



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Site Plan, Design Review, & Conditional Use
 Lawnwood Pavilion Expansion (12 Beds)
 1860 N Lawnwood Circle**

DATE: January 2, 2018

STAFF REPORT

Owner/Applicant: Lawnwood Medical Center, Inc. (Michael Patterson, CEO)
 One Park Place
 Nashville, Tennessee 37203

Representative: Adam Crunk, PE
 Crunk Engineering
 1894 General George Patton Dr., Suite 600
 Franklin, TN 37067

Requested Action: Approval of a Site Plan, Design Review, & Conditional Use to complete an 11,150 SF addition to the existing Lawnwood Pavilion Facility, to provide for an additional twelve (12) beds within the psychiatric extension.

Location: 1860 N Lawnwood Circle

Parcel IDs: 2416-504-0199-030-0 & 2416-504-0207-000-1

Current Zoning: Office Commercial (C-1)

Future Land Use: INST, Institutional

Surrounding Zoning:

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

Site Size: 8.4 acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-29, 22-58, 22-59 and 22-76 of City Code, the applicant is requesting the review and approval of Site Plan, Design Review, and Conditional Use to complete an 11,150 SF addition to the existing Lawnwood Pavilion Facility, to provide for an additional twelve (12) beds within their psychiatric extension, located at 1860 North Lawnwood Circle. The subject property is 8.4 acres in size and is located within the Office Commercial (C-1) zoning district.

History

The subject facility was established in 1985, with multiple expansions during the last few decades. The 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 and psychiatric facility. Presently, the 71,457 square-foot facility has seventy-four (74) licensed beds. This site is also shared by a 5,536 square-foot medical office.

In 2016, the most recent addition of 13,412 SF provided an additional sixteen (16) beds to the facility, as well as a generator enclosure and oxygen park.

Proposed Expansion

The proposal encompasses a new 11,150 SF addition, at the west side of the facility, to provide for an additional twelve (12) beds within the psychiatric extension, inclusive of parking, stormwater, landscaping, and lighting improvements.

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.

Design

The proposed addition to the Lawnwood Pavilion facility is intended to match the architectural aesthetics and structure height to the existing complex. The color scheme and architectural style will remain throughout the facility. A highlight of the design plan is the replacement of several sections of chain-link fence with black aluminum, to be further accented with landscaping to improve the 21st Street presentation of the facility.

Site & Landscape Plan

Vehicular access to the site will remain via full-access two-way driveways on North Lawnwood Circle and South 21st, with the South 21st Street access proposed to shift to the south roughly 75ft.

The site plan provides an additional thirty-nine (39) parking spaces to the site, bringing the total for the complex to one-hundred and fifty-one (151), of which twenty-one (21) are handicap-accessible). Bicycle parking is provided. Stormwater retention is to be provided via redevelopment of the dry detention areas along South 21st street into expanded bio-swales, and accompanying landscape, to enhance these site features.

The updated site plan, and forthcoming landscape plan couples the preservation of several existing oak and pine trees within and adjacent to the parking area, along with additional trees and required shrubs for screening and buffering in accordance with Section 22-187 of the City Code. Trees removed which are subject to mitigation will be offset via new

cypress tree plantings. Inclusive of trees for mitigation, an additional 50+ trees and several sections of shrub plants will be planted to enhance the site.

A 5 ft. section of right-of-way (R.O.W.) is sought along 21st Street to resolve an outstanding deficiency. Minor sidewalk connections along South 21st Street and North Lawnwood Circle will be required with the inclusion of the former Kaufman Avenue right-of-way (abandoned) within the site plan.

Traffic

The traffic impacts presented by the subject expansion is expressed by an additional 42 daily trips, of which 4 are projected as AM Peak and 7 as PM Peak. The applicant has stated the expansion and planned traffic are not anticipated to have a significant impact on the surrounding roadway network.

Technical Review Committee

All affected Departments have reviewed and conditionally approved the proposed Site Plan and Conditional Use. The applicant has provided a set of responses and an updated site plan which incorporates much of the updates, with a landscape and storm water plan forthcoming to reflect the TRC comments.

Staff Recommendation:

The proposed Conditional Use generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** with the following conditions:

- 1) The site plan includes a sidewalk extension along North Lawnwood Circle and South 21st Street, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
- 2) The storm water plan, encompassing the proposed bio-swales, is consistent with City Code Section 17-34, as highlighted by the City Engineering Department; and
- 3) The applicant provides updated landscape plans, reflective of the TRC comment responses and updated Site Plan, prior to scheduling for review by the City Commission.