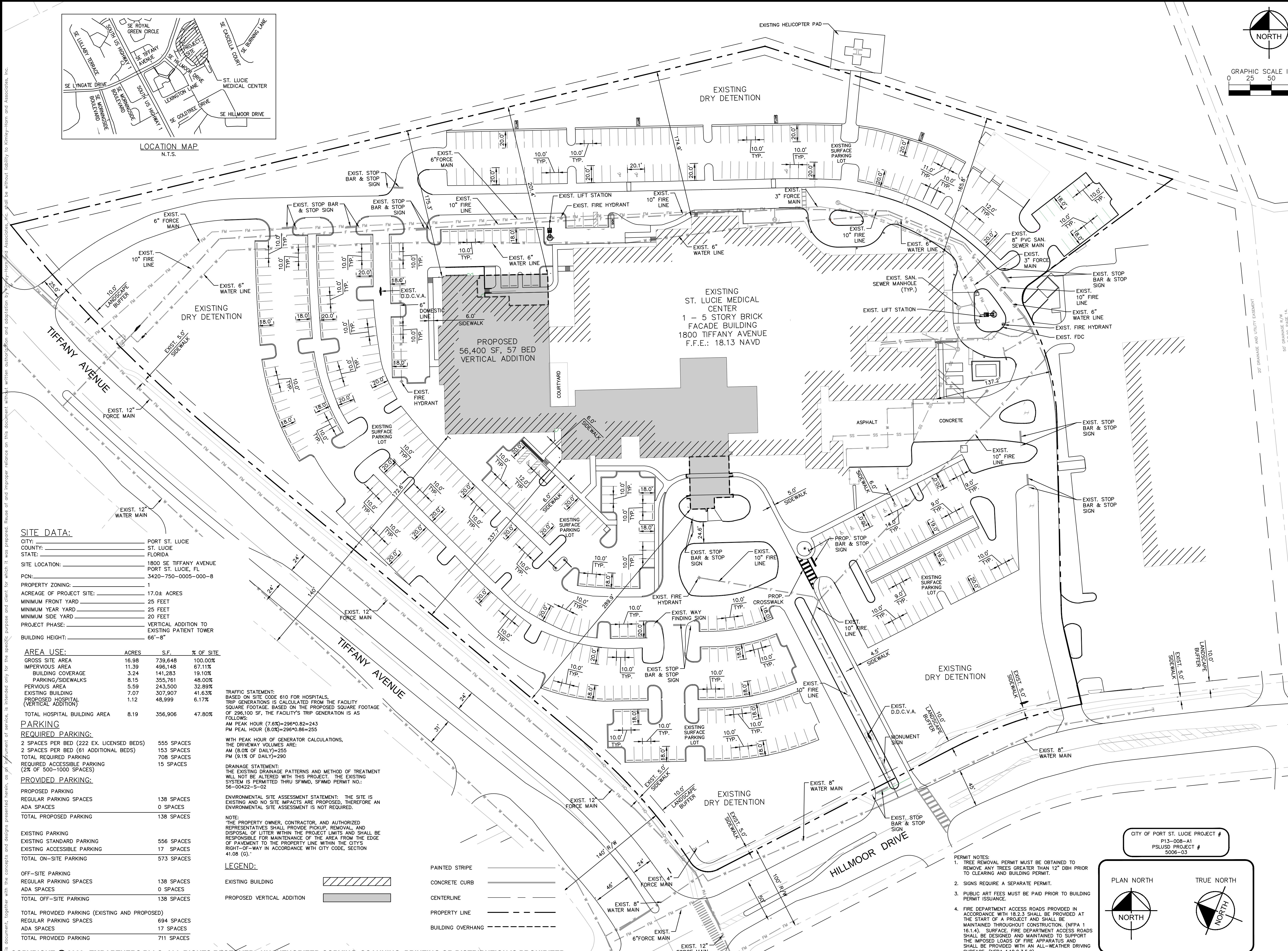


**tm p**  
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 8131 Lakewood Main St., Ste 202  
 Lakewood Ranch, FL 34202  
 941.907.9711 Office  
 Florida License: #AR91721

Professional Engineer  
 No. 56200  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 Date: 12/18/2023

**KimleyHorn**

**HCA Healthcare**  
**HCA FLORIDA ST. LUCIE HOSPITAL**  
**MED SURG, WOMENS, NICU EXPANSION**  
 1800 SE TIFFANY AVE, PORT ST. LUCIE, FL 34952  
 HCA Project No. 30996000



**SITE DATA:**

CITY: PORT ST. LUCIE  
 COUNTY: ST. LUCIE  
 STATE: FLORIDA  
 SITE LOCATION: 1800 SE TIFFANY AVENUE  
 PORT ST. LUCIE, FL  
 PCN: 3420-750-0005-000-8  
 PROPERTY ZONING: 1  
 ACREAGE OF PROJECT SITE: 17.0± ACRES  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM REAR YARD: 25 FEET  
 MINIMUM SIDE YARD: 20 FEET  
 PROJECT PHASE: VERTICAL ADDITION TO EXISTING PATIENT TOWER  
 BUILDING HEIGHT: 66'-8"

**AREA USE:**

	ACRES	S.F.	% OF SITE
GROSS SITE AREA	16.98	739,648	100.00%
IMPERVIOUS AREA	11.39	496,148	67.11%
BUILDING COVERAGE	3.24	141,283	19.10%
PARKING/SIDEWALKS	8.15	355,781	48.00%
PERVIOUS AREA	5.59	243,500	32.89%
EXISTING BUILDING	7.07	307,907	41.63%
PROPOSED HOSPITAL (VERTICAL ADDITION)	1.12	48,999	6.17%
<b>TOTAL HOSPITAL BUILDING AREA</b>	<b>8.19</b>	<b>356,906</b>	<b>47.80%</b>

**PARKING**

**REQUIRED PARKING:**

2 SPACES PER BED (222 EX. LICENSED BEDS)	555 SPACES
2 SPACES PER BED (61 ADDITIONAL BEDS)	153 SPACES
TOTAL REQUIRED PARKING	708 SPACES
REQUIRED ACCESSIBLE PARKING (2% OF 500-1000 SPACES)	15 SPACES

**PROVIDED PARKING:**

PROPOSED PARKING	138 SPACES
REGULAR PARKING SPACES	138 SPACES
ADA SPACES	0 SPACES
TOTAL PROVIDED PARKING	138 SPACES

**EXISTING PARKING**

EXISTING STANDARD PARKING	556 SPACES
EXISTING ACCESSIBLE PARKING	17 SPACES
TOTAL ON-SITE PARKING	573 SPACES

**OFF-SITE PARKING**

REGULAR PARKING SPACES	138 SPACES
ADA SPACES	0 SPACES
TOTAL OFF-SITE PARKING	138 SPACES

**TOTAL PROVIDED PARKING (EXISTING AND PROPOSED)**

REGULAR PARKING SPACES	694 SPACES
ADA SPACES	17 SPACES
TOTAL PROVIDED PARKING	711 SPACES

**TRAFFIC STATEMENT:**  
 BASED ON SITE CODE 610 FOR HOSPITALS, TRIP GENERATIONS IS CALCULATED FROM THE FACILITY SQUARE FOOTAGE. BASED ON THE PROPOSED SQUARE FOOTAGE OF 296,100 SF, THE FACILITY'S TRIP GENERATION IS AS FOLLOWS:  
 AM PEAK HOUR (7.6%)=296\*0.82=243  
 PM PEAK HOUR (8.0%)=296\*0.86=255  
 WITH PEAK HOUR OF GENERATOR CALCULATIONS, THE DRIVEWAY VOLUMES ARE:  
 AM (8.0% OF DAILY)=255  
 PM (9.1% OF DAILY)=290

**DRAINAGE STATEMENT:**  
 THE EXISTING DRAINAGE PATTERNS AND METHOD OF TREATMENT WILL NOT BE ALTERED WITH THIS PROJECT. THE EXISTING SYSTEM IS PERMITTED THRU SFVMD, SFVMD PERMIT NO.: 56-00422-S-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	[Hatched Box]	PAINTED STRIPE	[Dashed Line]
PROPOSED VERTICAL ADDITION	[Solid Grey Box]	CONCRETE CURB	[Solid Line]
		CENTERLINE	[Dashed Line]
		PROPERTY LINE	[Dotted Line]
		BUILDING OVERHANG	[Dashed Line]

P & Z BOARD SUBMITTAL - NOT FOR CONSTRUCTION

CITY OF PORT ST. LUCIE PROJECT # P13-008-A1  
 PLSUED PROJECT # 5006-03

PLAN NORTH TRUE NORTH

- 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 (NFPA 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. (NFPA 1.18.2.3.5.2).

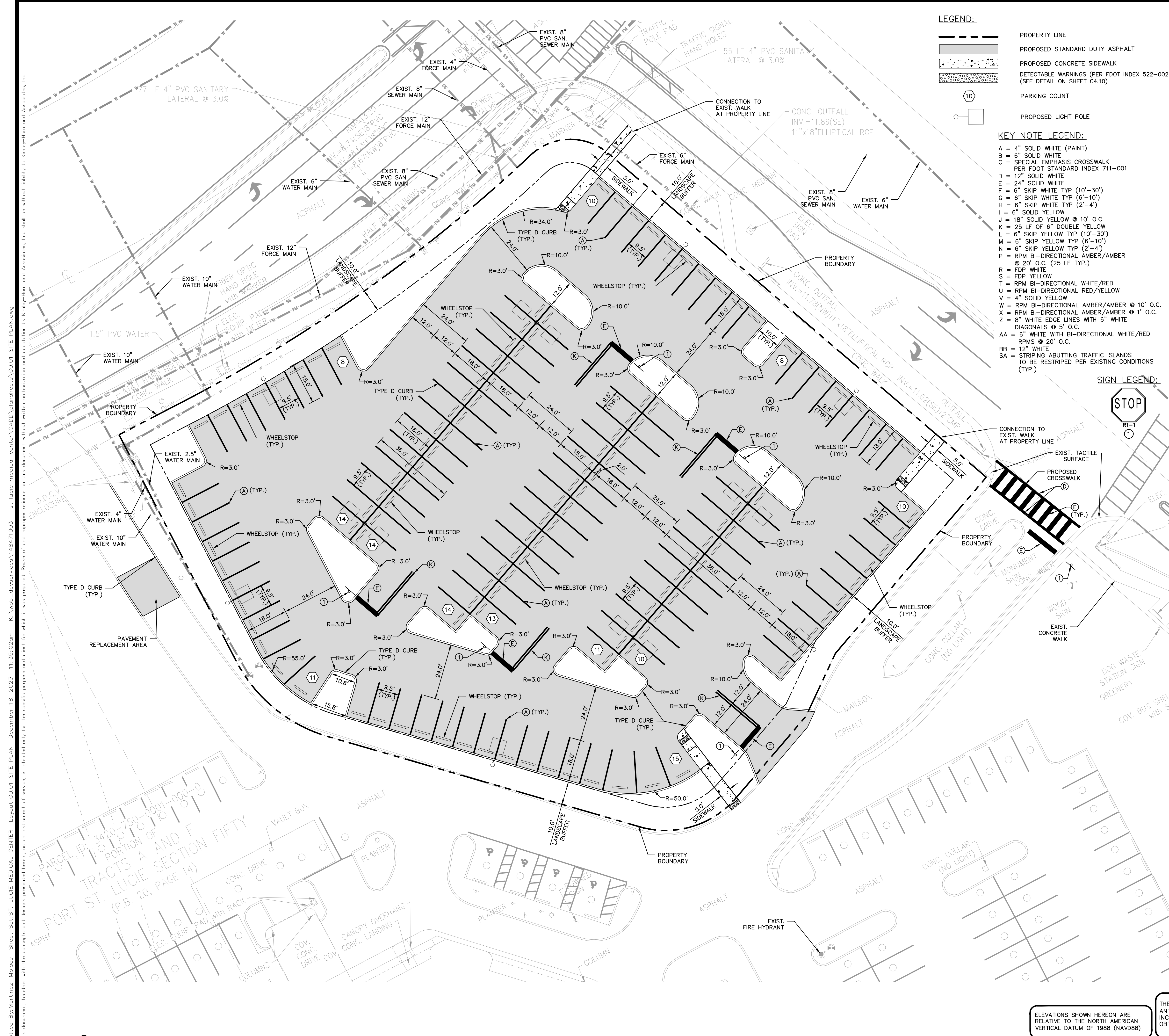
**REVISIONS**

NO.	DATE	DESCRIPTION

DR. BY \_\_\_\_\_  
 CK. BY \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

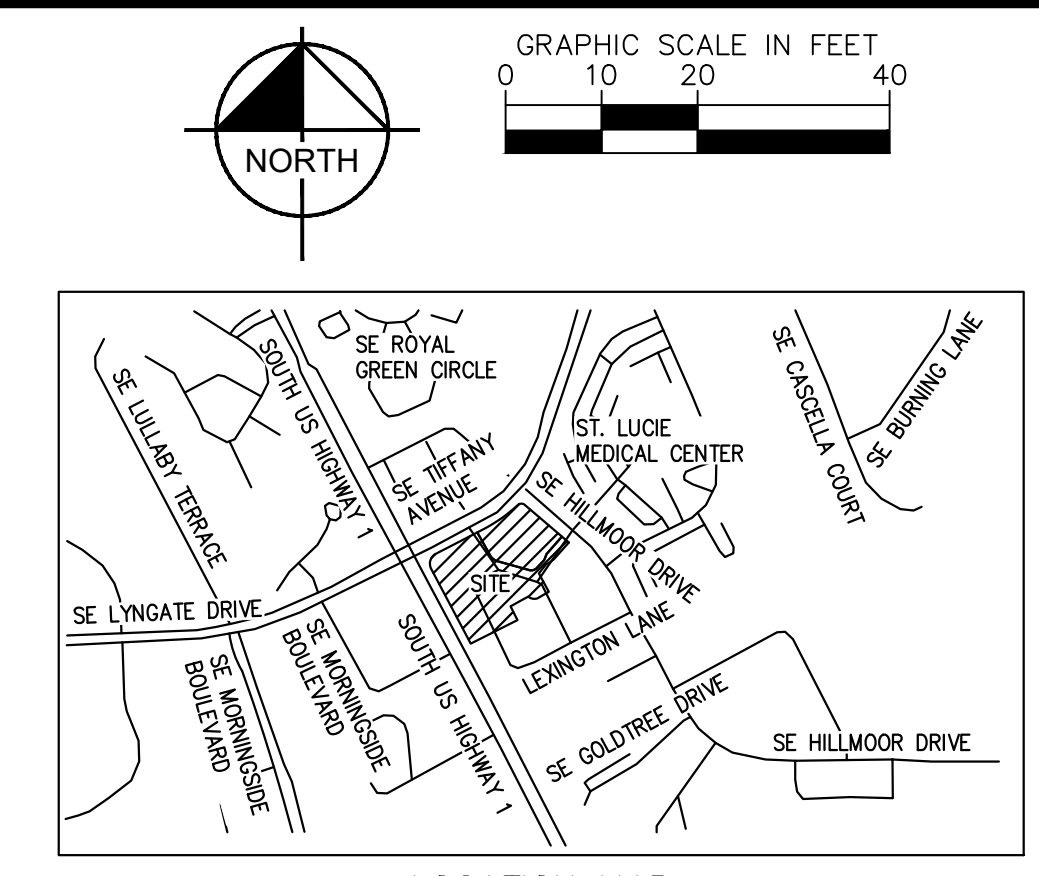
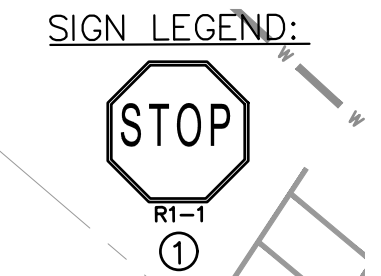
**COVER SHEET**

**C1.00**



- LEGEND:**
- PROPERTY LINE
  - PROPOSED STANDARD DUTY ASPHALT
  - PROPOSED CONCRETE SIDEWALK
  - DETECTABLE WARNINGS (PER FDOT INDEX 522-002) (SEE DETAIL ON SHEET C4.10)
  - PARKING COUNT
  - PROPOSED LIGHT POLE

- KEY NOTE LEGEND:**
- A = 4" SOLID WHITE (PAINT)
  - B = 6" SOLID WHITE
  - C = SPECIAL EMPHASIS CROSSWALK PER FDOT STANDARD INDEX 711-001
  - D = 12" SOLID WHITE
  - E = 24" SOLID WHITE
  - F = 6" SKIP WHITE TYP (10'-30')
  - G = 6" SKIP WHITE TYP (6'-10')
  - H = 6" SKIP WHITE TYP (2'-4')
  - I = 6" SOLID YELLOW
  - J = 18" SOLID YELLOW @ 10' O.C.
  - K = 25 LF OF 6" DOUBLE YELLOW
  - L = 6" SKIP YELLOW TYP (10'-30')
  - M = 6" SKIP YELLOW TYP (6'-10')
  - N = 6" SKIP YELLOW TYP (2'-4')
  - P = RPM BI-DIRECTIONAL AMBER/AMBER @ 20' O.C. (25 LF TYP.)
  - R = FDP WHITE
  - S = FDP YELLOW
  - T = RPM BI-DIRECTIONAL WHITE/RED
  - U = RPM BI-DIRECTIONAL RED/YELLOW
  - V = 4" SOLID YELLOW
  - W = RPM BI-DIRECTIONAL AMBER/AMBER @ 10' O.C. RPMs @ 20' O.C.
  - X = RPM BI-DIRECTIONAL AMBER/AMBER @ 1' O.C.
  - Z = 8" WHITE EDGE LINES WITH 6" WHITE DIAGONALS @ 5' O.C.
  - AA = 6" WHITE WITH BI-DIRECTIONAL WHITE/RED RPMs @ 20' O.C.
  - BB = 12" WHITE
  - SA = STRIPING ABUTTING TRAFFIC ISLANDS TO BE RESTRIPTED PER EXISTING CONDITIONS (TYP.)



**DRAINAGE STATEMENT:**  
 DRAINAGE STATEMENT: THE EXISTING SITE RUNOFF WILL BE ROUTED TO THE EXISTING DETENTION AREA SOUTH OF THE PARKING AREA. THE EXISTING DETENTION AREA SERVES THIS SITE AND THE OTHER DEVELOPED AREAS OF THIS PARCEL. THE PROPOSED PROJECT WILL INCREASE IMPERVIOUS AREA. WATER QUALITY TREATMENT AND ATTENUATION WILL BE PROVIDED IN THE EXISTING DETENTION AREA AND BE PERMITTED WITH SFWMD.

**ENVIRONMENTAL SITE ASSESSMENT STATEMENT:** THE SITE IS EXISTING AND MOSTLY IMPERVIOUS. ENVIRONMENTAL SITE IMPACTS ARE NOT ANTICIPATED, 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).

- NOTES:**
1. 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).
  2. ALL PROPOSED VEHICULAR AND PEDESTRIAN TRAFFIC RELATED PAVEMENT MARKINGS AND SIGNAGE MUST COMPLY WITH COUNTY TRAFFIC ENGINEERING DIVISION.

**LEGAL DESCRIPTION:**  
 PARCEL CONTROL NUMBERS: 3420-750-0001-000-0, 4401-601-0017-000-0, AND 3420-750-0006-000-5  
 TRACTS "A" AND "F" OF SUBDIVISION ENTITLED, "PORT OF ST. LUCIE SECTION FIFTY", AS RECORDED IN PLAT BOOK 20, PAGES 14, THROUGH 14C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

SAID LANDS LYING IN THE CITY OF PORT SAINT LUCIE, SAINT LUCIE COUNTY, FLORIDA, AND CONTAINING 419,001 SQUARE FEET OR 9.619 ACRES, MORE OR LESS.

**SITE DATA:**

CITY: PORT ST. LUCIE  
 COUNTY: ST. LUCIE  
 STATE: FLORIDA  
 SITE LOCATION: 1800 SE TIFANY AVENUE  
 PORT ST. LUCIE, FL  
 PCN: 3420-750-0005-000-0

PROPERTY ZONING: 1  
 ACREAGE OF PROJECT SITE: 1.50± ACRES  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM YEAR YARD: 25 FEET  
 MINIMUM SIDE YARD: 20 FEET  
 PROJECT PHASE: OFFSITE PARKING

**AREA USE:**

	ACRES	SF	% OF SITE
GROSS SITE AREA	1.50	65,510.47	100.00%
IMPERVIOUS AREA	0	0	0%
BUILDING COVERAGE	0	0	0%
PARKING/SIDEWALKS	1.06	46,082.43	70.34%
PERVIOUS AREA	0.45	19,428.04	29.66%

**PARKING:**

REGULAR PARKING PROVIDED	138 SPACES
ADA SPACES	0 SPACES
TOTAL PARKING PROVIDED	138 SPACES

**REVISIONS**

NO.	DATE	DESCRIPTION

DR. BY  
 CK. BY  
 PROJ. NO.  
 DATE

**SITE PLAN**

**CO.01**

CITY OF PORT ST. LUCIE PROJECT # P13-008-A1  
 PLSUSD PROJECT # 5006-03

CALL 2 WORKING DAYS BEFORE YOU DIG **811**  
 IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

**tm p**  
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10/30/2023: REVIEW  
 PRELIMINARY  
 NOT FOR CONSTRUCTION  
 Anthony Catalan

**Kimley Horn**

**HCA Healthcare**  
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HCA Project No. 30996000