



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Zoning Atlas Map Amendment and Phase 1 Site Plan
Lawnwood Regional Medical Center Planned Development**

BOARD DATE: December 7, 2020

STAFF REPORT

Property Owner/Applicant: Lawnwood Medical Center Inc
PO Box 1504
Nashville, TN 37202

Representative: Charles Millar, Kimley-Horn
1615 South Congress Ave, Suite 201
Delray Beach, FL 33445

Requested Action: Approval to Rezone two (2) parcels from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.

Site Location: 1700 South 23rd Street

Parcel IDs: 2416-504-0200-000-2 & 2416-504-0200-030-1

Existing Use: Hospital

Parcel Size: 22.36 +/- Acres

Current Future Land Use: Institutional (INST)

Current Zoning: Office Commercial (C-1)

Proposed Zoning: Planned Development (PD) with an underlying zoning of C-1

Surrounding FLU:

North	East	South	West
OP	RM/INST/OP	INST	OP
C-1/R-3	PD	OS-1/C-1	C-1/R-3

Surrounding Zoning:**Utilities:**

FPUA

Staff Analysis***Request***

In accordance with Code Sections 125-133, 125-136, 125-313, and 125-314, the applicant is requesting review and approval of a Zoning Atlas Map Amendment, Development Review (Major Site Plan), and Design Review for a Planned Development and Phase 1 site plan for the Lawnwood Medical Center. The current zoning of the property is Office Commercial (C-1). The applicant is seeking to rezone the subject property to Planned Development (PD) with an underlying zoning of C-1.

The rezoning was recommended by Planning staff to provide a comprehensive plan of growth and allowances for the Lawnwood Medical Center within the confines of the boundaries of the subject property. With a Planned Development, the rezoning will be considered to improve and upgrade the facilities to better serve the citizens of the City of Fort Pierce and residents of the region. A Planned Development allows the Lawnwood Regional Medical Center the ability to create a unique Zoning District for expansion with guidance from City Staff.

Master Plan and Site Plan

The subject Planned Development (PD) is intended to provide a process for the evaluation of the hospital as governed by an approved Master Site Plan (MSP). The standards and procedures of the MSP are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City the authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD is generally designed to:

- 1) Provide for the review and approval of hospital uses as defined within this Section.
- 2) Allow off-site parcels, regardless of size and proximity, to be incorporated into the PD.
- 3) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
- 4) Allow design flexibility through a more efficient arrangement of structures, utilities, onsite circulation, and access.
- 5) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas, when available and reasonable.

- 6) Encourage usable open space by permitting a more concentrated building area, when available and reasonable.
- 7) Encourage innovative site planning and land development concepts to create an aesthetically pleasing and functionally desirable environment while preserving onsite natural elements and cultural resources.
- 8) Promote flexibility and efficiency in site design for more desirable environment for patients and staff.
- 9) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
- 10) Permit site specific requirements based on the unique characteristics of the individual site.
- 11) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

Basic Use Standards

The PD is designed to allow the applicant to submit a MSP for any use or any mix of hospital related uses. The MSP will govern the development of the PD which can be amended from time to time. The PD MSP will demonstrate compliance with the following standards:

- 1) **Comprehensive Plan Consistency:** Any hospital or medical related uses and structures are permitted in this district provided the proposed development is shown to be consistent with the goals, objectives and policies of the Comprehensive Plan, and consistent with future land use.
- 2) **Perimeter Building Setbacks:** Setbacks at the perimeter of the development shall be a minimum of ten (10) feet on all side of the PD.
- 3) **Open space:** In the PD development, at least 20 percent of the site shall be devoted to open space. Open space includes landscaping, walkways, landscape structures such as terraces, planters, natural areas, buffer areas, upland habitats, including those areas of on-site preservation.
- 4) **Lot Coverage:** The maximum PD lot coverage shall not exceed 60 percent of the overall PD.
- 5) **Impervious Area:** The impervious area shall not exceed 80 percent.
- 6) **Parking Stall Size:** Parking shall be provided at a ratio of two (2) parking spaces per one (1) bed for hospital use and shall be one (1) parking space per 300 square feet of gross floor area for medical office buildings. Parking stall size within the PD shall be a minimum of nine (9) feet in width by nineteen (19) feet in length. The parking stall size shall be measured from the inside edge of the curb or stall.
- 7) **Landscaping:** Landscaping plans shall be in accordance with Code Section 123. Interior landscape islands shall be located at a minimum of one (1) landscape island per ten (10) continuous parking spaces. The interior landscape island shall be a minimum of nine (9) feet in width by 19 feet in length as measured from the inside edge of the curb of stall. Interior landscape islands shall be added to the existing parking lot per the phasing shown on the master plan. The

minimum PD perimeter landscape buffer shall be ten (10) feet in width measured from the perimeter of the PD unless otherwise noted on the master plan.

8) **Easements:** Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

9) **Building Height:** The maximum building height shall not exceed 75 feet from existing grade.

10) **Lighting:** Photometric requirements for the site shall be in accordance with applicable code and be implemented per the master plan phasing.

11) **Phasing:** As shown on the master plan, the development will consist of a total of five (5) phases.

12) **Other Standards:** The PD will comply with regulations affecting signs referred to in Section Chapter 117 and applicable portions of the City's regulations governing subdivisions referred to in Chapter 121.

13) **Code Compliance:** Compliance with minimum code requirements shall be met with each phase of development.

The Master Plan for Lawnwood Medical Center is generally bound by South 23rd Street to the east, Quincy Avenue to the south, South Lawnwood Circle to the west, and Birth Street (employee parking lot) to the north. The subject Master Plan of development involves expansion of the main campus that will be completed in five (5) phases.

The five (5) phases of the Master Plan will involve the following:

- Phase 1: The construction of a three (3) story Medical Tower
- Phase 2: A 3rd floor shell build out of the Medical Tower with an Emergency Department Addition to the northern portion of the hospital
- Phase 3: A 4th Floor addition to the Medical Tower
- Phase 4: A 5th Floor addition to the Medical Tower
- Phase 5: A Parking Structure.

Additional parking and landscape improvements will be provided with each phase of development. Phasing the renovations of the parking will allow the hospital to function adequately during each of the phased site improvements. Should it be determined that surface parking is not sufficient to accommodate visitors at the main campus, additional parking of 550 parking spaces will be addressed with the construction of a parking structure during the last phase of redevelopment.

Height

The Lawnwood MSP is proposing a maximum height of 75 feet. The C-1 zoning district, however, only allows a building height of 65 feet. The requested additional height is allowed when petitioning for a Planned Development Master Plan. The subject Master Plan requests the

additional height at Phase 3 with the addition of the 4th Floor addition and continued with the 5th Floor addition at Phase 4 of the MSP.

Phase 1 will include a three (3) story, 92,500 square foot addition to the hospital that will provide 32 new beds. The total height of the medical town at Phase 1 will be 58 feet from existing grade at its highest point. The parking requirements for the first phase would be calculated based on the number of beds at a ratio of 2 parking spaces per bed in accordance to development regulations of this PD. Phase 1 is providing a total number of 278 spaces as 212 spaces will be demolished and reconfigured as part of the construction. This will represent a total of 66 new spaces.

During the staff review of the project, planning staff and the Lawnwood project development team worked together to address any potential parking needs. It was agreed upon that should the surface parking not provide adequate parking with the latter phases of development, that a parking structure would be constructed during the last phase of development.

PD Development Regulations

The table below represents the development regulations that the subject Planned Development will adhere to regarding setbacks, required landscape buffer, building height, parking ratio, and lot coverage.

<u>SITE REQUIREMENTS</u>	
PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER	
PROPERTY ID: 2416-504-0200-000-2 2416-504-0200-030-1	
ZONING: PLANNED DEVELOPMENT	
UNDERLYING ZONING DISTRICT: OFFICE COMMERCIAL (C-1)	
TOTAL SITE AREA: (1,001,600 S.F.) <u>23.0 AC</u>	
<u>SETBACKS</u>	
	<u>REQUIRED</u>
FRONT (NORTH):	10 FEET
SIDE (WEST):	10 FEET
SIDE (EAST):	10 FEET
REAR (SOUTH):	10 FEET
<u>LANDSCAPE BUFFER</u>	
	<u>REQUIRED</u>
QUINCY AVENUE:	10'
S. 23rd STREET:	10'
<u>BUILDING HEIGHT</u>	
MAXIMUM: 75'	
<u>PARKING RATIO</u>	
REQUIRED: 2 SPACES PER 1 BED	
MEDICAL OFFICE BUILDING REQUIRED: 1 SPACE PER 300 SQ. FT.	
<u>LOT COVERAGE</u>	
MAXIMUM: 60%	
<u>IMPERVIOUS AREAS (80% MAXIMUM)</u>	
BUILDING AREA: (258,187.8 S.F.) 5.93 AC = 25.78%	
IMPERVIOUS AREA: (411,726.0 S.F.) 9.45 AC = 41.11%	
<u>OPEN SPACE (20% MINIMUM)</u>	
PERVIOUS AREA: (331,685.4 S.F.) 7.61 AC = 33.12%	

Since the Planned Development also has the underlying zoning of Office Commercial (C-1), any regulation that is not explicitly addressed by the PD will be regulated by the C-1 zoning district.

Landscaping

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 88 trees, which will feature the Gumbo Limbo, Ligustrum, Crape Myrtle, and Southern Live Oak
- 30 palm trees, which will feature Pygmy Date Palm, Royal Palm, and the Cabbage Palmetto
- 986 shrubs
- Tree Mitigation will not be required onsite pursuant to the Mitigation Table that has been provided on page L0.02 of the Tree Disposition Plan.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the medical tower is consistent with the built environment as most of the uses are medical uses or office space. The proposed building elevation is articulated with varying roof heights and accents. The design of this medical tower will allow for at least two (2) more floors to be built on top of it to create a better use of the limited spaces that the hospital has available to it to expand on its current site.

Traffic Analysis

According to the Capacity Analysis application provided by the applicant, the current annual average daily traffic (AADT) is 4,483 trips. This also includes 348 AM peak hour trips and 352 PM peak hour trips. The proposed zoning change would see the AADT increase to 5,026 trips. That would represent a difference of 544 trips. The AM peak trips would be 416 trips a difference of 68 trips and the PM peak trips would be 429 trips a difference of 77 trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the City Commission, the City Planning Board, or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the Comprehensive Plan.
- (2) The amendment will not have an adverse effect on the ability of the City to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services.
- (3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character with the existing use on the property and the current zoning district proposes challenges for the continued development of the hospital site. This request allows Lawnwood Regional Medical Center to continue to expand, thus creating more capacity to provide a high quality of service to the community.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Zoning Atlas Map Amendment, Development Review, and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board

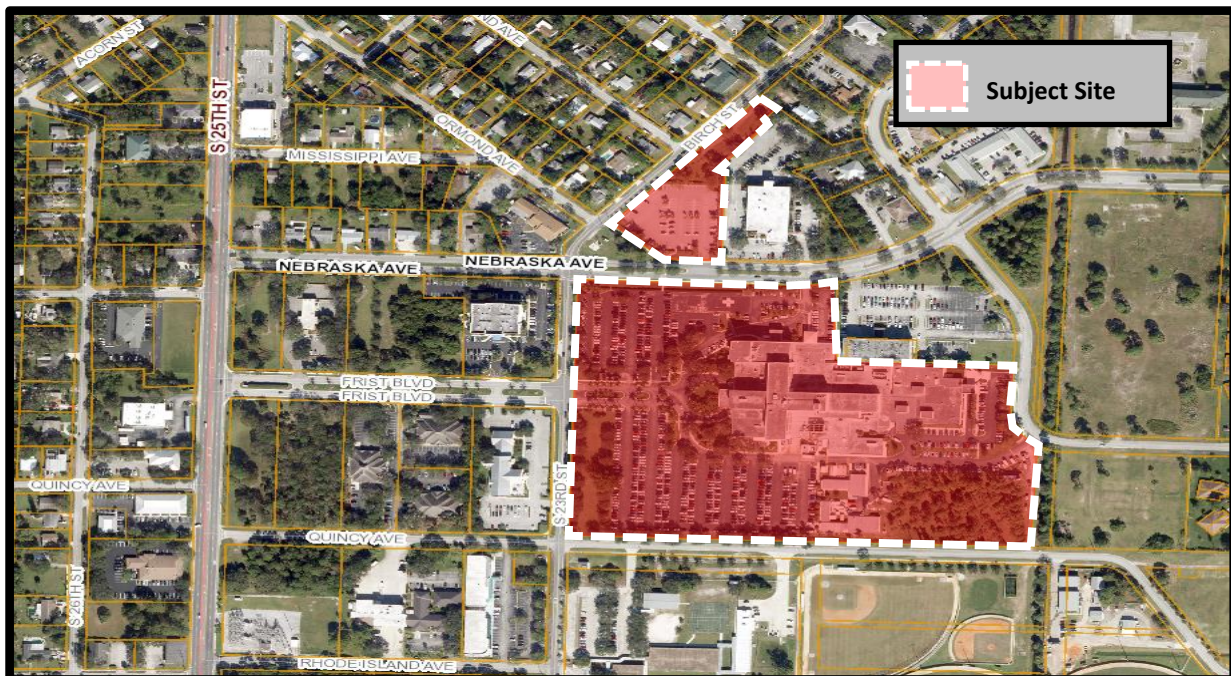
The Planning Board at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.


Public Notification

104 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Staff Recommendation

The requested Application for Zoning Atlas Map Amendment, Development Review, and Design Review meets the criteria specified in Section 125-133, 125-136, 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review along with a Rezoning from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.



 Subject Site



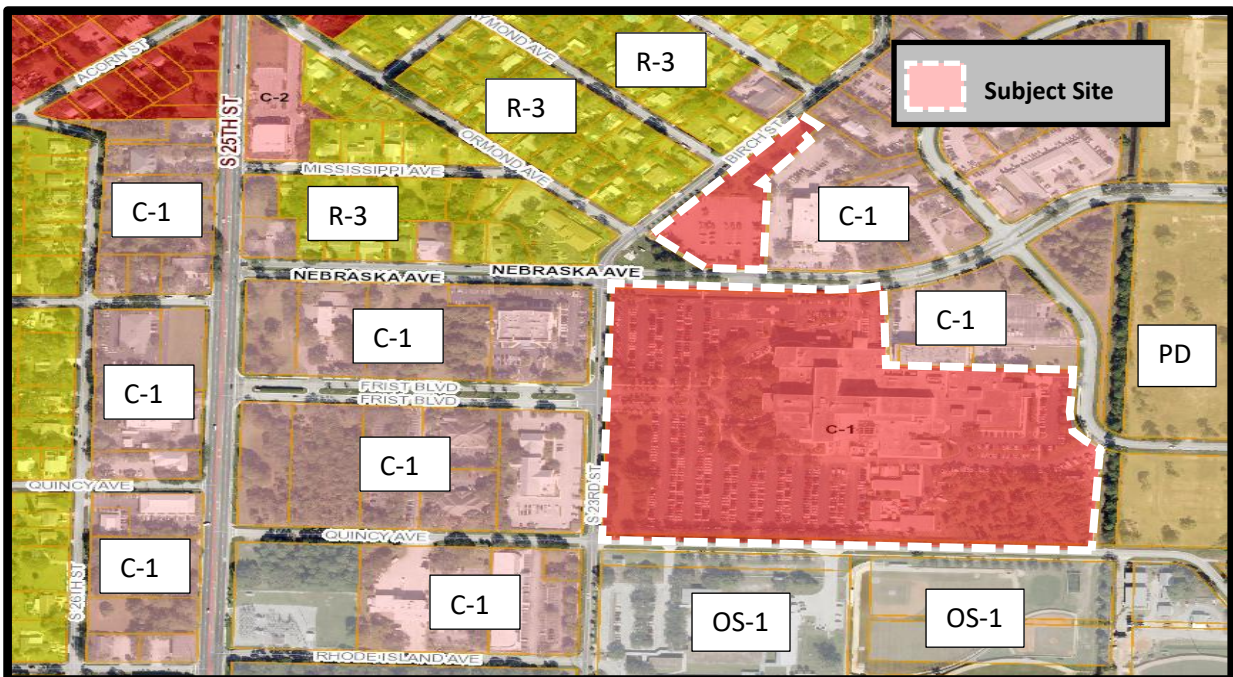
Planned Development
1700 South 23rd Street
Aerial Map





**Planned Development
1700 South 23rd Street
Future Land Use Map**





**Planned Development
1700 South 23rd Street
Zoning Map**





THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO : All the members of the Technical Review Committee

FROM : Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE : Technical Review Project: #20-43900001 (Zoning Atlas Map Amendment)

DATE : February 20, 2020

Zoning Atlas Map Amendment to Planned Development – Lawnwood Medical Center

The above – referenced **Zoning Atlas Map Amendment** has been submitted for review and comments.

This is a Zoning Atlas Map Amendment (i.e. Rezoning) request to facilitate the future expansion of the Lawnwood Medical Center. The properties are zoned Office Commercial (C-1) with a Future Land Use of Institution (INST). The development size is approximately 23 acres. The amendment would seek to change the zoning to Planned Development (PD) with underlying design standards consistent with the Office Commercial (C-1) Zoning District, with some standards modified to suit the particular needs of the development. The parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Planning has the following comment:

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Planning also has the following advisory comments:

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.
2. The landscape review for the site shall be done concurrent with the Minor Site Plan for the chiller plant and the Phase I Site Plan.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.



TO : All the members of the Technical Review Committee

FROM : Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE : Technical Review Project: # 20-07000003 (Major Site Plan & Design Review)

DATE : February 20, 2020

The **Major Site Plan & Design Review** for the **Lawnwood Medical Center** has been submitted for review and comments.

This is a Major Site Plan & Design Review request to facilitate the Phase 1 expansion of the Lawnwood Medical Center in order to construct a three (3) story, 92,500-square foot addition along with 32 new beds. The properties are zoned Office Commercial (C-1) with a Future Land Use of Institution (INST). The total development area is 22.65 acres with the specific affected area being calculated at 8.87 acres. There is an accompanying Zoning Atlas Amendment which would seek to change the zoning to Planned Development (PD) with underlying design standards consistent with the Office Commercial (C-1) Zoning District, with some standards modified to suit the particular needs of the development. This Major Site Plan & Design Review is consistent with the proposed Zoning Atlas Amendment and will be heard accordingly afterwards in order to confirm consistency. The parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Planning has the following comments:

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.
2. Thermoplastic striping shall be shown at all new crosswalk intersections found within the scope of the Phase I development.

Planning also has the following advisory comments:

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.
2. The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.
3. An application fee of \$12,932.50 for 92,500 square feet of surgery/tower expansion area shall be submitted. Also, the materials board for the Design Review shall be submitted.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.



RECEIVED

SEP 30 2020

CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

JRA

**RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002**

DATE : September 29, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> PD Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for advisory comments

Engineering Advisory Comments:

1. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall correct the two (2) dimensional errors shown on the Horizontal Control Plan. These errors include the length of the handicapped parking stall and the overall dimension of the parking stall and sidewalk situated south of the building expansion. Corrections shall reflect a parking stall length of 19' and an overall sidewalk/parking stall dimension of 24'.
2. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
3. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

JRA/TST/tst





THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



TO : Rebeca Guerra, AICP, Assistant Planning Director

FROM : John R. Andrews, P.E., City Engineer *JRA*

**RE : Lawnwood Medical Center – Zoning Atlas Amendment
 TRC No. 20-43900001**

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Zoning Atlas Amendment | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Zoning Amendment Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst *TST*

Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Rezoning\Zoning Map Amendment\Zoning Approval - 021920.docx



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida



To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002**

DATE : April 30, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend w/ conditions | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> PD Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

Engineering Comments:


1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.
2. The response to the previous comment "*All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.*" was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the parking driveway aisles are all proposed to be 26'; please provide a copy of the text amendment allowing the reduction in the drive aisle width.
3. Relocate the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for improvements within city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.
4. Plan Sheet C8 of 17 references that the proposed Quincy Avenue sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.
5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.
6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
7. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal. I

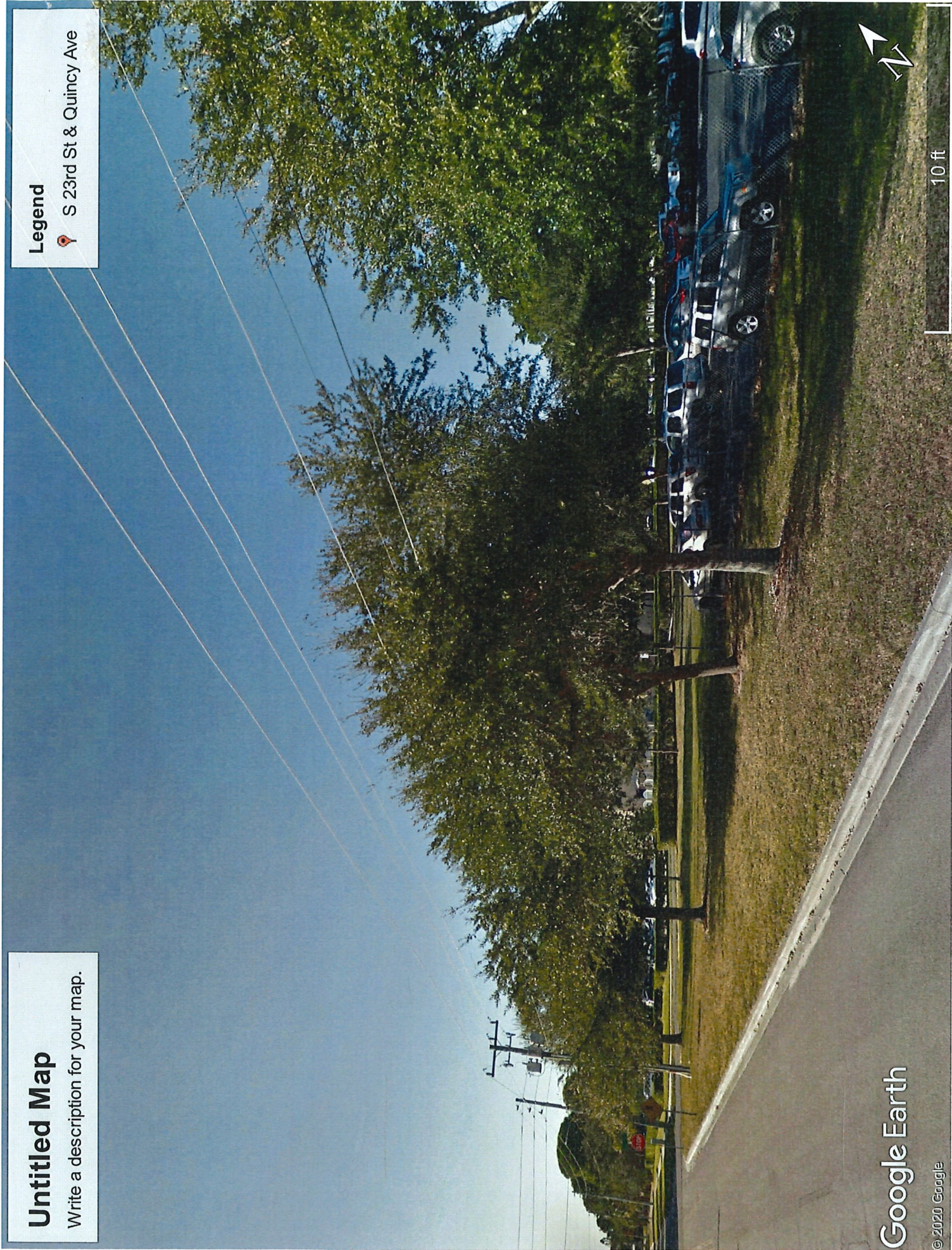
JRA/TST/tst

Untitled Map

Write a description for your map.

Legend

 S 23rd St & Quincy Ave



Google Earth

© 2020 Google

10 ft





THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Brandon Creagan, Planner

FROM : ^{FLC} John R. Andrews, P.E., City Engineer ^{TST}

**RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002**

DATE : April 30, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2020:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend w/ conditions Do Not Recommend

- PD Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

Engineering Comments:

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.
2. The response to the previous comment "*All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.*" was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the parking driveway aisles are all proposed to be 26'; please provide a copy of the text amendment allowing the reduction in the drive aisle width.
3. Relocate the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for improvements within city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.
4. Plan Sheet C8 of 17 references that the proposed Quincy Avenue sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.
5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.
6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
7. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal. I

JRA/TST/tst



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Rebeca Guerra, AICP, Assistant Planning Director

FROM : John R. Andrews, P.E., City Engineer

**RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
 Planned Development - TRC No. 20-07000002**

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

RECEIVED

FEB 20 2020

CITY OF FORT PIERCE
 PLANNING & ZONING

Based on our reviews and appropriate site final inspection, we

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend |
|------------------------------------|--|

- | | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |
|--|--|------------------------------|

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

Engineering Comments:

1. Add a note to the site plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.
3. The applicant shall provide vehicle overhang information for the abutting perpendicular parking and the angled parking stalls located at the south end of the site ensuring that ample area is provided for vehicle overhang.
4. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
5. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.


JRA/TST/tst

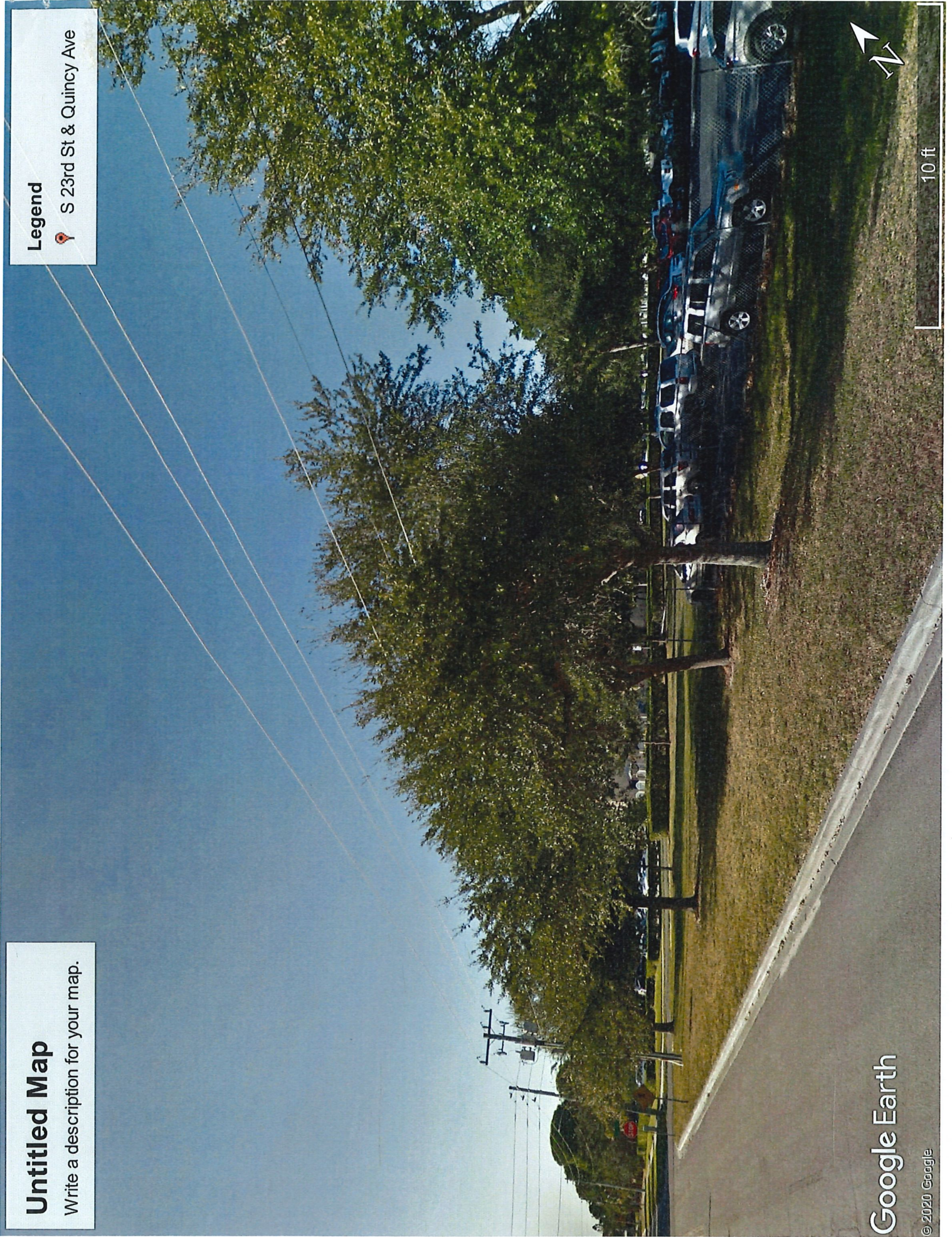
TST

Untitled Map

Write a description for your map.

Legend

 S 23rd St & Quincy Ave



Google Earth

© 2020 Google

10 ft





**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 2.20.20
Property Address: Lawnwood Regional Med. Ctr. – Zoning Atlas Map Amd. (RG)

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: 2/18/20



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 2.20.20
Property Address: Lawnwood Regional Med. Ctr. - Zoning Atlas Map Amnd. (RG)

Site Plan

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature of the Building Official or Representative.

Date:

2/18/20



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

February 20th, 2020

Case # 20-07000003

Major site plan and design review.

Lawnwood Medical Center. 1700 South 23rd St., FP.

Comments:

No comments at this time. However, it may be wise to contact the neighboring Lawnwood Medical Arts building to encourage their management to update their lighting to modern LED standards to help improve the overall image as many people may think that office complex is part of the Lawnwood Medical Center and Heart Institute. As of now, their lighting is still the older style, orange hued lighting.

Additional comment added 2/20/2020:

During the TRC meeting, discussion of this project brought up an additional comment from the Police department. With regards to the crosswalk on the north side (Nebraska Avenue) of the Lawnwood Hospital property, consider re-designing the pedestrian walkway so that users of the E.R will have an easier time finding their way to Nebraska Avenue and its sidewalk should the user need to walk to the remote parking lot located at the corner of Nebraska Avenue and South 23rd Street. Currently, the sidewalk on Nebraska Avenue ends just short of the vehicle entrance to the E.R area. Should this improvement be made, the walkability / wayfinding for that area would be greatly improved for users destined for the remote parking lot by way of the lighted crosswalk just west of the helipad on Nebraska Avenue. This was also brought up during a security survey of Lawnwood hospital that was conducted in April 2019.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



SLC PUBLIC WORKS DEPARTMENT TECHNICAL REVIEW COMMITTEE

February 19, 2020

Project: Lawnwood Regional Medical Center ZAMA
Reference: Project #20-43900001
To: Rebeca Guerra, AICP
From: David Hays

In general, the SLC Public Works Department has no comments regarding the rezoning with the stipulation that impacts are brought forth with development and will be reviewed in more detail at that time.

The Master site plan provided includes a total buildout adding 128 new beds (a 41% increase) and other associated hospitable functions. The proposed rezoning not only incorporates this significant increase but conditions allowance for off-site parcels to be accepted into the same PD. At this time, no proposed plan has been submitted for off-site areas, but concentric planning is encouraged.



SLC PUBLIC WORKS DEPARTMENT TECHNICAL REVIEW COMMITTEE

February 20 , 2020

Project: Lawnwood Regional Medical Center Expansion
Reference: Phase 1
To: Rebecca Guerra, AICP
From: David Hays

SLC Public Works Department has reviewed the proposed phase 1 plan and offers the following comments:

1. The project is seeking a rezoning to allow for a total expansion, not including the additional parcels, adding over 40% new beds. This plan and the proposed traffic analysis does not consider the potential. It is recommended that a traffic report on the potential be provided and reviewed by a third party to better understand any aspects this plan would install that might conflict with the larger picture. In-lieu-of providing a traffic report at this time for the future buildout, the EOR should acknowledge providing new, updated studies with each phase as they come to fruition.
2. The traffic report does not evaluate all impacts within standard methodology. The study should include an analysis extending to a level at or below 3% or two a (2) mile radius.
3. The current report provides some impact mitigation but does not address other intersection impacts, such as S. 23rd Street at Virginia.
4. The Traffic Report has not been submitted to a third party for review. Please coordinate with the County on the status of applicant acceptance for proper reimbursement or provide further direction to achieve the goal.

Brandon Creagan

From: Jennifer Hofmeister
Sent: Thursday, February 20, 2020 9:15 AM
To: Brandon Creagan; Rebeca Guerra
Subject: FW: Lawnwood Traffic Notes

Jennifer Hofmeister, AICP, LCAM | Planning Director | City of Fort Pierce

Planning Department
Phone: 772.467.3730 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Kori Benton <bentonk@stlucieco.org>
Sent: Tuesday, February 18, 2020 12:58 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: Lawnwood Traffic Notes

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good afternoon Jennifer,

I'm not certain we ever sent over a clarifying email regarding Lawnwood Regional matters, however I wanted to ensure we highlighted the following leading up to the TRC review of their active requests:

Current Application: Chiller Plant

The St. Lucie County Planning Division & Public Works – Water Quality Division does not have any traffic comments related to the current application for administrative approval for a chiller plant at Lawnwood Regional Medical Center.

Lawnwood Medical Center Expansion

St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce, and recommend evaluation by a specialized Traffic Consultant.

The proposed expansion is projected to result in *544-991 new* daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve – Average Rate). Due to the project scale, approved Mayfair @ Lawnwood Project (~216 residential units (Report based upon 266), proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third party review to be funded by the applicant.

CONCLUSION

It is proposed to expand the existing Lawnwood Regional Medical Center located at 1700 South 23rd Street in Fort Pierce, Florida. Based on the analysis undertaken, the roadway links are sufficient to accommodate the project traffic during the AM and PM peak hours.

An intersection analysis was conducted at the signalized and unsignalized intersections surrounding the project site. Based on the intersection analysis, the existing geometry at the study intersections are anticipated to be sufficient to accommodate future traffic in 2024, including committed developments and project traffic with the exception of S 25th Street & Virginia Avenue, S 25th Street & Okeechobee Road, and the westbound movement at S 25th Street & Nebraska Avenue. With signal optimization at the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the intersection will operate at LOS E or better. **It is recommended to restripe the southbound left-turn lane** because of the project traffic adds one (1) additional vehicle to the queue. The **failing LOS** at the other intersections are due to background traffic and are not caused by the project traffic; therefore, no mitigations are proposed.

Notable Links/Intersections & Committed/Pending Project Trips (*Mayfair's actual approval is different than the Traffic Report – ~216 units versus 266):

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Lawnwood Expansion

REVIEW DATE: 2/20/2020

PLANNER: REBECA GUERRA

REVIEWED BY: Lt. Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (pdf format)**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com