



September 21, 2020

Brandon Creagan, Planner
City of Fort Pierce
Engineering Dept
100 North US 1
Fort Pierce, FL 34950

**RE: Lawnwood Regional Medical Center
Surgery and Tower Expansion
Response to Comments**

Dear Mr. Creagan:

This letter is in response to comments dated April 30, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

APRIL 30, 2020 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.

Response: Please see sheets C10 for dimensions of new parking areas.

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 aisles are all proposed to be 26’; please provide a copy of the text amendment allowing reduction in the drive aisle width.

Response: The proposed parking lot has been modified to show 24’ drive aisle with 19’ parking stalls. Please see sheet C10 for details.

3. Relocate the 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 with city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.

Response: The proposed Quincy Avenue sidewalk has been relocated.

4. Plan Sheet C8 of 17 reference that the proposed Quincy sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.

Response: The areas labeled as "Approved under Administrative Amendment" are being constructed in the New Chiller Plant phase.

5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.

Response: Acknowledged. The sidewalk was designed to flow away from the property.

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 the S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.

Response: Acknowledged.

7. **Advisory Comment:** The Grading, Paving and Drainage Plan was reviewed conceptually, an in-depth review will occur at the time of building permit submittal.

Response: Acknowledged.

Sincerely,



Michael F. Schwartz, P.E.
Senior Vice President



April 9, 2020

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

**RE: *Lawnwood Medical Center – Master Plan
Response to Comments***

Dear Mr. Creagan,

This letter is in response to comments dated February 20, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

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

Response: See sheet MSP-1.1, note 2.

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.

Response: Acknowledged.

2. The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.

Response: Acknowledged.

ZONING ATLAS AMENDMENT

1. We recommend a Zoning Amendment Approval.

Response: Acknowledged, the zoning amendment is being submitted separately.

BUILDING DEPARTMENT

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.

COUNTY COMMENTS

PUBLIC WORKS

No Comment

Please feel free to contact me at (561) 404-7247 or mike.schwartz@kimley-horn.com should you have any questions.

Sincerely,



Michael F. Schwartz, P.E.
Senior Vice President



April 8, 2020

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

**RE: *Lawnwood Medical Center – Phase I
Response to Comments***

Dear Mr. Creagan,

This letter is in response to comments dated February 20, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

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

Response: See note 7 on sheets C8 and C9 that states “All signage shall be consistent with the City of Fort Pierce’s code.”

2. Thermoplastic striping shall be shown at all new crosswalk intersections found within the scope of the Phase I development.

Response: See note on sheets C8 and C9 that states “Pavement markings shall be slip resistant paint with the exception of stop bars and crosswalks which shall be thermoplastic.”

1. Advisory Comment: 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.

Response: Acknowledged.

2. Advisory Comment: The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.

Response: Acknowledged.

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.

Response: The application fee and material board will be submitted separately.

FIRE

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>

Response: The form is enclosed with this submittal.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: Acknowledged.

3. Please provide an electronic copy of the Site Plan (pdf format)

Response: PDF's of the plans have been included in this email.

4. A separate review and permit are required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

BUILDING DEPARTMENT

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.

ENGINEERING

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.

Response: See note 1 on sheet C3 that states "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.

Response: The text amendment changes the 26' drive aisle requirement to match the existing 24' drive aisle width found throughout the campus.

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.

Response: Wheel stops have been added in lieu of the two-foot 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.

Response: Acknowledged, an opinion of title will be provided with the right-of-way dedication package.

5. Advisory Comment: The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

Response: Acknowledged.

SITE PLAN REVIEW

No Comments

LANDSCAPE

1. The new trees called out for the plan are very small caliper. I would like to see the tree sizes increased (to 3.5 caliper) so that we can have good strong specimen trees on site.

Response: The trees proposed as part of this project meet the 2.5" DBH requirement per code Sec 22-194-d-2.

2. The 202 inches remaining on the site do not count as preservation credits.

Response: According to Sec. 22-194-d-2-a trees preserved on-site, which exceed the minimum landscape requirements shall count as equivalent replacement DBH.

3. All transplanted trees need to be bonded for two years with enough money to cover their replacements in DBH if they die or decline.

Response: Two-year bonding will no longer be required since the transplanted trees will be removed.

COUNTY COMMENTS

ST. LUCIE COUNTY – PLANNING

1. 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.

Response: Acknowledged.

2. 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.

Response: A third party has reviewed the traffic study, as requested.

3. Please verify the quantity of patient beds/rooms proposed with the expansion. The floor plans and other exhibits suggest an expansion greater than 32 beds is proposed.

Response: The expansion includes the addition of 32 beds.

4. The applicant is encouraged to avoid impacts to remaining native trees on site. Were the existing Pine Trees previously utilized for mitigation for past tree removal? The applicant is encouraged to consider a parking deck to reduce impacts to native trees and preserve green/open space on the campus.

Response: No parking garage is proposed during this phase of the project.

5. With the expansion of the non-residential use towards the western property lines, will a greater buffer be implemented along the western boundaries?

Response: A landscape buffer of 10 feet is proposed around the property.

6. 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.

Response: The traffic study represents only the phase that is being anticipated at this time, and future impacts will be assessed at the time of site plan application.

7. 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.

Response: Based on the 'Standardized Traffic Impact Studies (TIS) Methodology and Procedures' for St. Lucie County, City of Fort Pierce, and City of Port St. Lucie, the radius of area of influence for a net new daily trip is 544. Therefore, the radius of influence is within one-mile.

8. The current report provides some impact mitigation but does not address other intersection impacts, such as S. 23rd Street at Virginia.

Response: S 23rd Street & Virginia Avenue was not analyzed in the report per the original methodology. Turning movement counts cannot be collected at this time but will be under further review pending comments from the Traffic consultant.

9. 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.

Response: A third party has reviewed the traffic study, as requested.

Please feel free to contact me at (561) 404-7247 or mike.schwartz@kimley-horn.com should you have any questions.

Sincerely,



Michael F. Schwartz, P.E.
Senior Vice President