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**SITE PLAN DESIGN - NOT ISSUED FOR CONSTRUCTION**

**Kimley Horn**  
 REGISTRY No. 35106

**HCA Healthcare**  
**HCA FLORIDA ST. LUCIE HOSPITAL**  
**PARKING GARAGE**  
 1800 SE TIFFANY AVE, PORT ST. LUCIE, FL 34952  
 HCA Project No. 3099800023

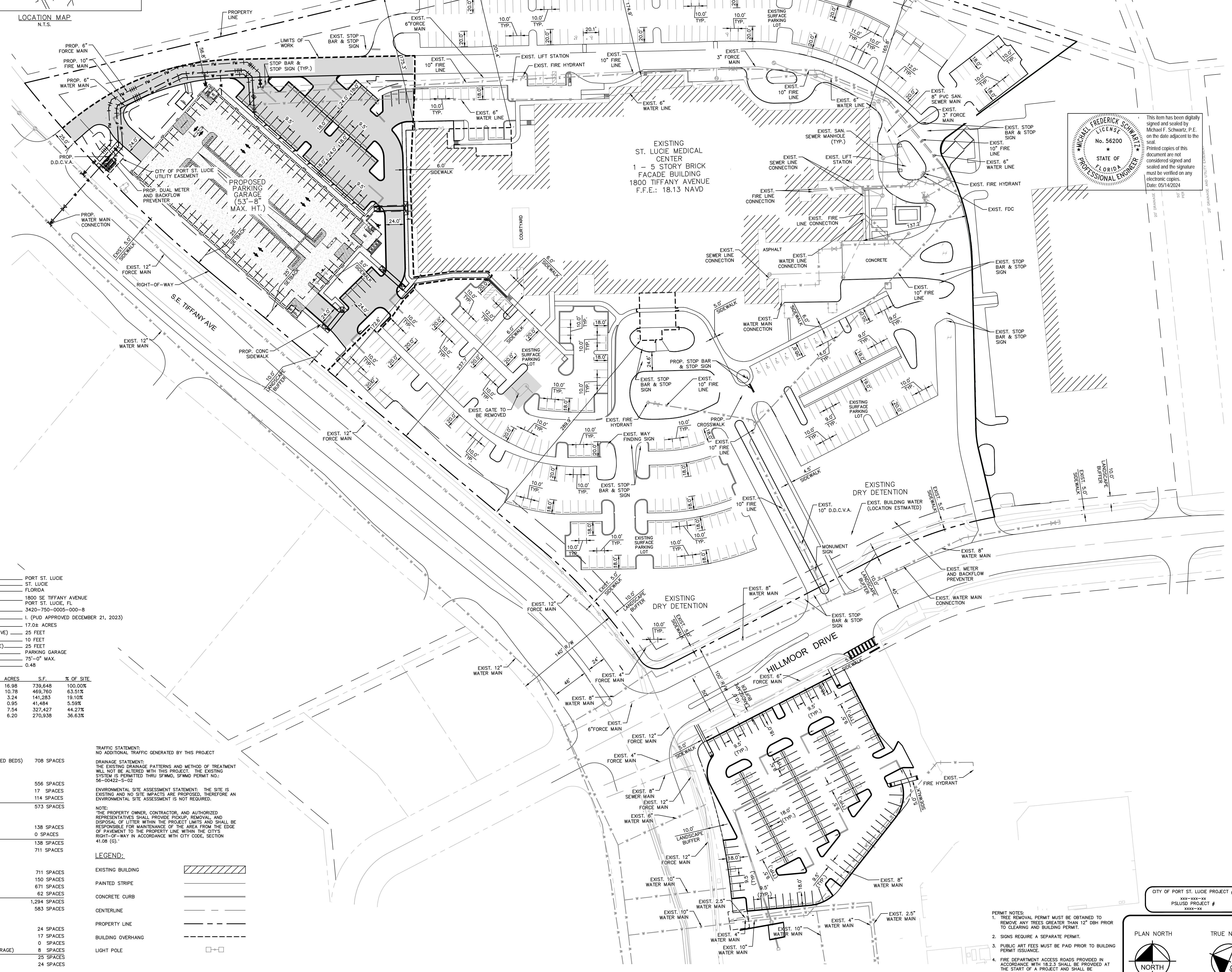
**REVISIONS**

NO.	DESCRIPTION	DATE

**DR. BY** RT  
**CK. BY** RT  
**PROJ. NO.** 148471005  
**DATE** MAY 2024

**MAIN CAMPUS SITE PLAN**

**C0.01**



This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Date: 05/14/2024

**MICHAEL FREDERICK SCHWARTZ**  
 LICENSE No. 56200  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

**SITE DATA:**

CITY:	PORT ST. LUCIE
COUNTY:	ST. LUCIE
STATE:	FLORIDA
SITE LOCATION:	1800 SE TIFFANY AVENUE
PCN:	3420-750-0005-000-8
PROPERTY ZONING:	1. (PUD APPROVED DECEMBER 21, 2023)
ACREAGE OF PROJECT SITE:	17.0± ACRES
MINIMUM FRONT YARD (HILLMOOR DRIVE):	25 FEET
MINIMUM REAR YARD:	10 FEET
MINIMUM SIDE YARD (SE TIFFANY AVE):	25 FEET
PROJECT PHASE:	PARKING GARAGE
BUILDING HEIGHT:	75'-0" MAX.
FLOOR AREA RATIO:	0.48

AREA USE:	ACRES	S.F.	% OF SITE
GROSS SITE AREA	16.98	739,648	100.00%
IMPERVIOUS AREA	10.78	469,760	63.51%
BUILDING COVERAGE	3.24	141,283	19.10%
NEW PARKING GARAGE	0.95	41,484	5.59%
PARKING/SIDEWALKS	7.54	327,427	44.27%
PERVIOUS AREA	6.20	270,888	36.63%

**PARKING**

<b>REQUIRED PARKING:</b>	
2 SPACES PER BED (283 EX. LICENSED BEDS)	708 SPACES
<b>EXISTING ON-SITE PARKING</b>	
EXISTING STANDARD PARKING	556 SPACES
EXISTING ACCESSIBLE PARKING	17 SPACES
DEMOLISHED PARKING	114 SPACES
<b>TOTAL EXISTING ON-SITE PARKING</b>	<b>573 SPACES</b>
<b>EXISTING OFF-SITE PARKING</b>	
REGULAR PARKING SPACES	138 SPACES
ADA SPACES	0 SPACES
<b>TOTAL OFF-SITE PARKING</b>	<b>138 SPACES</b>
<b>TOTAL EXISTING PARKING</b>	<b>711 SPACES</b>
<b>PROVIDED PARKING:</b>	
EXISTING PARKING SPACES	711 SPACES
DEMOLISHED PARKING	150 SPACES
PROPOSED PARKING GARAGE	671 SPACES
PROPOSED SURFACE PARKING	62 SPACES
<b>TOTAL PROVIDED PARKING</b>	<b>1,294 SPACES</b>
<b>NET PROVIDED PARKING</b>	<b>583 SPACES</b>
<b>ADA PARKING:</b>	
REQUIRED ADA PARKING	24 SPACES
EXISTING ADA PARKING	17 SPACES
DEMOLISHED ADA PARKING	0 SPACES
PROPOSED ADA (ALL IN PARKING GARAGE)	8 SPACES
<b>TOTAL PROVIDED ADA</b>	<b>25 SPACES</b>
<b>TOTAL REQUIRED ADA</b>	<b>24 SPACES</b>

**TRAFFIC STATEMENT:**  
 NO ADDITIONAL TRAFFIC GENERATED BY THIS PROJECT

**DRAINAGE STATEMENT:**  
 THE EXISTING DRAINAGE PATTERNS AND METHOD OF TREATMENT WILL NOT BE ALTERED WITH THIS PROJECT. THE EXISTING SYSTEM IS PERMITTED THRU SFWMO, SFWMO PERMIT NO.: 56-00422-5-02

**ENVIRONMENTAL SITE ASSESSMENT STATEMENT:** THE SITE IS EXISTING AND NO SITE IMPACTS ARE PROPOSED, THEREFORE AN ENVIRONMENTAL SITE ASSESSMENT IS NOT REQUIRED.

**NOTE:**  
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

**LEGEND:**

- EXISTING BUILDING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE
- PROPERTY LINE
- BUILDING OVERHANG
- LIGHT POLE

- PERMIT NOTES:**
- TREE REMOVAL PERMIT MUST BE OBTAINED TO REMOVE ANY TREES GREATER THAN 12" DBH PRIOR TO CLEARING AND BUILDING PERMIT.
  - SIGNS REQUIRE A SEPARATE PERMIT.
  - PUBLIC ART FEES MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
  - FIRE DEPARTMENT ACCESS ROADS PROVIDED IN ACCORDANCE WITH 18.2.3 SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFA 1 16.1.4). SURFACE, FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. (NFA 1.18.2.3.5.2).

