



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: Conditional Use w/ New Construction - Lawnwood Pavilion - 1860 N. Lawnwood Circle

DATE: June 25th, 2015

STAFF REPORT

Owner/Applicant: Lawnwood Medical Center, Inc. (Greg Lowe, VP)
One Park Place
Nashville, Tennessee 37203

Representative: George Huddleston, P.E., Project Manager; Littlejohn
1615 Edgewater Drive, Suite 180
Orlando, Florida 32804

Requested Action: Approval of a Conditional Use to construct a 13,412 square-foot addition to an existing structure.

Location: 1860 N. Lawnwood Circle

Parcel ID: 2416-504-0199-030-0

Zoning: C-1, Office Commercial

Surrounding Zoning:

| North | East | South | West |
|-------|------|-------|----------|
| OS-1 | R-4 | C-1 | R-3/OS-1 |

Future Land Use: INST, Institutional

Parcel Size: 7.54 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting approval of a Conditional Use with New Construction application to develop a 13,412 square-foot addition to the existing structure, as well as construct a generator enclosure and an oxygen park at the Lawnwood Pavilion site located at 1860 N. Lawnwood Circle. The existing facility is a satellite location for Lawnwood Regional Medical Hospital located at 1700 S 23rd Street. Lawnwood Pavilion provides extra beds to patients when capacity at the main Lawnwood campus may reach its limit and is utilized as a physical rehabilitation facility. Presently, the 52,375 square-foot facility has fifty-eight (58) licensed beds. The proposal is to provide an additional ten (10) beds to the facility with six (6) more beds to be added in the future. This site is also shared by a 5,536 square-foot medical office.

Because this is an addition to the Lawnwood Pavilion structure, the architectural aesthetics, as well as structure height will match what is existing. The color scheme and architectural style will be consistent throughout the facility. The addition will be constructed over existing impervious area; what is now the off-street parking. Parking for the facility is being shifted to accommodate the addition and have met the requirements within code Section 22-60 Off-Street Parking. A 1,468 square-foot generator enclosure will be constructed on site as well as a 308 square-foot oxygen park.

The property has an abundance of existing vegetation, however the applicant is proposing additional Live Oaks, Crape Myrtle, Royal Palms as well as a number of shrubs to be added.

TRC Comments:

TRC Comments as well as the applicant's response is attached to this staff report. The applicants will continue to work with each respective department.

Planning Board's Recommendation:

At their June 9th, 2015 meeting, the Planning Board recommended approval with a unanimous vote.

Staff Recommendation:

Staff recommends that the City Commission **approve** the Conditional Use with new construction application.