



May 5, 2015

Ms. Rebecca Grohall  
City of Fort Pierce  
100 N. U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Lawnwood Pavilion Rehabilitation Center Addition – Site Analysis & Design Intent  
Project No. 20150322**

Dear Ms. Grohall:

The following includes the site analysis study as well as a narrative describing the design intent of the project site.

**Site Analysis**

The Lawnwood Pavilion is located two blocks north of the Lawnwood Regional Medical Center (LWRMC) and includes a 58 bed physical rehabilitation center and a 5,536 square foot medical office building. The physical rehabilitation center is oriented to the south, while the medical office building is oriented to the northeast, both facing the parking lot. Access to the site is provided via two driveways, connecting to North Lawnwood Circle and South 21<sup>st</sup> Street. Each driveway provides access to a parking lot; however, there is no vehicular access between parking lots. There are no buffers required for this site, although building setbacks of 25' (front yard) and 15' (side/rear yard) are required. Due to the distance from North Lawnwood Circle and mature trees along the entrance driveway, there is low visibility of the physical rehabilitation center from the main entrance. The site features many native oak trees, palmettos, and royal palms. There is a CMU wall along the east and north property lines which buffer the site from the adjacent properties and uses.

**Project Design Intent**

LWRMC has experienced significant growth in the last few years in response to the population growth in St. Lucie County. A major milestone has been the hospital receiving designation as a Regional Level II Trauma Center. This growth in patient services has been mirrored at the Physical Rehabilitation Center located two blocks north of the main hospital and results in the facility operating at full capacity much of the year. The hospital undertook an analysis of the immediate catchment area for the hospital and capacities for other facilities offering similar physical rehabilitation services and found there is unmet need. The hospital applied for and received approval from the Florida Agency for Healthcare Administration to add 10 additional beds to their current 58 bed facility. The project consists of an addition to the existing building for the 10 beds with shell space for 6 future beds as well as limited renovations to the existing building adjacent to the addition.

1615 EDGEWATER DRIVE, SUITE 180, ORLANDO, FLORIDA 32804  
T 407.975.1273 F 407.975.1278

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The design intent is to provide the addition in the same building height and character as the existing Rehabilitation Center. The existing building is stucco in a honey colored tone with brown windows and doors similar to many of the adjacent properties buildings and we will continue this on the new addition. To keep with the character of the existing landscaping, Florida Royal Palm Trees, Southern Live Oaks, and Tuskegee Crape Myrtles are proposed on the project site.

### **Surrounding Built Environment and Adjacent Property Evaluation**

The surrounding neighborhood is a mix of Medical Office Buildings housed in converted residential buildings to the south and on the other three sides of the property there are residential buildings which are mostly single story and single family but a few are two story and multifamily structures. We have included with our submittal a location plan and photographs of all buildings on our property and adjacent properties. All buildings on our property or adjacent are less than 50 years old and there are no historic structures. The character is a range stucco and siding walls as well as flat and sloped roofs. Lawnwood Rehabilitation Center is one of the highest character and best kept properties in this area. The east side of our property is adjacent to the canal/drainage ditch which has residential properties east of it. A City Park with ball fields borders on the north side of our property.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Huddleston, PM".

George Huddleston  
Project Manager