



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

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

JRA/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

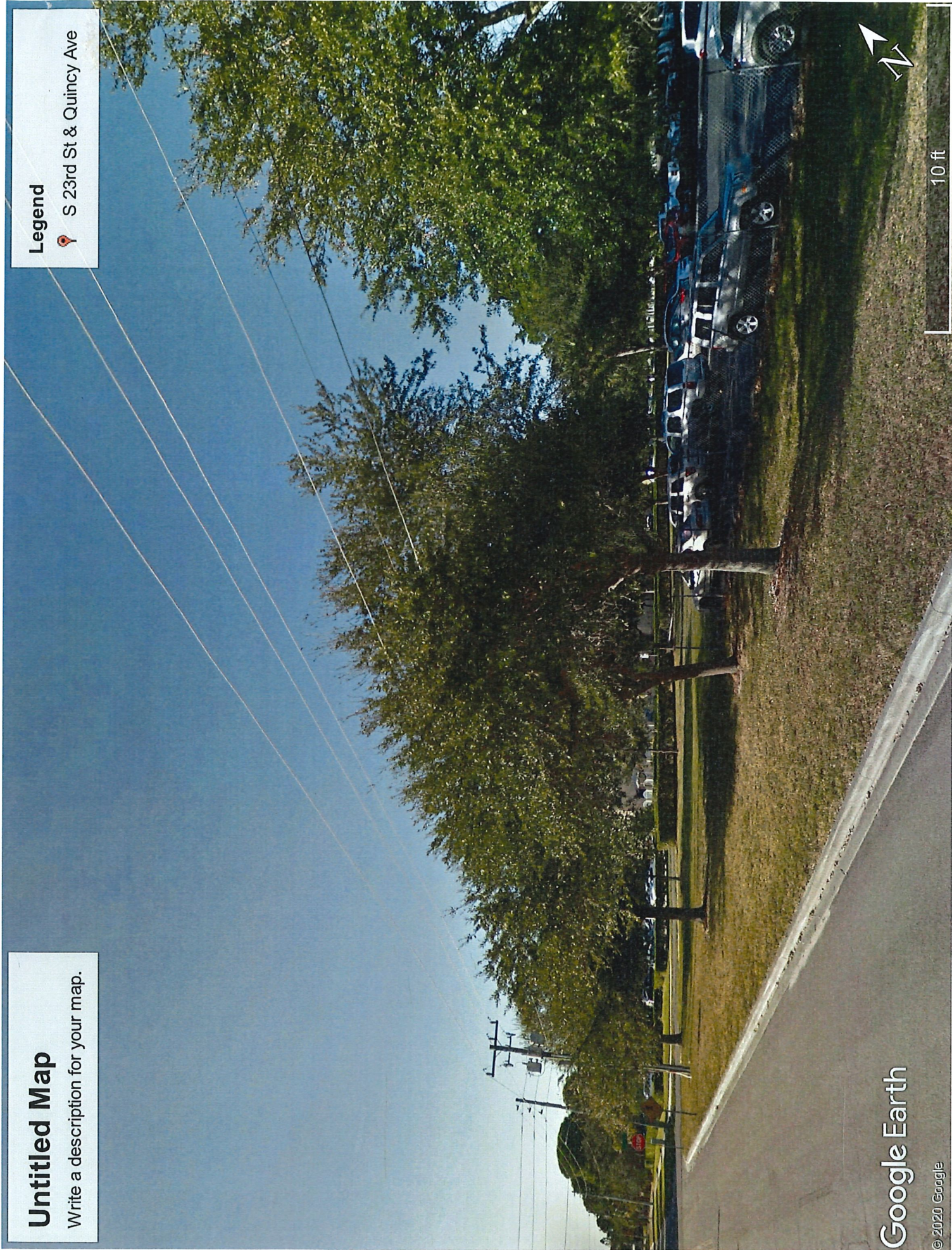
JRA/TST/tst

Untitled Map

Write a description for your map.

Legend

 S 23rd St & Quincy Ave





THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
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

- 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

- Recommend Do Not Recommend

- Site Plan 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

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

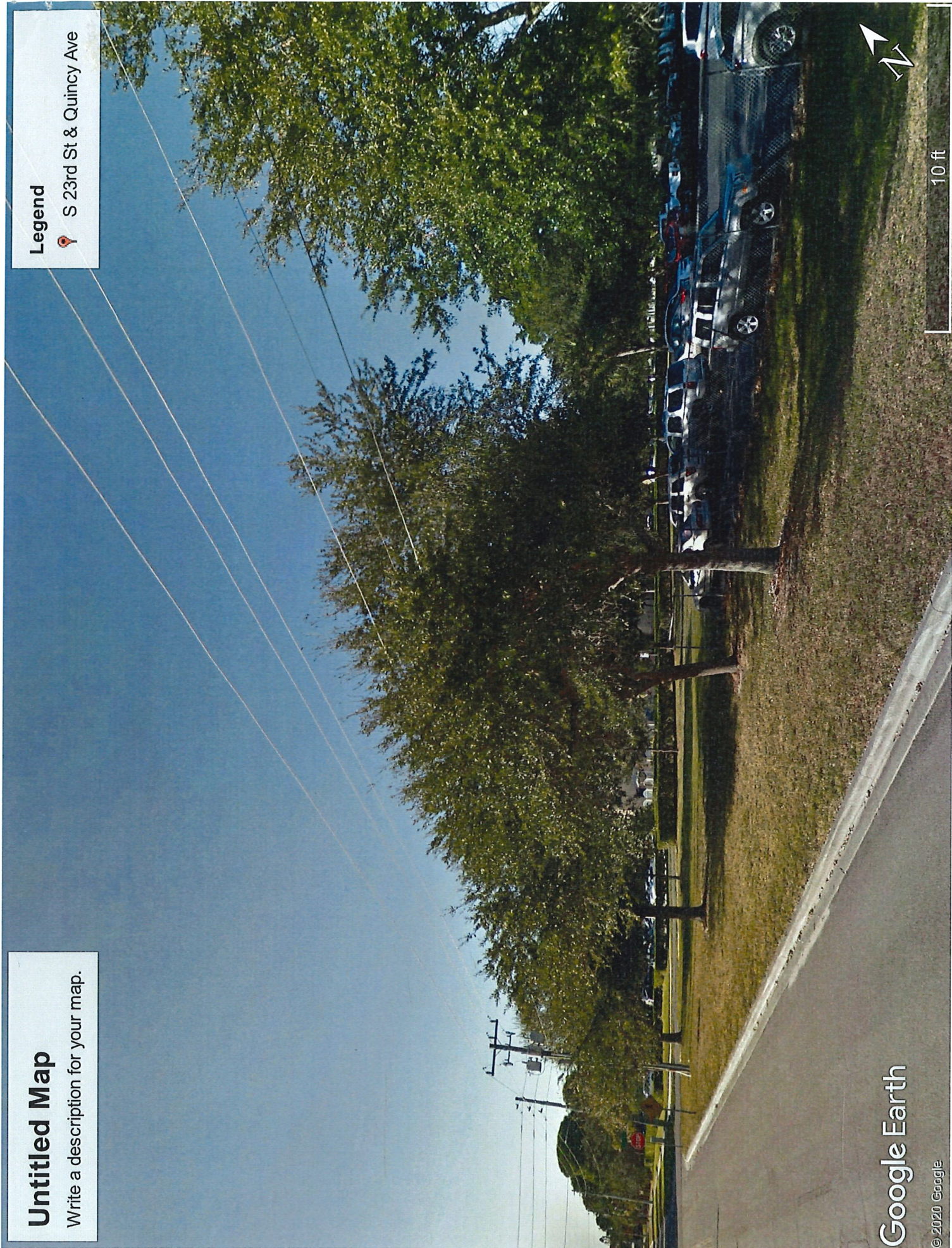
TST

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.
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- 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



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