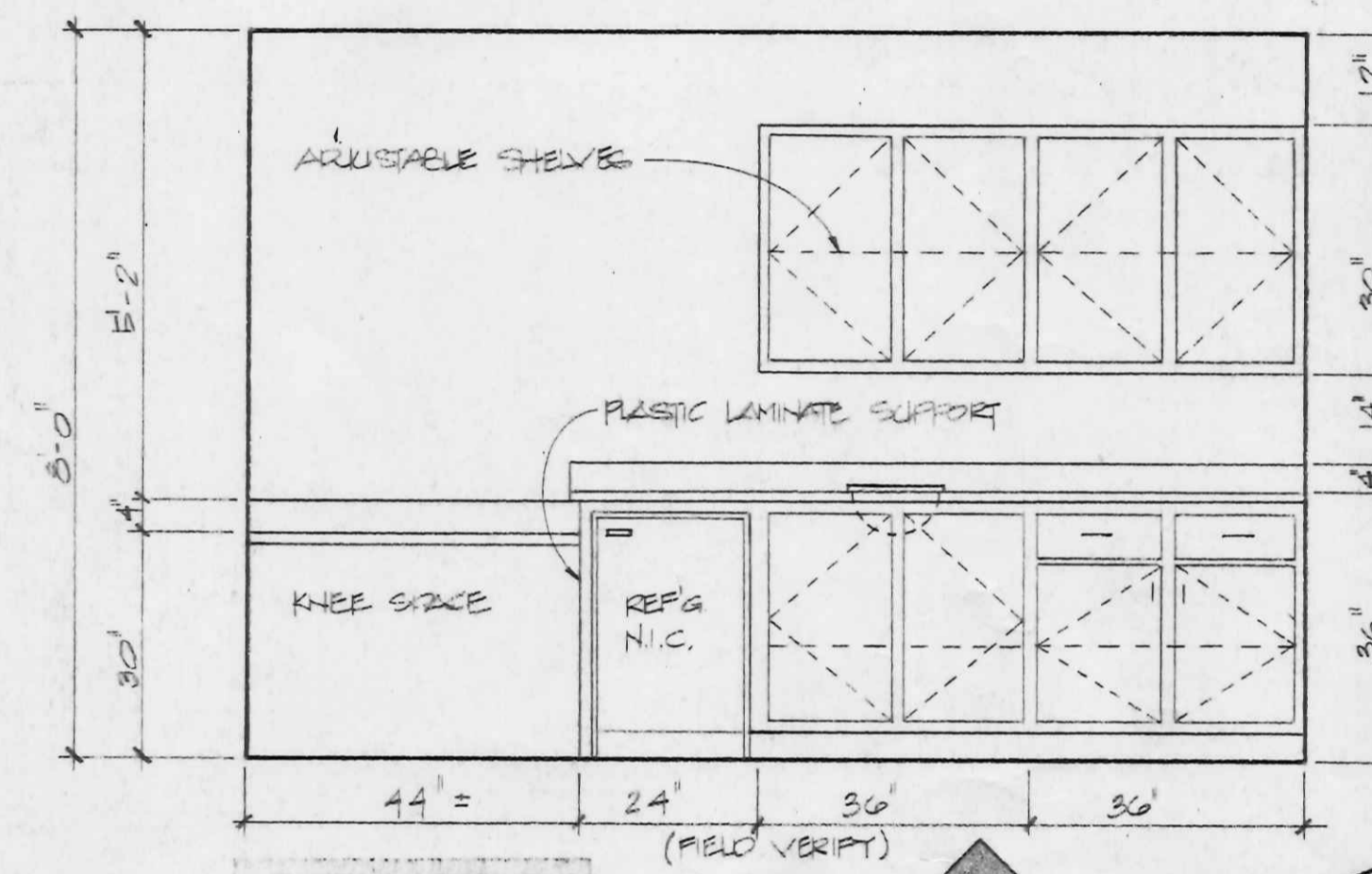
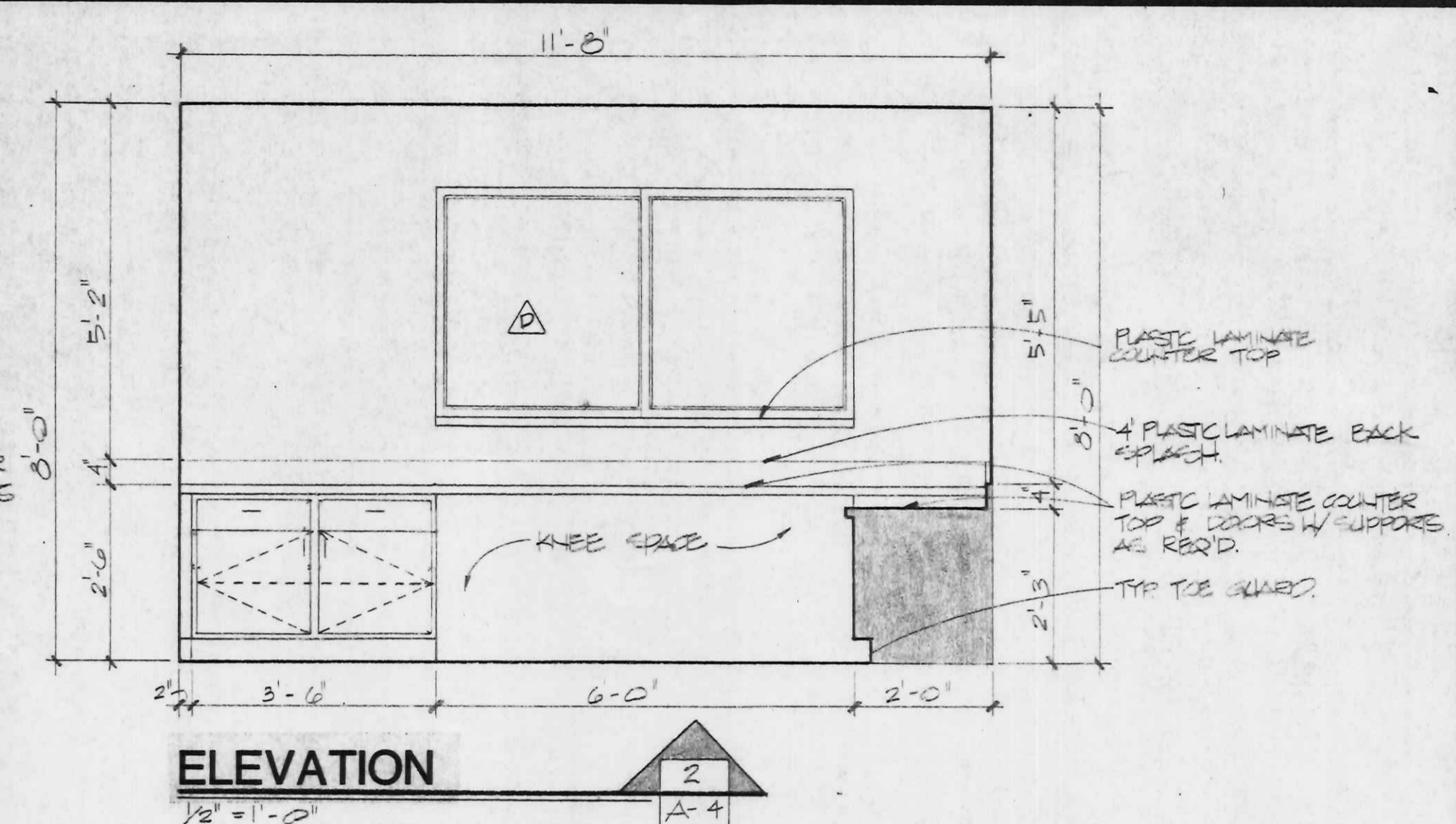
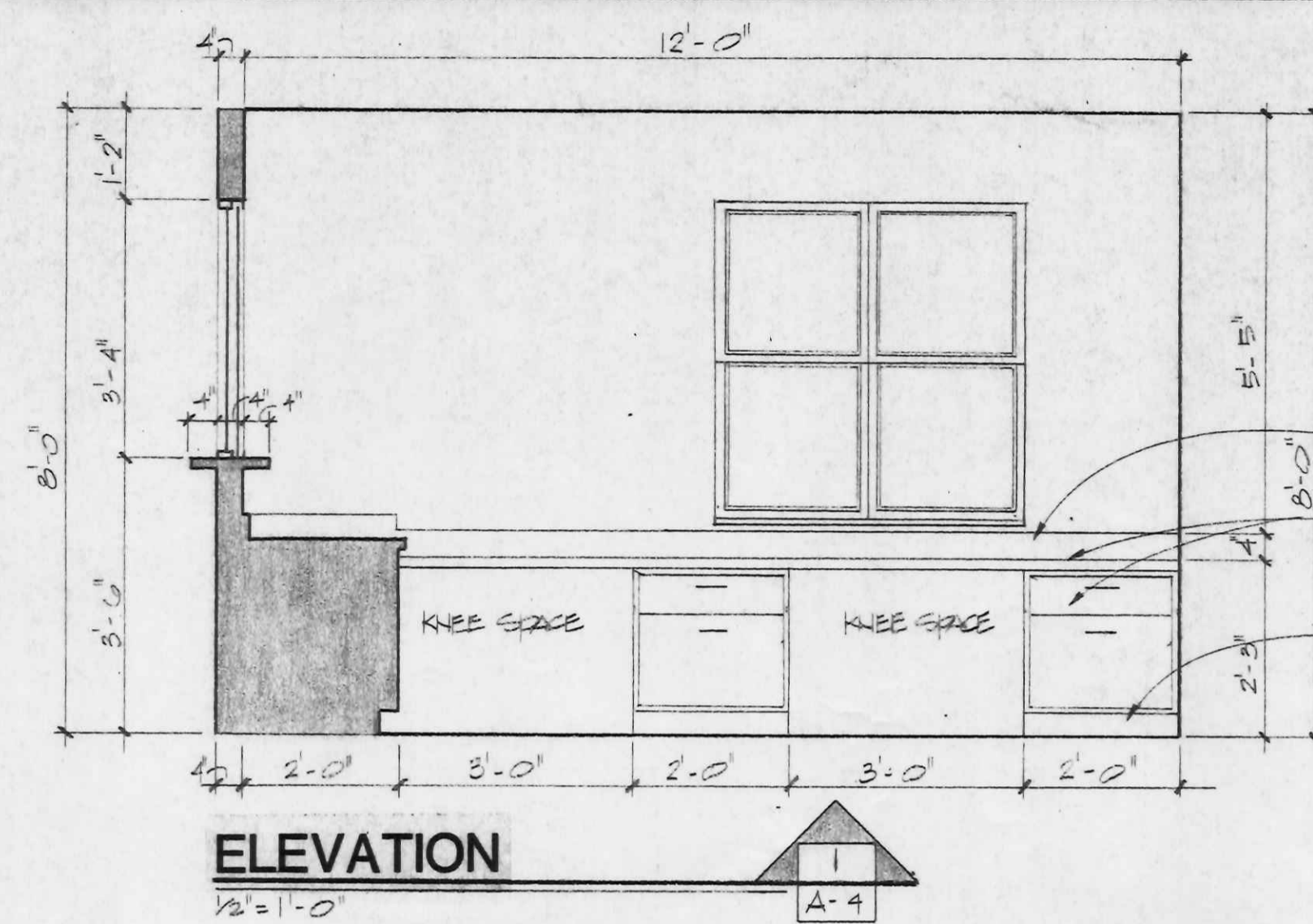
MK	DESIGNATION	FLOOR	BASE	WALLS	CEILING	REMARKS
101	MENS TOILET					
102	WOMEN'S TOILET					
103	FOYER/HALLWAY					VINYL WALL COVERING ON ALL WALLS
104	RECEPTION					
105	LOUNGE					
106	STORAGE					
107	STORAGE					
108	BUSINESS					VINYL WALL COVERING ON NORTH WEST WALL ONLY
109	TREATMENT					V.W.C. ON NORTHEAST WALL ONLY
110	CONFERENCE					V.W.C. ON ALL WALLS
111	HALL					
112	OFFICE					V.W.C. ON NORTH WEST WALL ONLY
113	OFFICE					V.W.C. ON NORTH WEST WALL ONLY
114	BATH					
115	OFFICE					V.W.C. ON NORTH EAST WALL ONLY
116	OFFICE					V.W.C. ON NORTH EAST WALL ONLY

DOOR SCHEDULE

MK	SIZE	TYPE	CONSTRUCTION	JAMB	DETAILS	REMARKS
1	2'0" x 6'0"	1 3/4"	SOLID CORE WOOD	WOOD		PREPARE WEATHERSTOPPING @ OFFICES & TREATMENT ROOM.
2	2'0" x 6'0"	1 3/4"	PAIR FRENCH METAL CLAD	METAL CLAD		WHITE FRAMES & BODIES W/ GUMBY TINTED GLASSING. PROVIDE THRESHOLD
3	2'0" x 6'0"	1 3/4"	PAIR SOLID CORE WOOD	WOOD		
4	2'0" x 6'0"	1 3/4"	HOLLOW CORE WOOD	WOOD		
5	2'0" x 6'0"	1 3/4"	HOLLOW CORE WOOD	WOOD		
6	3'0" x 6'0"	1 3/4"	HOLLOW CORE METAL	METAL		PREPARE ROADSIDE INSULATION CORE.
7	1'0" x 6'0"	1 3/4"	BI-FOLD WOOD			

WINDOW SCHEDULE

MK	SIZE	TYPE	DETAILS	MANUFACTURER	REMARKS
A	24'W x 45'H (1 PAIR)	SINGLE HUNG		ALCAN	WHITE ALUM FRAMES W/ 1/4" GRANTINTED GLASSING
B	48'W x 64'H	FIXED		KANHEER (TRIPLE 100)	" " " "
C	16'W x 16'H	FIXED		FLORIDA SUSH	" " " "
D	6'W x 3'-2"H	PASS THROUGH		ALCAN	WHITE ALUM FRAME W/ CLEAR GLASSING



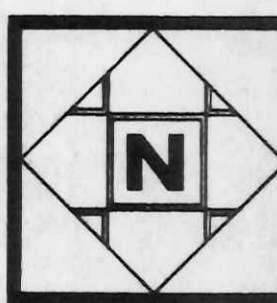
9-17-86
issue date

project no.
8632



C.E. BLOCK inc. fl.
architect
vero beach

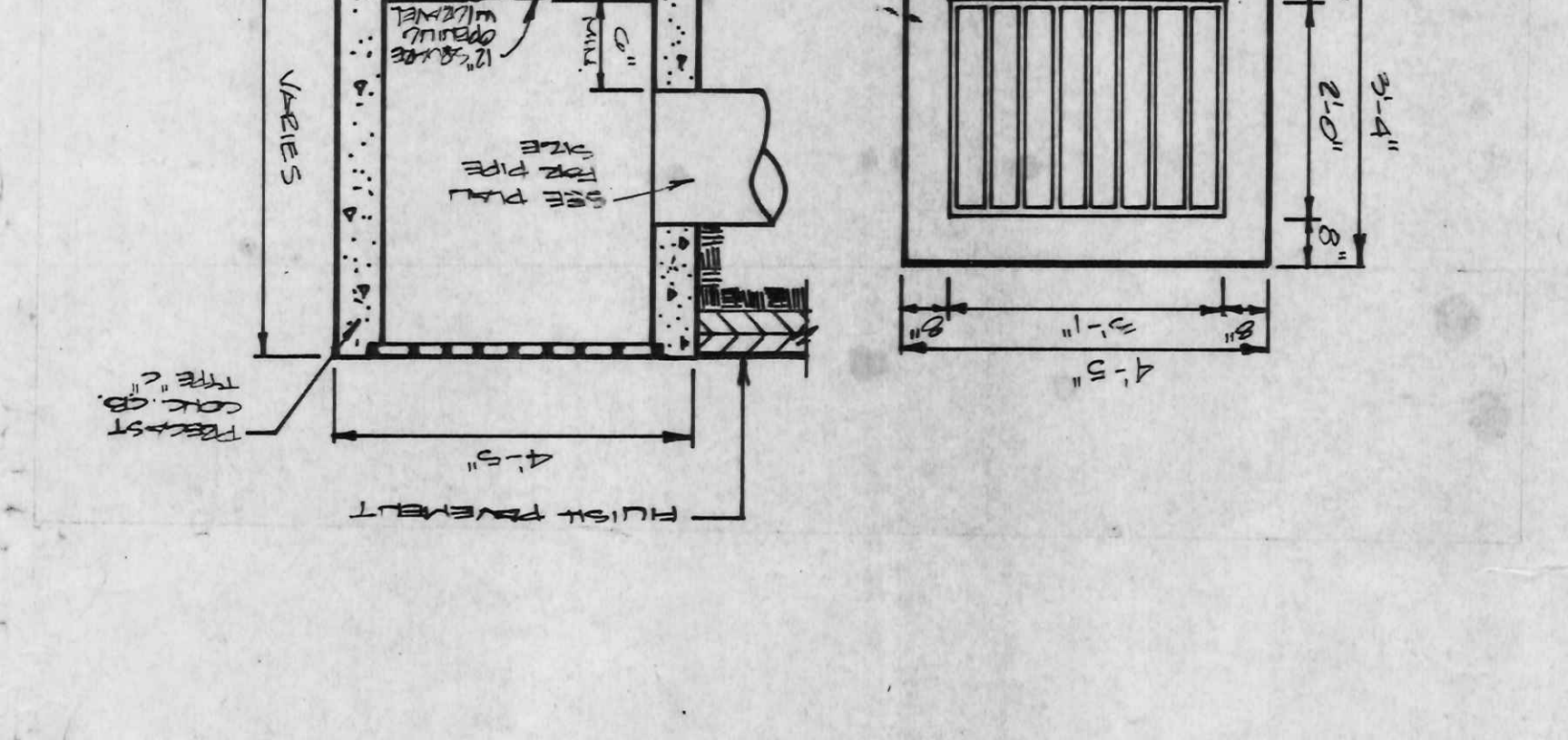
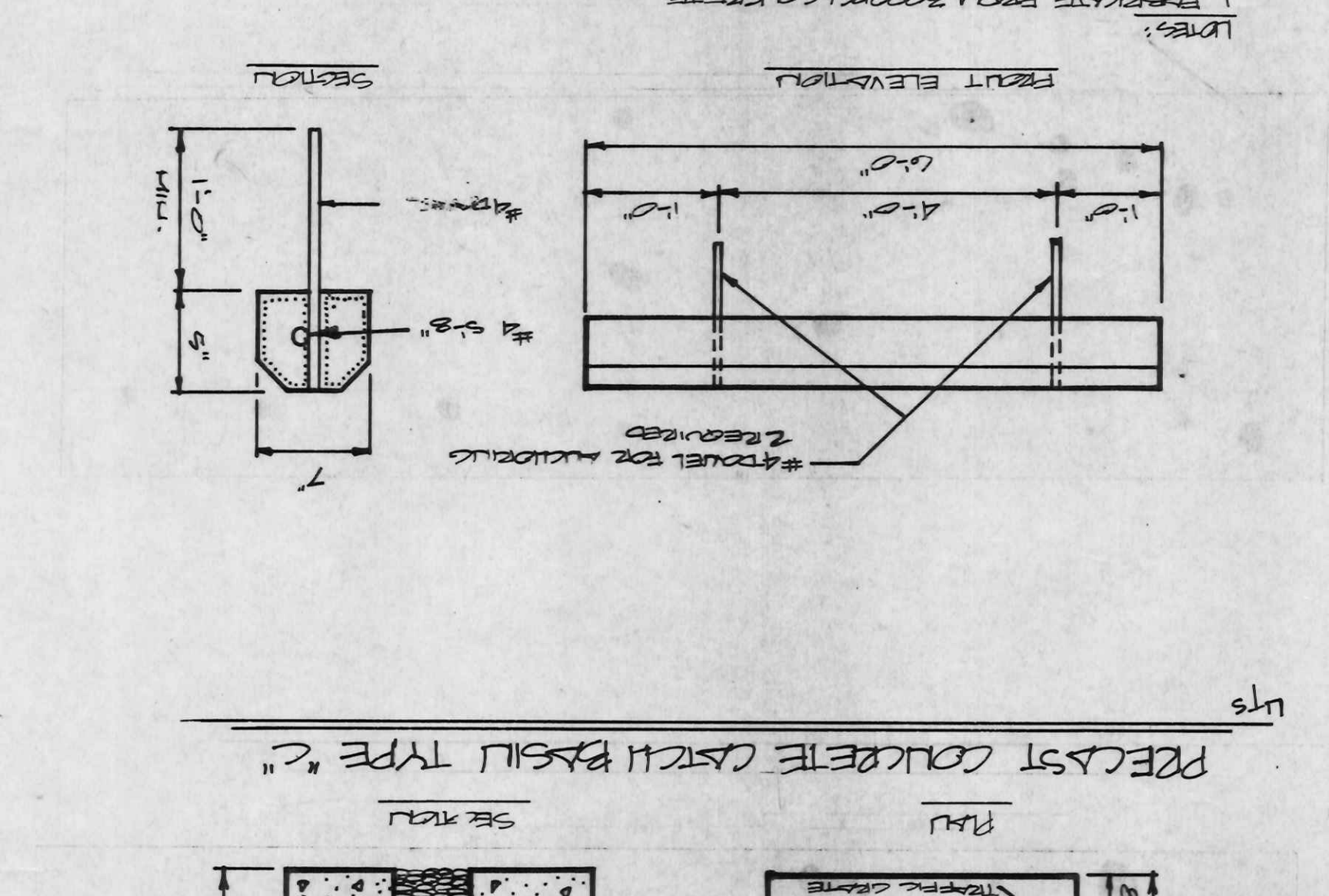
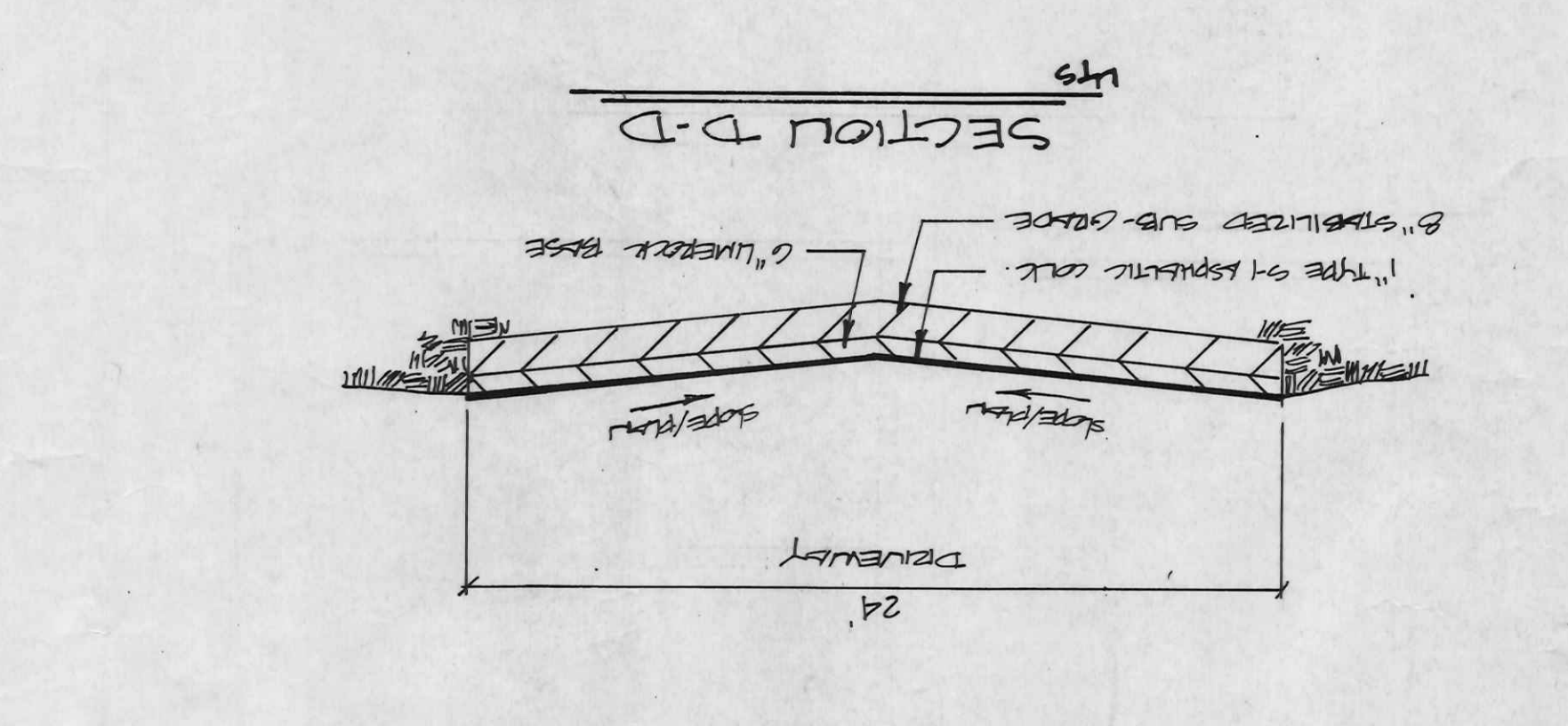
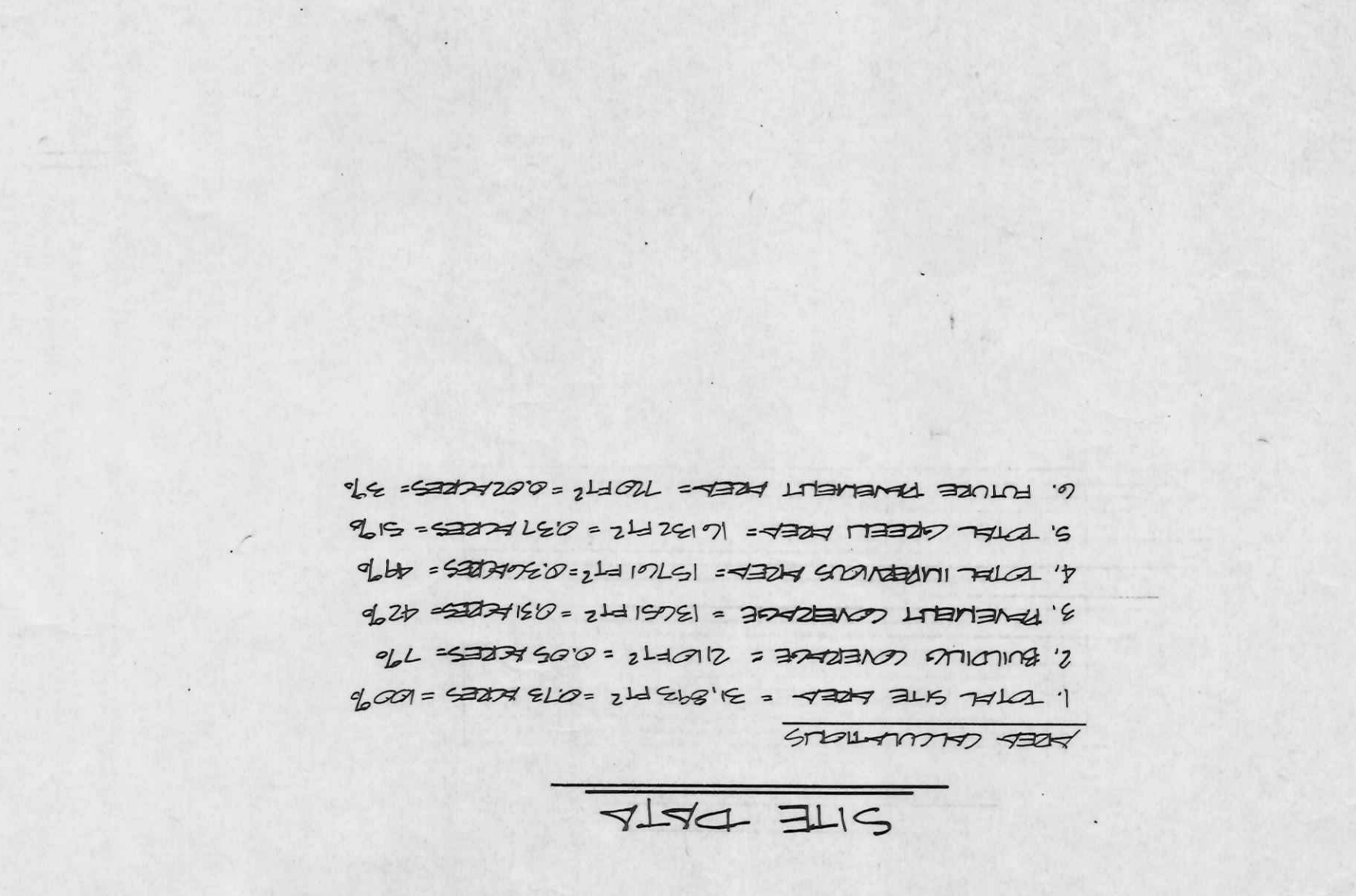
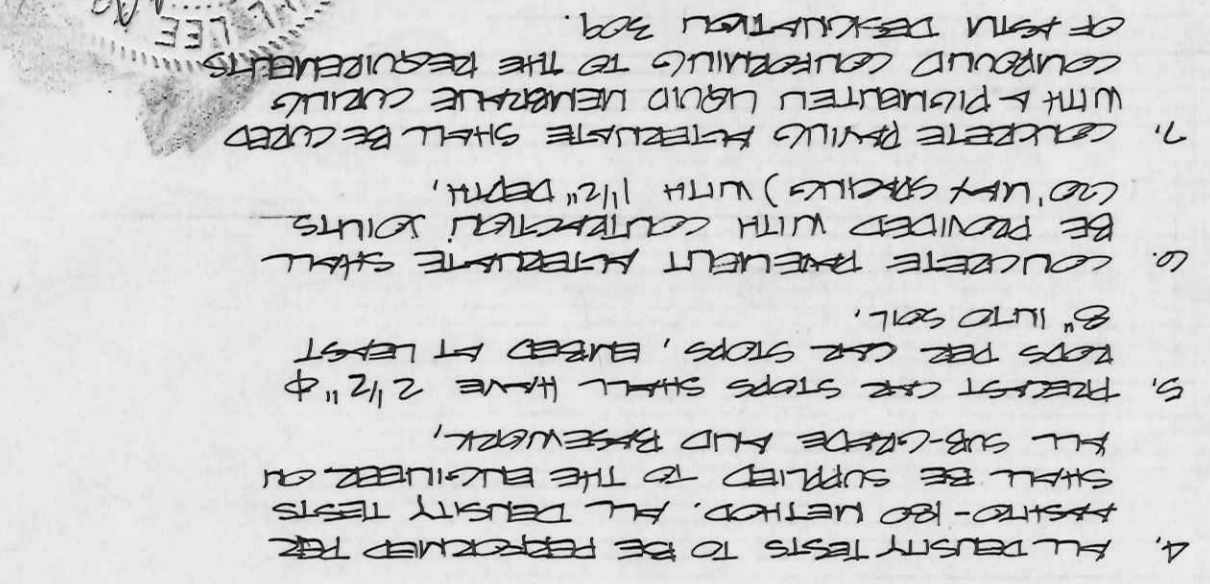
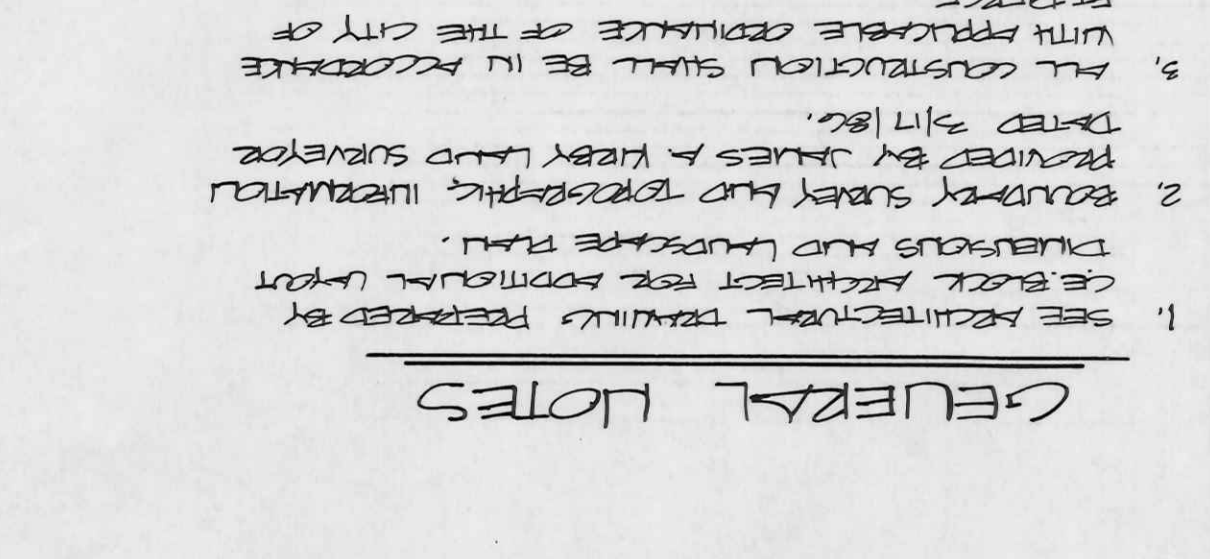
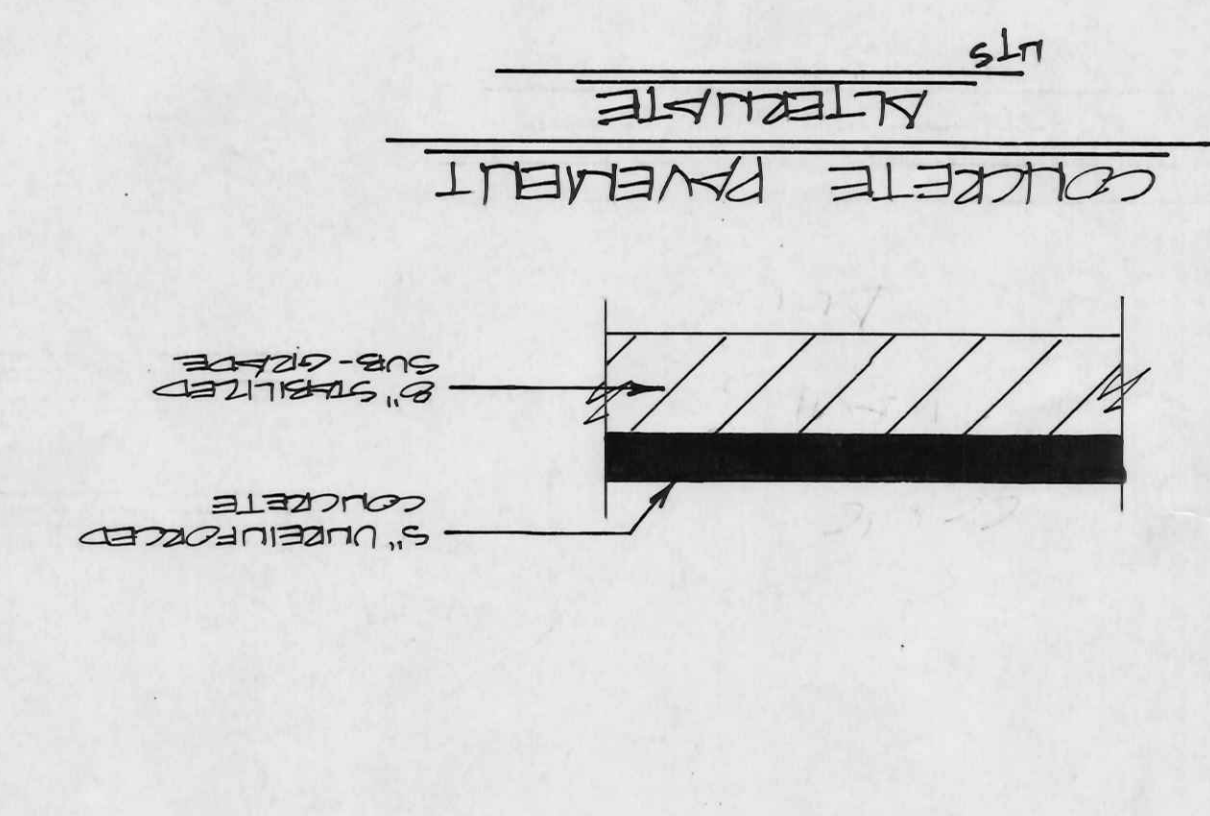
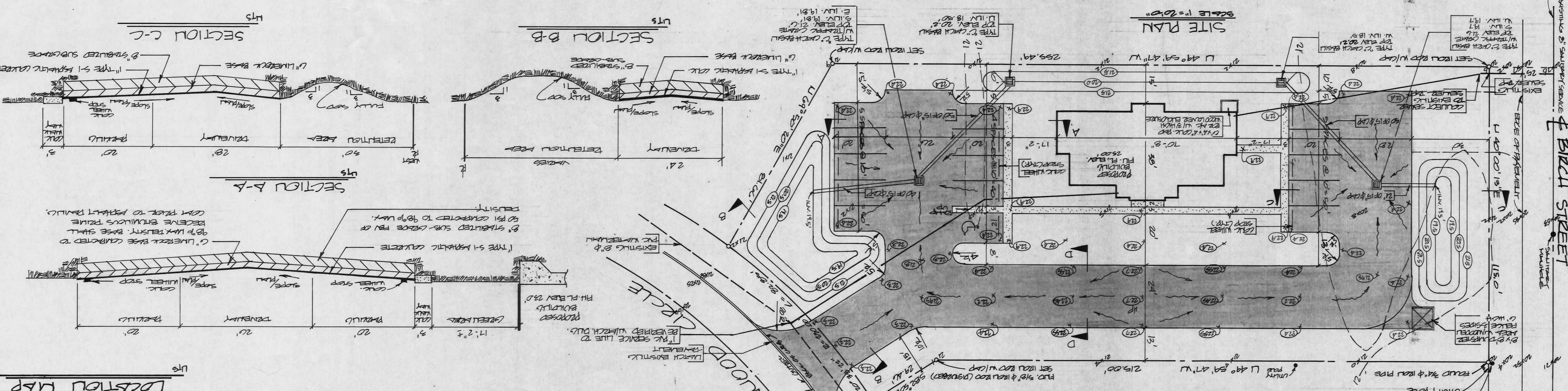
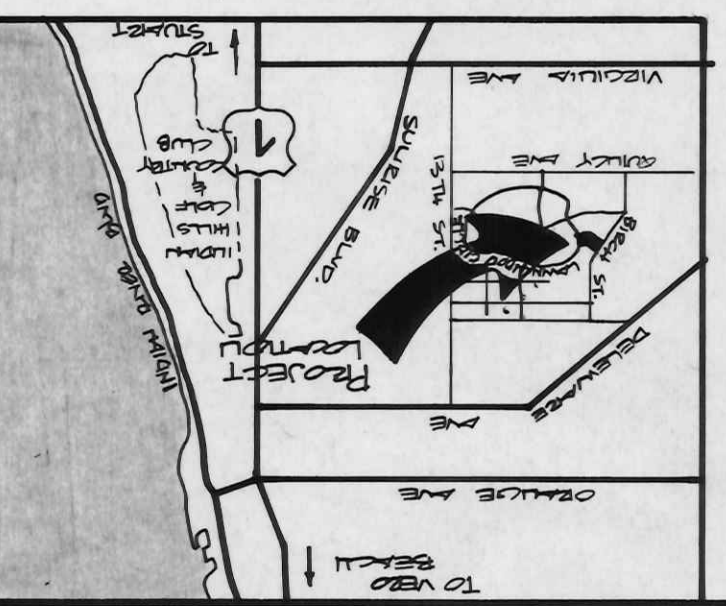
PSYCHIATRIC ASSOCIATES OF ST. LUCE
FORT PIERCE
FLORIDA



sheet no.
A-4 of
4



BRUNING 40-105-57140



LEGAL DESCRIPTION
 LOT 10
 LANDOWNERS OFFICE TRACT - UNIT ONE
 PLAT BOOK 18, PAGE 11
 ST. LUCIE COUNTY, FLORIDA
SURVEYOR'S NOTES
 ELEVATIONS SHOWN HEREON ARE DELINEATED TO THE LATERAL GEOMETRIC VERTICAL CURVE OF R24 AND ARE BASED UPON 4 U.S. & G.S. BACKSIGHT STAMPED H-230.

GENERAL NOTES
 1. SEE ARCHITECTURAL DRAWINGS REFERENCED BY CE BLOCK ARCHITECT FOR FORMWORK UPGRADE MATERIALS AND LANDSCAPE PLAN.
 2. BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY JAMES A. WEBB LAND SURVEYOR, DATED 5/11/86.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPROVED ORDINANCE OF THE CITY OF FT. PIERCE.
 4. ALL TESTS TO BE PERFORMED PER AASHTO METHOD. ALL TESTS SHALL BE SUPPLIED TO THE ENGINEER ON ALL SUB-GRADE AND BASEWORK.
 5. PRECAST CURB SHALL HAVE 2 1/2" DIA. TOP REIN. CURB STOPS, EMBED AT LEAST 8" INTO SOIL.
 6. CONCRETE TAKEOUT MATERIAL SHALL BE PROVIDED WITH CURBED JOINTS (60 DAY STRENGTH) WITH 1 1/2" DEPTH.
 7. CONCRETE FINISH MATERIAL SHALL BE CURBED WITH FINISHED CURVED JOINTS TO THE REQUIREMENTS OF THE DESIGNER.





Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is \$300 (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at (772) 467-3737 or email us at planning_dl@cityoffortpierce.com.

The minimum submittal requirements are as follows:

Site Plan

Detailed Project Narrative

Floor Plan

Survey

Proposed Use of the Property: Adult Day Care

Property address or location

1331 N. Lawnwood Cir

Parcel ID(s)

2416-604-0010-000-0

Property Owner(s) Name

A Prasad R. Korlipara

Applicant/Representative, Company

Nikki Kelly

Street Address

7831 Sabal Lake Dr

Street Address

5977 NW Baynard Dr

City

State

Zip

PSL FL 34986

City

State

Zip

PSL FL 34986

Phone Number

Phone Number

561-401-8260

Email Address

Email Address

Arborvillagegh@outlook.com

The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.



Arbor Village Training Center

1331 N. Lawnwood Circle

Fort Pierce, FL

Phone: 561-401-8260

Email: Arborvillagegh@outlook.com

Project Narrative

Goals:

Arbor Village Training Center offers comprehensive scope of services to help individuals and find meaningful work or activities. The Adult Day Training program is designed to help program participants function more normally in everyday life. Using hands-on learning techniques, Arbor Village staff help clients enhance life skills inside structured classrooms, sheltered workshops, or with a business in the community. Supervision and personal care will be provided to all participants with 3-4 staff members.

Building Description:

- This Free-Standing building is approximately 2,126 square feet on .71 acres of land
- 1 large reception area
- 7 large exam rooms
- 3 bathrooms
- 13 parking spots in the front of the building
- 1 handicap designated parking spot in the front of the building
- 7 parking spots in the rear of the building
- 2 Doors for exit and entry

Hours of Operation:

Monday- Friday: 9am-3pm

Transportation:

Transportation will be provided by Arbor Village Training Center.

Nikki Kelly
5977 NW Baynard Drive
Port St. Lucie, FL 34986

Subject: Adult Daycare – 1331 N. Lawnwood Circle -- Pre-Application Comments for February 23, 2022 Pre-Application Meeting

City of Fort Pierce Planning Department

1. Consider repaving and restriping the parking lot.
2. Further comments may be provided at the Pre-application meeting.

- Standard Comments Below -

3. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). **Office Uses must have a minimum average of one (1) footcandles of lighting**
4. An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

5. Prior to submitting your Zoning Atlas Amendment and Future Land Use Amendment Applications, please schedule an in-take meeting to ensure that your application packet is complete. **During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off. We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include digital copies on a CD or Flashdrive. Ensure that there are NO signature security-locked digital files. We only need 4 hard copies.**

Submit the following along with your application(s) sets:

- Conditional Use Application (No New Construction)
- St. Lucie County Property Record Card
- Warranty Deed & Legal Description **(in a WORD format)**
- Statement for Need: **(Follow Detailed Description on Application) (in WORD format only)**
- General Location Map
- Current Survey
- Floor Plan
- Landscaping Plan
- Lighting Plan
- Historical Report

6. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under “Public Notice Fee”.

Fort Pierce Engineering Department

No Comments Received (Please Contact)

Fort Pierce Building Department

No Comments Received (Please Contact)

St. Lucie County Planning Department

No Comments Received (Please Contact)

St. Lucie County PW/Engineering

No Comments Received (Please Contact)

City Clerk Office

No Comments

Code Enforcement

No Comments Received (Please Contact)

Fort Pierce Utilities Authority

See the attached document.

St. Lucie County Fire District

No Comments Received (Please Contact)

Florida Department of Transportation

No Comments Received (Please Contact)

St. Lucie County School Board

No Comments Received (Please Contact)

St. Lucie County Transit

No Comments Received (Please Contact)

St. Lucie Transportation Planning Organization

No Comments Received (Please Contact)



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street (PO Box 3191)
Fort Pierce, FL 34947 (34948)
772.466.1600 x3402

February 14, 2022

savrda@fpu.com

SUBJECT: TRC pre-app – Adult Daycare-1331 N Lawnwood Circle

W/WW Eng: This location is a current customer of FPUA. Please contact Lugey Dawson @ 772-466-1600 Ext. 3428 or ldawson@fpu.com if a modification to the water and or sewer service is required or if there will be any expansion of the facility.

Electric & Gas Eng: [Approved.](#)



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 * www.fpu.com



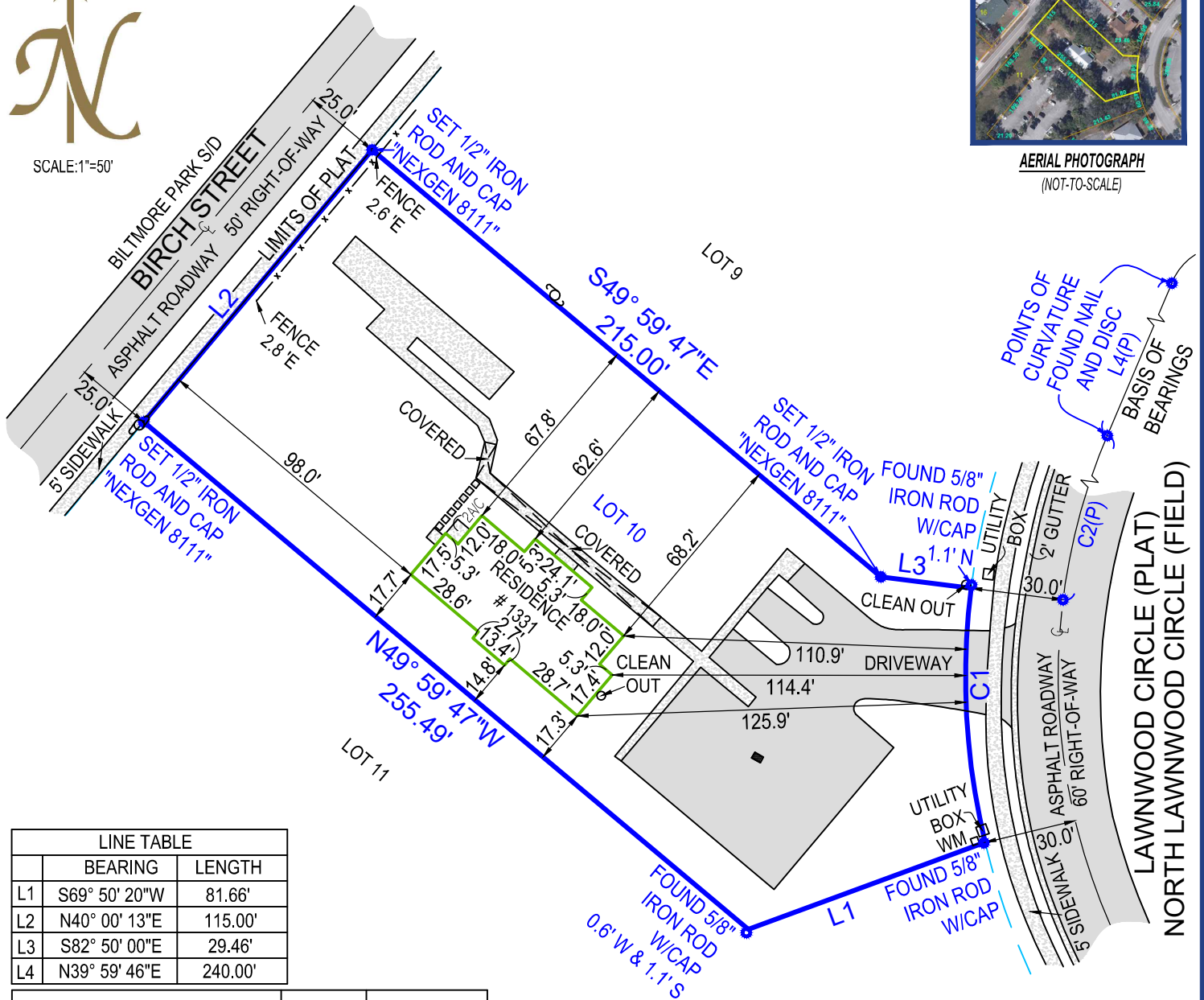
1331 NORTH LAWNWOOD CIRCLE, FORT PIERCE, FL. 34950



SCALE: 1"=50'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	LENGTH
L1	S69° 50' 20"W	81.66'
L2	N40° 00' 13"E	115.00'
L3	S82° 50' 00"E	29.46'
L4	N39° 59' 46"E	240.00'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	82.85'	230.00'	20°38'22"	82.40'	S03°09'20"E
C2	114.61'	200.00'	32°49'55"	113.04'	N23°34'49"E

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-16-2022
 Drawn By: Oleg
 Order #: 202401
 Last Revision Date: None
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 561-508-6272
 1547 Prosperity Farms Rd
 West Palm Beach, FL 33403



LEGAL DESCRIPTION OF: 1331 N LAWNWOOD CIR, FORT PIERCE, FL, 34950

LOT 10, LAWNWOOD OFFICE PARK, UNIT ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

FLOOD ZONE:

12111C0186J
ZONE: X
EFF: 02/16/2012

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINE ON EASTERLY AND NORTHWESTERLY SIDE OF LOT AS SHOWN.

LEGEND

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRINCK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⌒ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

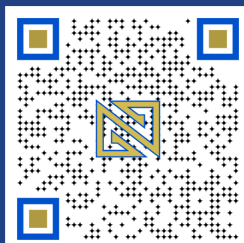
SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111

info@NexGenSurveying.com



561-508-6272

1421 Oglethorpe Rd
West Palm Beach
FL 33405