

St. Lucie HCA Hospital Planned Unit Development (PUD) Rezoning Application P23-169

Planning & Zoning Board Hearing
January 2, 2023
Francis Forman, Planner II



Request

Rezone 16.96-acres from Institutional (I)(16.67ac) and Professional (P)(0.29ac) to Planned Unit Development (PUD) zoning district to provide further development criteria for the existing and proposed expansion of the existing hospital.



General Information

Owner – Hospital Corp America (HCA)

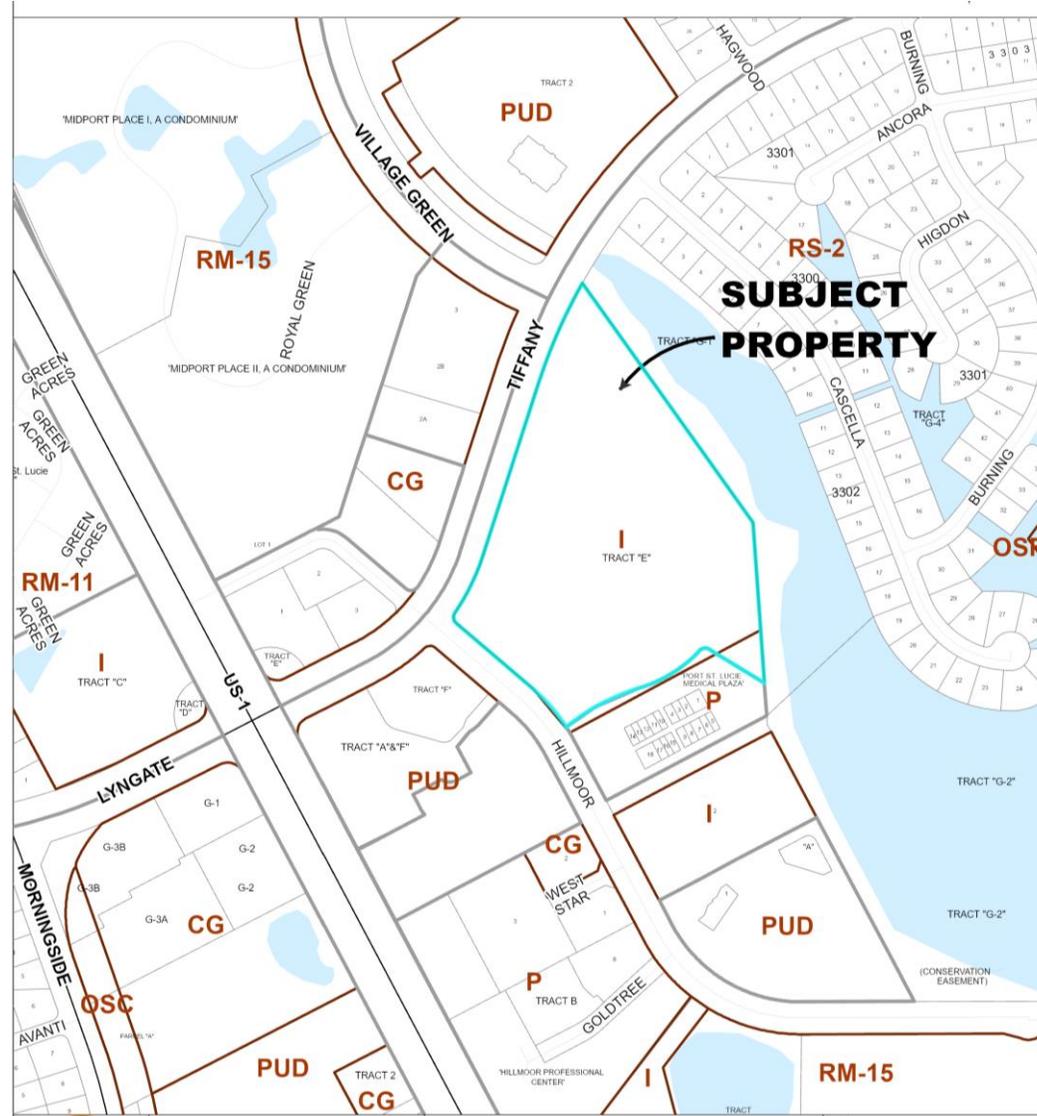
Agent – Matthew Yates, Lacido & Associates

Location – Southeast corner of SE Tiffany Ave. and SE Hillmoor Dr.

Existing Use – St. Lucie HCA Hospital



Aerial



Proposed Request

This PUD rezoning is to provide development standards for the existing and proposed expansion of the hospital campus.

- The proposed development standards would allow for the hospital to construct an additional two stories to be able to provide additional beds.



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

- Policy 1.1.4.10 states that Institutional (I) and Residential, Office, Institutional (ROI) allows for a maximum building coverage of 30% and 80% impervious surface area.
- Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts lists PUD as a compatible zoning district with the Institutional (I) and Residential, Office, Institutional (ROI) future land use designation.



Staff Recommendation

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on October 11, 2023.



Planning and Zoning Board Action

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

