



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

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

**DATE:** June 2<sup>nd</sup>, 2015

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### 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

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**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 23<sup>rd</sup> 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.

**Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission with the following conditions: Updated Site Plan application, Capacity Analysis and narrative needed to show correct proposed square footage prior to City Commission.