



January 29, 2026

Vennis Gilmore
Historic Preservation Officer/Senior Planner
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

**Re: HCA Florida Lawnwood Hospital Parking Garage
Temporary Construction Laydown Area – Temporary Use Permit
Fort Pierce, FL**

Dear Mr. Gilmore,

HCA Florida Lawnwood Hospital plays a vital role in serving the Treasure Coast, providing essential medical services that include a 24/7 emergency department, comprehensive surgical care, and the region's only Level III Neonatal Intensive Care Unit and Level II Trauma Center. These critical services rely on a safe, accessible, and efficiently functioning campus to support the constant flow of patients, staff, and medical personnel.

As the hospital continues to grow and modernize its facilities to meet community needs, the construction of a new parking garage is an important component of improving on-site circulation and supporting uninterrupted medical operations. To accommodate this work, a temporary construction laydown area and dedicated worker parking lot are necessary so that hospital access, patient safety, and daily operations remain unaffected during construction.

In support of this, HCA Florida Lawnwood Hospital is undertaking the construction of a new parking garage to improve on-site parking capacity and better serve patients, staff, and the growing community. During the duration of construction, a temporary construction laydown area will be required to maintain safe and efficient operations. This temporary area will function both as a staging area for construction materials and as a dedicated parking area for construction workers, ensuring that hospital operations remain uninterrupted while essential improvements are made. This area will also be used to store construction office trailers, storage containers, material staging, as well as staging multiple precast concrete double-tee semi-trailers during the parking garage's erection.

The temporary staging area can accommodate approximately 430 spaces. This dedicated area will reduce the impact construction will have on existing hospital parking availability. Its location provides construction personnel with a secure and organized location to park and access the job site.

The peak construction workforce for both the parking garage and the fifth-floor vertical expansion will be approximately 225 workers. Construction for both components is scheduled to run concurrently from February 2026 through March 2027.

To support this work, the parking area will be constructed using an asphalt pavement section consisting of one inch of asphalt, which is appropriate for its limited use and temporary nature. The lot will be striped for clarity and safe navigation, following the City of Fort Pierce's standards for parking stall dimensions. To support early-morning and evening work schedules, temporary construction lighting will be provided throughout the construction laydown area. For safety and security, a fence will enclose the parcel preventing unauthorized access and protecting both personnel and materials.

This temporary improvement will remain in place only for the duration of the parking garage construction project. Once the garage is complete and operational, the temporary lot will be removed, and the area will be restored.

Sincerely,



Vanesa M. Mahoney, P.E.
Project Manager