



HCA Florida Lawnwood Hospital Parking Garage Addition

City of Fort Pierce – City Commission Meeting

February 17, 2026

PZSITE 2025-00025

 **HCA Florida**
HealthcareSM

Kimley»»Horn

BARGE
DESIGN SOLUTIONS.

Our Team



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Healthcare™



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BARGE
DESIGN SOLUTIONS.

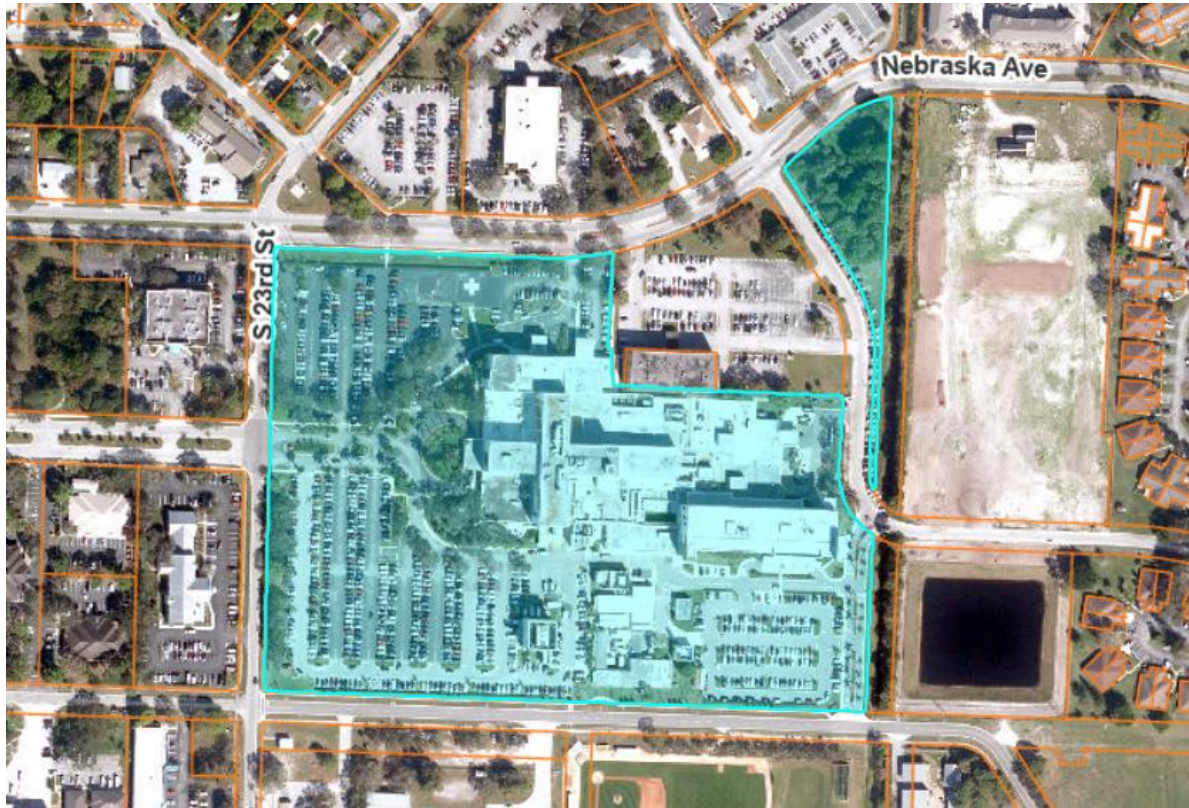


Alex Masmela
Chief Operating Officer
 **HCA Florida**
Lawnwood Hospital



Michael F. Schwartz, P.E.
Principal
Kimley»Horn

Lawnwood Hospital Insights



- Full-service, acute-care hospital and part of HCA Healthcare's Florida network.
- Only Level II Trauma Center on the Treasure Coast with 24/7 immediate surgeon availability.
- Recognized by The Joint Commission and Healthgrades for excellence.
- Only Level III Neonatal Intensive Care Unit (NICU) in the region.
- 497 licensed beds, with over 2,000 employees and 670+ physicians.
- More than 80,000 ER visits, 28,000 admissions, and 8,100 surgeries in 2025.

Project Overview



- Total construction cost is \$25.9M.
- 591-space parking garage.
- 5 surface level ADA spaces.
- 8 dedicated EV charging spaces
- 109 new surface parking spaces.
- Relocation of existing water main that runs underneath footprint of garage.
- Cupolex stormwater system.
- Screened electrical yard and emergency generator.
- Enhanced landscaping

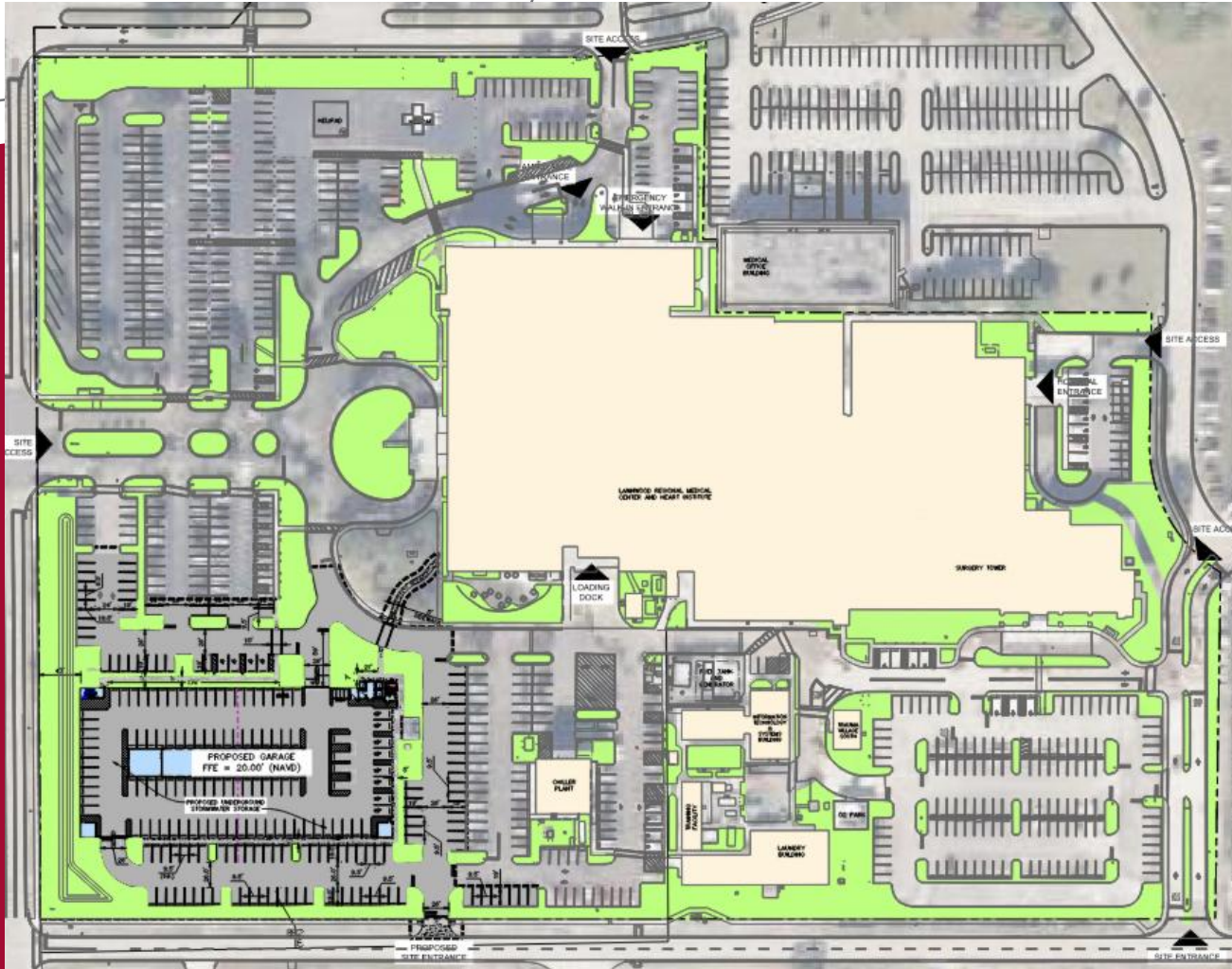
Stormwater Management

Cupolex System



- System is designed in accordance with SFWMD requirements.
- Located beneath the garage's footprint.
- Maintenance
 - Vacuum sediment, clear outfall structures, and ensure surface areas stay stable.
 - Inspect pre-treatment structures and CUPOLEX chambers.
 - Perform cleanouts when sediment reaches ~1 inch.

Parking Summary



REQUIRED:

2 SPACES PER BED

497 BEDS x 2 SPACE/BED = 994 SPACES

HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 1,014 PARKING SPACES

EXISTING:

EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 314 SPACES

PROPOSED SPACES TOTAL: 716 SPACES

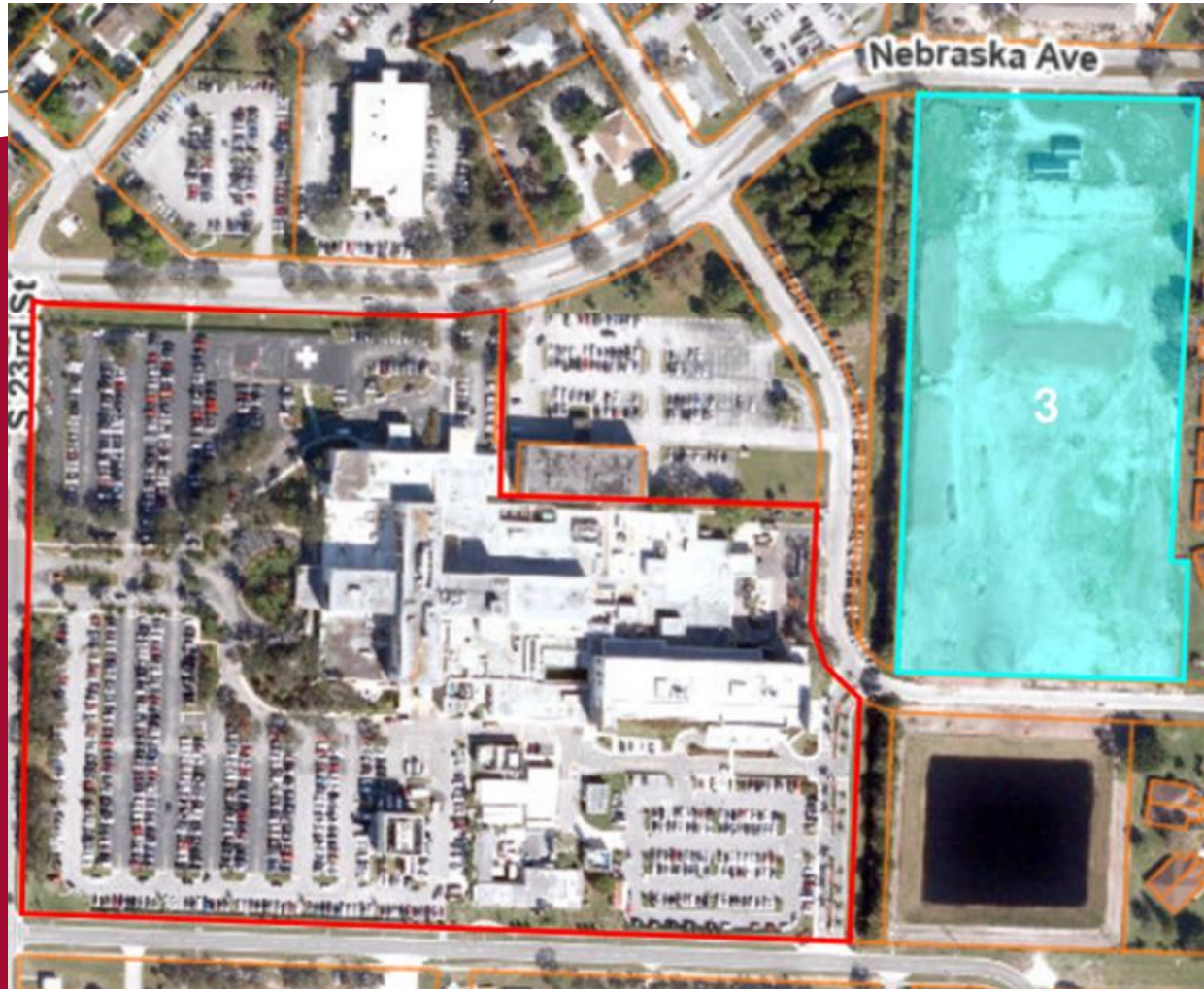
EV SPACES: 8 SPACES

SW LOT: 116 SPACES

PARKING GARAGE: 592 SPACES

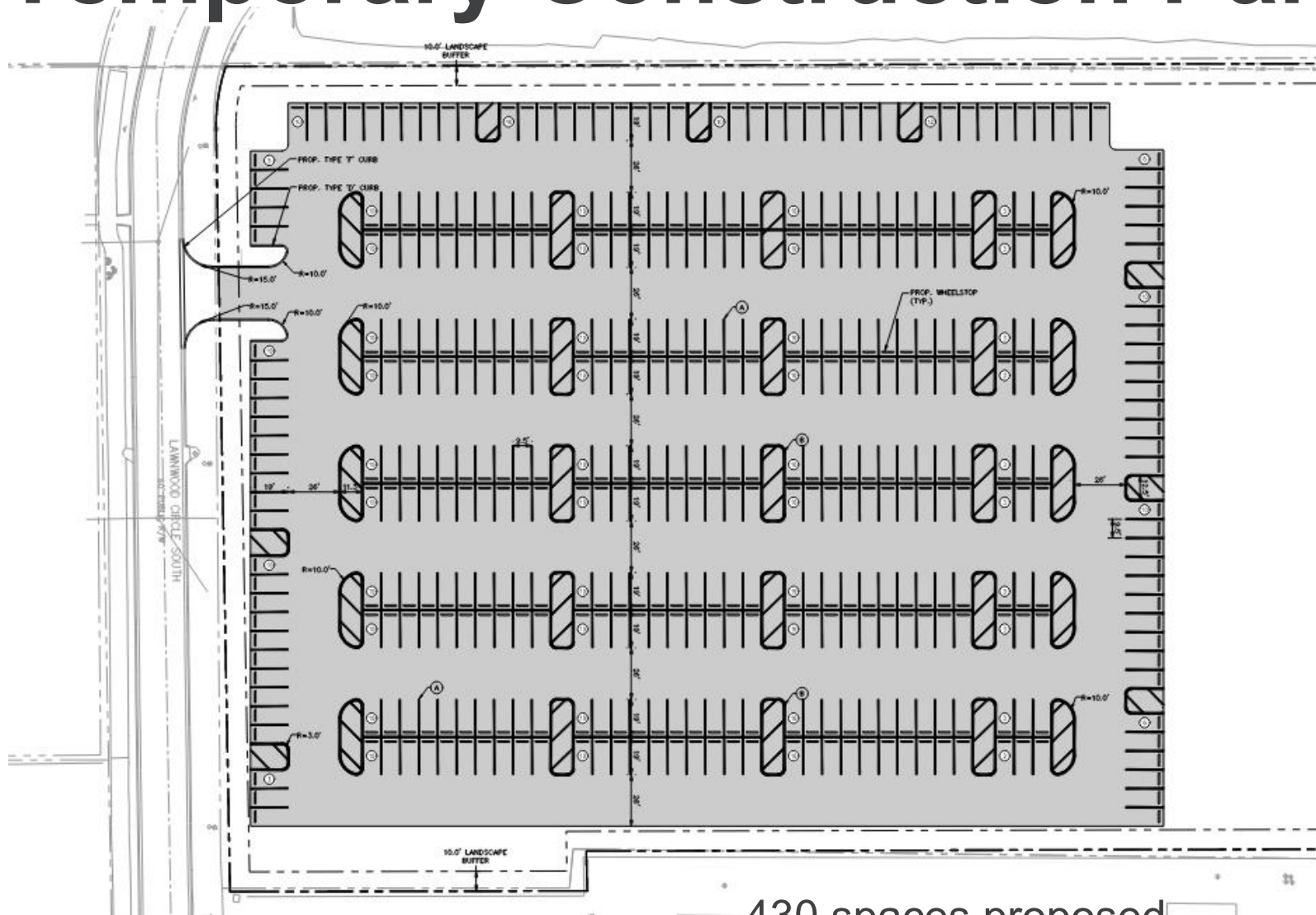
PROPOSED TOTAL: 1,418 SPACES

Temporary Construction Parking



- Temp Use Permit has been submitted for this parcel.
- Scheduled for February 19th TRC.
- Will be used for proposed dedicated temporary construction parking, overflow staff parking (no patient parking), and material staging.
- Will be paved, and temporary lighting and fencing will be provided.

Temporary Construction Parking



430 spaces proposed

Parking Garage Renderings



NORTH ELEVATION - PRIMARY ENTRANCE

Parking Garage Renderings



SOUTH ELEVATION - SECONDARY ENTRANCE

Parking Garage - Plant Materials

TREES AND PALMS



Gumbo Limbo
Bursera simaruba



Southern Live Oak
Quercus virginiana



Crepe Myrtle
Lagerstroemia x 'Natchez'



Royal Palm
Roystonea regia



Sabal Palm
Sabal palmetto



Pygmy Date Palm
Phoenix roebelenii

SHRUBS



Variegated Shell Ginger
Alpinia zerumbet 'Variegata'



Red Tip Cocopum
Chrysobalanus icaco 'Red Tip'



Small leaf Clusia
Clusia guttifera



Queen Emma Crinum
Crinum augustum 'Queen Emma'



Dwarf Podocarpus
Podocarpus macrophyllus 'Pringles'



Lady Palm
Rhaps excelsa



Bird of Paradise
Strelitzia reginae



Petra Croton
Codiaeum variegatum 'Petra'



Green Island Ficus
Ficus microcarpa 'Green Island'



Red Ixora
Ixora coccinea



Wax Jasmine
Jasmine volubile



Dwarf Fakahatchee Grass
Tripsacum floridanum