

St. Lucie HCA Hospital
Planned Unit Development (PUD)

PUD Rezoning Application



City Project Number: P23-169
PSLUSD #5006-03
Ordinance ____ - _____, City of Port St. Lucie

Prepared for:
HCA Health Services of Florida, INC.
PO Box 1504
Nashville, TN 37202

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

December 21, 2023

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PROJECT TEAM

Owner/Applicant: HCA Health Services of Florida, INC (HCA Florida St. Lucie Hospital)

Land Planner:

Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34984

Landscape Architect:

Kimley-Horn and Associates, INC
445 24th Street, Suite 200
Vero Beach, FL 32960

Civil Engineer:

Kimley-Horn and Associates, INC
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

Traffic Engineer:

Kimley-Horn and Associates, INC
477 S Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

Surveyor:

Caufield and Wheeler, INC.
1900 Glades Road, Suite 100
Boca Raton, FL 33434

EXHIBIT 1

OWNER'S AUTHORIZATION



Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization – HCA Florida St. Lucie Hospital (HCA), North Tower Expansion

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent HCA Florida St. Lucie Hospital, as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Corey Lovelace", written over a horizontal line.

Name: Corey Lovelace

Title: Vice President

Date: 9/5/23

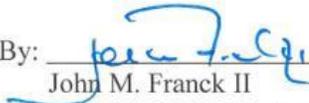
1800 Southeast Tiffany Ave.
Port St Lucie, FL 34952
HCAfloridahealthcare.com/stluciehospital

INCUMBENCY CERTIFICATE
HCA HEALTH SERVICES OF FLORIDA, INC.

The undersigned, being the Vice President and Assistant Secretary of **HCA HEALTH SERVICES OF FLORIDA, INC.**, a Florida corporation (the "Company"), does hereby certify that the following named persons have been duly elected and are current officers of the Company holding the office set forth opposite their name below with authority to sign on behalf of said Company:

<u>Name</u>	<u>Office</u>
Nicholas L. Paul	Vice President
Corey Lovelace	Vice President

23rd IN WITNESS WHEREOF, the undersigned has hereunto set his hand as of this day of August, 2023.

By: 
John M. Franck II
Vice President and Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledgment before me on this 23rd day of August, 2023, by John M. Franck II, with whom I am personally acquainted, and who, upon oath, acknowledged he is the Vice President and Assistant Secretary of HCA Health Services of Florida, Inc., a Florida corporation.




Notary Public
My Commission Expires: 9/7/26

INTRODUCTION

The St. Lucie HCA Hospital PUD is a master planned medical campus covering approximately 16.96 ac. SE Hillmoor Drive will facilitate direct vehicular access to the campus. An existing day care facility located west of SE Hillmoor Dr. and under the same ownership is intended to be redeveloped to provide additional off-site parking to support the expanded medical program.

The intent of the rezoning application is to provide development criteria for the expansion of the existing hospital campus to continue to adequately serve the growing population and address non-conforming elements of the existing site arrangement.

GENERAL SITE DATA

Parcel ID Numbers: 3420-750-0005-000-8

General Location: East of US-1 and South-Eastern quadrant of the intersection of SE Tiffany Ave. and SE Hillmoor Dr.

Street Address: 1800 SE Tiffany Avenue

Overall Site Area: 16.96 acres

Existing Zoning: Institutional (I) and Professional (P)

Proposed Zoning: Planned Unit Development (PUD)

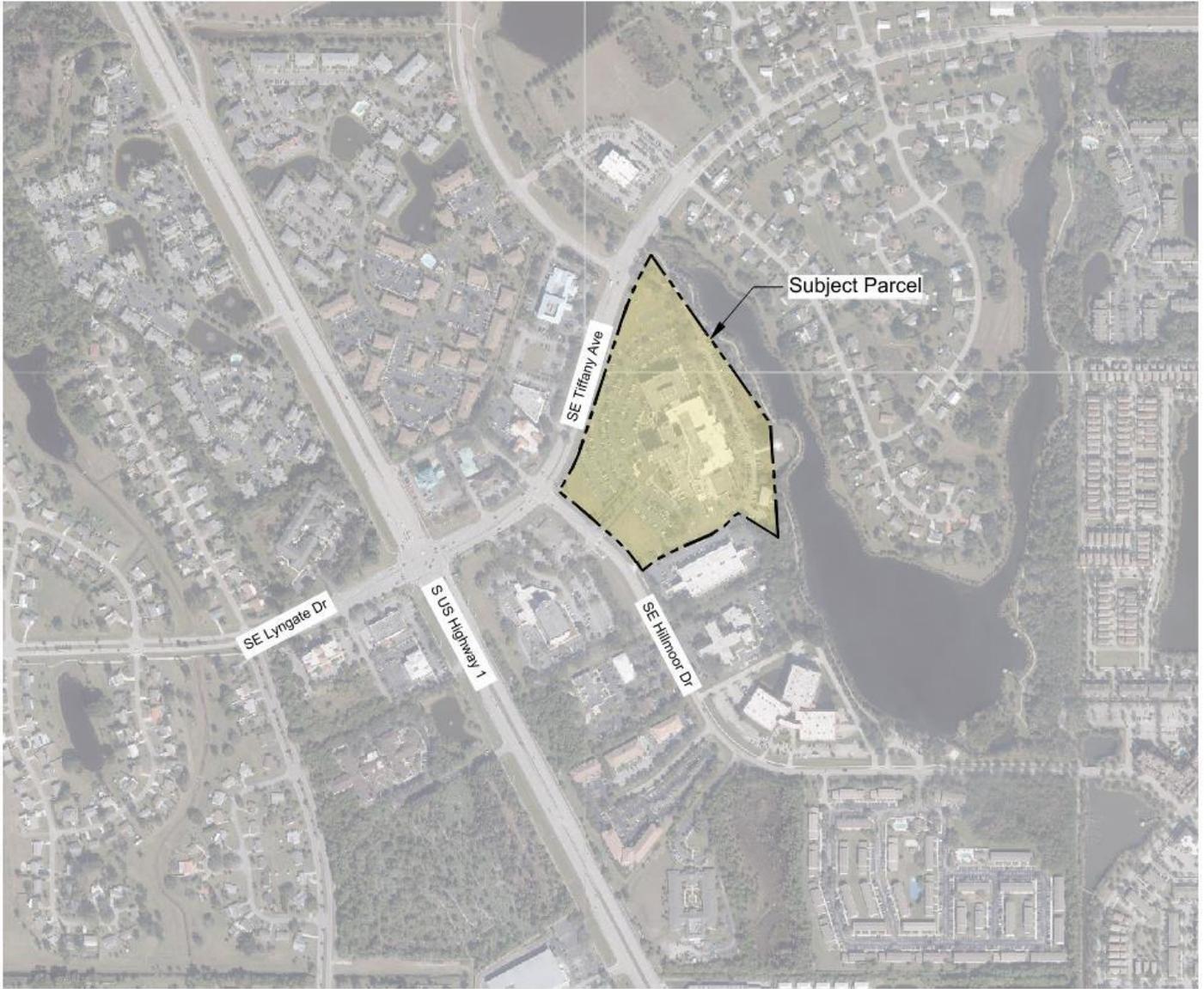
Existing Future Land Use: Institutional (I) and Residential/Office/Institutional (ROI)

Surrounding Zoning, Future Land Use, and Existing Use:

	Zoning	Future Land Use	Existing Use
North	CG	CG	General Commercial
South	Professional	ROI	Medical Office
East	RS-2	OSC	Open Space
West	PUD	ROI	General Commercial



Site Location Map



Legend

 Subject Parcel



Scale: nts

Date: December 20, 2023

St. Lucie HCA Hospital PUD

City of Port St. Lucie

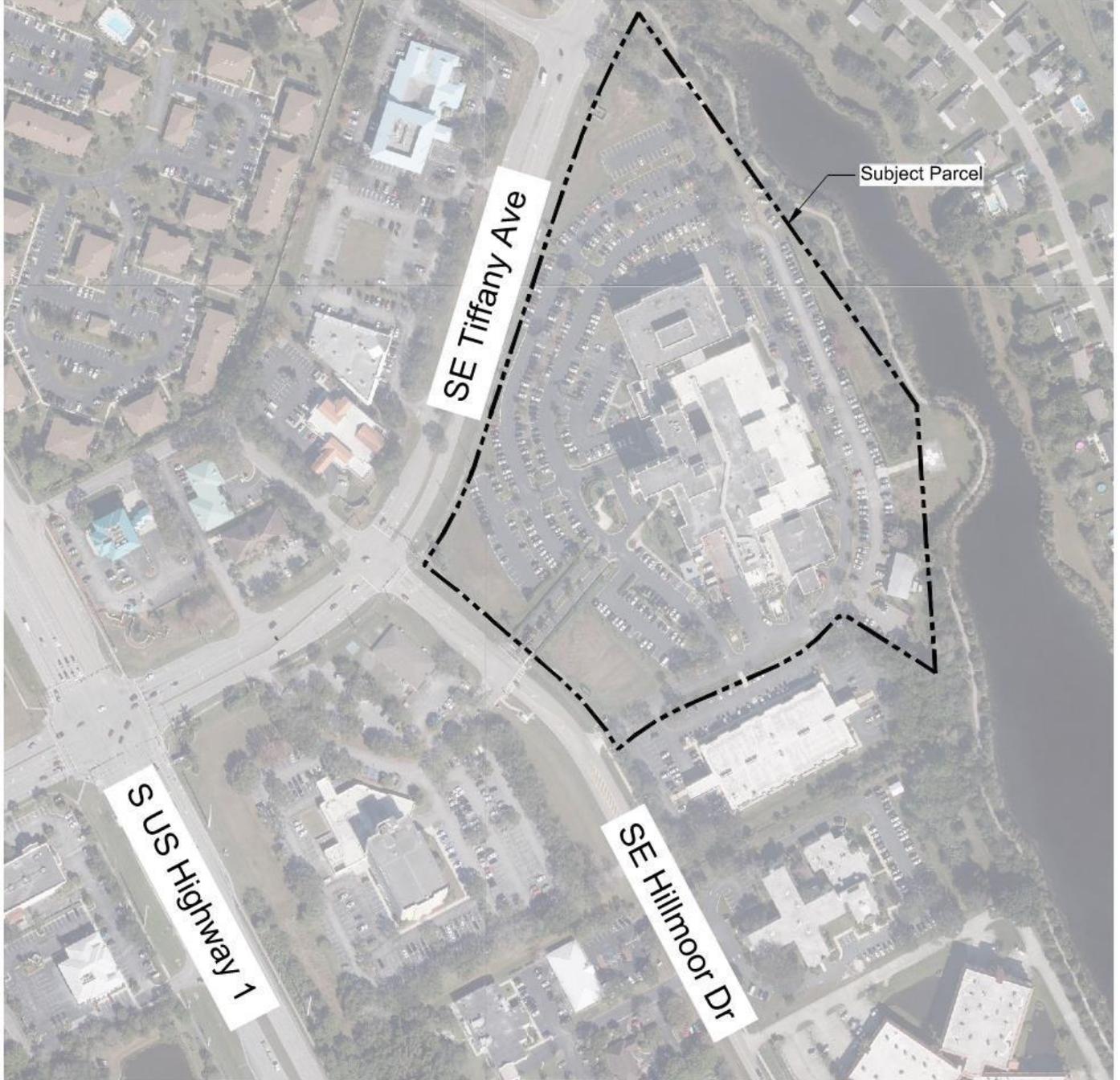


lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994

(772) 223-2100, Fax (772) 223-0229

Aerial Map



**St. Lucie HCA
Hospital PUD**

City of Port St. Lucie

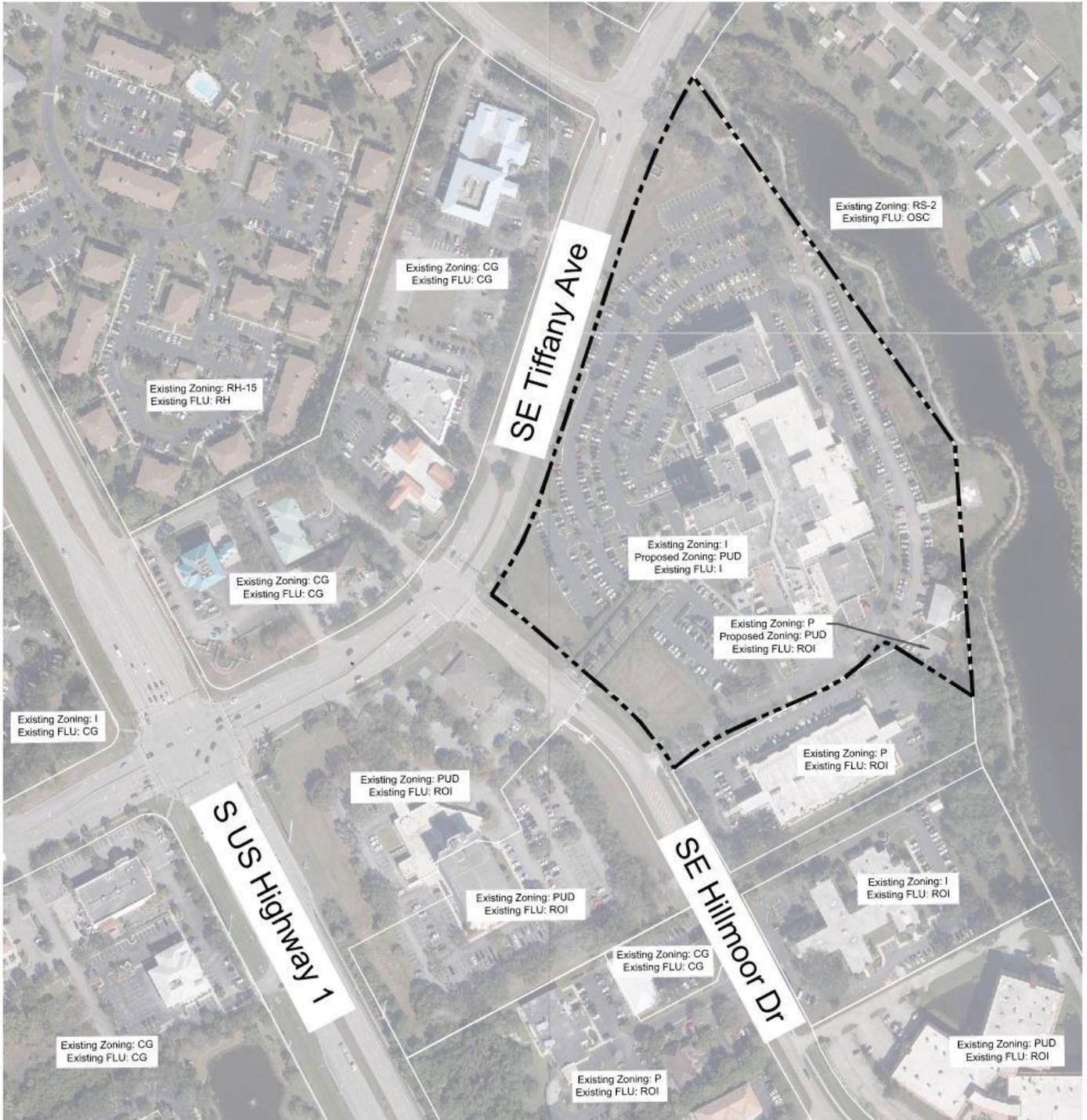


Scale: nts

Date: December 20, 2023



Future Land Use and Zoning Map



St. Lucie HCA Hospital PUD

City of Port St. Lucie



Scale: nts

Date: December 20, 2023

EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. St Lucie HCA Hospital PUD is an existing medical campus including a hospital and supporting office uses providing medical services to the community.
3. The Conceptual Plan for St Lucie HCA Hospital PUD is enclosed as Exhibit 9.
4. See Exhibit 6 for General Standards established for this PUD. Development Uses and Standards are enclosed in Exhibit 8.
5. Includes the rezoning of approximately 16.96 acres located in a portion of the City of Port St. Lucie eastward of US-1. The site is bordered by SE Tiffany Ave to the north, Hillmoor Dr to the west, supporting medical offices to the south, and open space to the east.

EXHIBIT 3

**STATEMENT OF UNIFIED CONTROL
AND BINDING PUD AGREEMENT**

The property as described as follows:

- 1800 SE Tiffany Avenue Parcel ID: 3420-750-0005-000-8

and specified in the application package, is owned by, and under the unified control of, the undersigned, HCA Health Services of Florida, Inc. shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of September, 2023.

HCA HEALTH SERVICES OF FLORIDA, INC., a
Florida corporation

By: *Corey Lovelace*
Corey Lovelace

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 4th day of ~~September~~ October, 2023, by Corey Lovelace, as Vice President of HCA Health Services of Florida, Inc., a Florida corporation. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.



Print Name: Patricia L. Ramjitsingh
Notary Public, State of Florida
Commission No.: HH 263775
My Commission Expires: 5/11/2026

EXHIBIT 4

LEGAL DESCRIPTION

PORT ST LUCIE - SECTION 50 - TRACT E-LESS AS IN OR 394-2490 - (16.96AC) (MAP 44/01N) (OR 394-2490)

WITHIN A REPLAT OF A PORTION OF SAINT LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORD OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN S 89°57'11" W, 1308.83 FEET; THENCE S 00°16'32" W, 35.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY THROUGH WHICH A RADIAL LINE BEARS N 00°03'00" W, AND HAVING A RADIUS OF 3873.81 FEET, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN 697.20 FEET SOUTHWESTERLY ALONG THE ARC OF AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'43" TO A POINT OF COMPOUND CURVATURE, CONCAVE SOUTHEASTERLY THROUGH WHICH A RADIAL LINE BEARS N 10°21'43" W AND HAVING A RADIUS OF 1730.00 FEET, THENCE 1689.69 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°57'39", THENCE N 63°50'17" W 140.12 FEET, THENCE 197.13 FEET SOUTHWESTERLY ALONG THE ARC OF A CURVE THROUGH A CENTRAL * TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE 414.48 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°48'27" TO A POINT OF TANGENCY; THENCE S 62°37'51" W, 293.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO ONE; THENCE S 27°53'44" E, 2183.60 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO ONE; THENCE N 89°58'08" E, 493.29 FEET; THENCE N 89°47'52" E, 1321.11 FEET; THENCE N 00°16'33" E, 4095.47 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE SITUATED IN THE CITY OF PORT ST LUCIE, ST LUCIE COUNTY, FLORIDA, CONTAINING 198.74 ACRES, MORE OR LESS.

*ANGLE OF 06°02'24" AND A RADIUS OF 1870 FEET, THENCE S 17°49'24" W, 561.57 FEET.

EXHIBIT 5

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1800 SE TIFFANY AVE
 Sec/Town/Range: 01/37S/40E
 Parcel ID: 3420-750-0005-000-8
 Jurisdiction: Port Saint Lucie

Use Type: 7300
 Account #: 108753
 Map ID: 44/01N
 Zoning:

Ownership

HCA
 Attn: Tax Dept
 PO Box 1504
 Nashville, TN 37202

Legal Description

PORT ST LUCIE-SECTION 50- TRACT E-LESS AS IN OR 394-2490- (16.96 AC) (MAP 44/01N) (OR 394-2490)

Current Values

Just/Market Value: \$25,929,600
 Assessed Value: \$25,929,600
 Exemptions: \$0
 Taxable Value: \$25,929,600



Total Areas

Finished/Under Air (SF): 237,626
 Gross Sketched Area (SF): 253,920
 Land Size (acres): 16.98
 Land Size (SF): 739,648

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 1, 1983	0394 / 2490	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 234,426 SF

Gross Sketched Area: 249,248 SF

Exterior Data

View:
 Building Type: HOSP
 Grade: Y_D
 Story Height: 5 Story

Roof Cover: Gypsum
 Year Built: 1983
 Effective Year: 1987
 No. Units: 228

Roof Structure: Steel Conc
 Frame:
 Primary Wall: Brk/Masonry
 Secondary Wall:

Exhibit 5 (Cont'd)

593937

WARRANTY DEED FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

This Warranty Deed Made the 27th day of January A. D. 1983 by C.R. CAMBRON, as Trustee under the provisions of a Trust Agreement dated 7/30/80, hereinafter called the grantor, to HOSPITAL CORPORATION OF AMERICA a corporation existing under the laws of the State of Tennessee with its permanent postoffice address at One Park Plaza, Post Office Box 550, Nashville, Tennessee 37203 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

Tracts "A" and "F", of PORT ST. LUCIE SECTION FIFTY, according to the Plat thereof, recorded in Plat Book 20, Pages 14, 14A, 14B and 14C, of the Public Records of St. Lucie County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, and easements of record, applicable zoning ordinances, real estate taxes and assessments for the year 1983 and subsequent years.

(Continued on Rider attached)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1982.

In Witness Whereof, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature of Grantor]
Grant B Vitale

[Signature of Trustee]
C.R. CAMBRON, as Trustee

STATE OF FLORIDA, COUNTY OF ST. LUCIE,

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared C.R. CAMBRON, as Trustee under the provisions of a Trust Agreement dated 7/30/80, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, A. D. 1983.

This instrument prepared by:

Address WARNER, FOX & SEELY Attorneys At Law 200 Atlanta Avenue P. O. Drawer 6 Stuart, Florida 32498

[Notary Seal: Grant B Vitale, Notary Public, State of Florida at Large, My Commission Expires: Notary Public State of Florida at Large, My Commission Expires June 12, 1985, Notary Seal]

BOOK 392 PAGE 2086

RIDER TO WARRANTY DEED FROM C. R. CAMBRON, AS TRUSTEE, TO HOSPITAL CORPORATION OF AMERICA, A TENNESSEE CORPORATION, DATED JANUARY 27, 1983, RE TRACTS "A" AND "F", OF PORT ST. LUCIE SECTION FIFTY, AS RECORDED IN PLAT BOOK 20, PAGES 14, 14A, 14B and 14C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

And the Grantor by this Deed fully warrants the title to the above described real estate and will defend the title against the lawful claims of all persons whomsoever. Subject, however, to the following conditions and restrictions:

1. The property is located within an area designated by the City of Port St. Lucie as Midport St. Lucie Assessment District No. 1, which will be subject to a continuing special assessment from time to time for the maintenance and repair of certain primary drainage structures including grass greenways, permanent water bodies, wet marsh areas, and natural areas which form a part of a comprehensive drainage plan for the District and provide opportunities for passive and active recreational use. In addition, the property may also be subject to additional special assessments as the District may from time to time determine to be necessary to provide revenues for the construction, repair, or maintenance of subsequent improvements.

2. The property is located in an area deemed by the Florida Division of State Planning to be a Development of Regional Impact, for which a Scheduling Agreement, dated February 10, 1978, has been entered into between General Development Corporation and the Division. A master plan has been filed pursuant to that agreement, under which the subject property has been designated as commercial/office. Accordingly, development of the subject property shall be required to be in compliance with the master plan designation on file with the Division.

3. The premises shall be used for the sole purpose of ~~medical/professional office building, including, but not limited to, law offices, dentists, accountants, engineers, architects, drugstore/pharmacy, florists, gifts/hobby shop, camera shop, prosthetic devices and equipment, medical supplies, and such others as may be consistent with the master plan referred to in paragraph 3. above.~~

4. Prior to the commencement of construction of any kind, including but not limited to, original construction and subsequent or future alterations or modifications, all plans and specifications shall be submitted to General Development Corporation for approval. General Development Corporation shall review the data submitted as to aesthetical, functional, and economical conformance with the area and its proposed development, and agrees that its approval shall not be unreasonably withheld.

5. The conditions and restrictions provided for in paragraphs 3. and 4. above shall remain in full force and effect until September 5, 2000, at which time the same shall automatically cease and terminate.

6. There shall be no separate sale, subdivision, or strip development of Tract "A"; Tracts "A" and "F" shall at all times be considered to be and treated as a single tract of land and be developed consistent with such treatment. This condition shall be a covenant running with the land.

7. There shall be and continue to be a 100 foot building set-back line from the existing U. S. Highway No. 1 right-of-way; provided, however, the Grantee and his successors in title shall have the right and privilege to use such set-back area for parking and landscape improvement.

RIDER TO WARRANTY DEED (Continued from Page 1)

8. At no time shall there ever be any direct access or right-of-ingress or egress to or from U. S. Highway No. 1 to either Tract "A" or Tract "F". All rights of ingress and egress shall be from Tiffany Avenue and Hillmoor Drive.

9. The provisions of paragraphs 6., 7. and 8. above shall be covenants running with the land.

10. This conveyance shall be subject to taxes for the year 1983 and subsequent years; and to any conditions, restrictions, limitations, easements and rights-of-way of record.

11. This deed is further executed subject to reservations contained in a Deed from the Trustees of the Internal Improvement Fund of the State of Florida to I. C. Helmly Furniture Company, Incorporated, dated November 22, 1944, and recorded December 21, 1944, in Deed Book 114, at Page 145, of the Public Records of St. Lucie County, Florida, as the same has been modified by Deed from the Trustees of the Internal Improvement Fund of the State of Florida to General Development Corporation dated March 10, 1961, and recorded April 3, 1961, in Official Records Book 7, at Page 124, of the Public Records of St. Lucie County, Florida.

179015 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JAN 27 '83 900.00

179016 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JAN 27 '83 900.00

179017 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JAN 27 '83 900.00

179018 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JAN 27 '83 900.00

179019 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JAN 27 '83 184.05

1983 JAN 27 PM 3:56

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
REC'D P. H. HARRIS
CLERK CHIEF CLERK

593937

EXHIBIT 6

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Existing hospital and supporting medical office uses are intended to continue.

Area Requirements: The proposed St Lucie HCA Hospital PUD property is approximately 16.96 acres meeting the 2-ac minimum requirement to be considered for establishment of a PUD.

Relation to Major Transportation Facilities: The St Lucie HCA Hospital PUD property is located on the east side of US-1 with SE Tiffany Avenue along the northern property boundary. SE Hillmoor Drive is located along the western property boundary and shall continue to facilitate vehicular access to the site. The development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.

Relation to Utilities, Public Facilities and services: The St Lucie HCA Hospital PUD property is served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.

Physical Character of the Site: The property is located within the eastern portion of the City. The site hosts the existing St Lucie Medical Center hospital campus. An existing day care parcel west of SE Hillmoor Dr. is intended to be redeveloped as a parking lot to support the expanded hospital facility and medical offices.

Consistency with the City Comprehensive Plan: The St Lucie HCA Hospital PUD shall continue to function with the existing future land use designations of Institutional (I) and Residential/Office/Institutional (ROI). Policy 1.1.1.1(a) designates (I) as a category intended to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, child care, various group home categories, as well as other uses defined in the zoning code. Policy 1.1.4.2(a) designates (ROI) as a mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.

EXHIBIT 7

SITE INFORMATION

(A) Total Area:

Land Uses included within this PUD and approximate area:

(I) - Institutional 16.67 ac

(ROI) – Residential/Office/Institutional 0.29 ac

TOTAL 16.96 ac

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of existing sidewalks adjacent to the property and within the City rights-of-way. Existing connection points into the site shall remain, although consideration shall be given to potential improvements to the existing pedestrian system such as providing additional access points or potentially relocating existing access point to more strategic locations. Internal pedestrian circulation shall remain intact.

EXHIBIT 8

DEVELOPMENT USES AND STANDARDS

The following section will govern overall design, development and use guidelines for development occurring within the St Lucie HCA Hospital PUD. The following section will provide development standards relating to permitted and special exception uses, landscaping, tree protection, irrigation, site lighting, and architectural design standards.

Section 1. Development Uses and Standards

- (A) Purpose. The purpose of Residential/Office/Institutional (ROI) and Institutional (I) areas shall be to locate and establish areas within the PUD which are deemed to be uniquely suited for the development and maintenance of a hospital campus with supporting medical offices; and to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. The following standards shall be met in designing Residential/Office/Institutional (ROI) and Institutional (I):
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted within the PUD:
- 1) Hospital and supporting medical facilities;
 - 2) Mobile MRI Station or similar temporary mobile medical facility;
 - 3) Emergency Department;
 - 4) Parking Garage
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 2 hereof.
- (E) Minimum Lot Requirement.
- A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet
- (F) Maximum Building Coverage. Thirty (30) percent provided that the maximum impervious surface does not exceed eighty (80) percent. Building coverage does not apply to a parking garage.
- (G) Maximum Building Height. Seventy-five (75) feet.

(H) Minimum Building Size.

Buildings shall have a minimum total gross floor area of one thousand-two hundred (1,200) square feet.

(I) Setback Requirements and Buffering.

- 1) Building setback requirements shall be twenty-five (25) feet from SE Tiffany Avenue and SE Hillmoor Drive rights-of-way, and ten (10) feet from side and rear property lines.
- 2) Buffering. All mechanical equipment shall be screened per the citywide design standards. Buffering shall be provided in accordance with Chapter 154.

(J) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

Section 2. Accessory Structures

Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use within the St. Lucie HCA Hospital PUD, provided that all accessory structures or uses are in full compliance with all setbacks, height, building coverage, and other requirements of the zoning district, and all other requirements of this section. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20%) percent of the total floor area of the principal building or ground area of any lot. Accessory structures under 300 square feet in size are exempt from the Citywide Design Standards.

Section 3. Non-Conforming Uses, Buildings, and Accessory Uses

- (A) It is the intent of this PUD to permit existing non-conformities to continue until they are voluntarily removed.
- (B) To avoid undue hardship, nothing within this PUD property shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was completed prior to the effective date of enactment or amendment of this chapter. Actual construction is hereby defined to include the placing of building materials in permanent position and the fastening thereof in a permanent position and the fastening thereof in a permanent manner.

Section 4. Parking and Pedestrian Requirements

(A) Parking Requirements. Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. Off-street parking aisle width may be a minimum of 24' wide for 90° parking stalls.

1) Hospital: 2.5 spaces per bed, excluding bassinets.

(B) Shared or joint use of parking facilities within the St. Lucie HCA Hospital PUD property is permitted.

(C) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of fifteen (15) contiguous spaces.

(D) Parking garage, where proposed, shall be designed with internal ramping not visible from the street and access should not be directly from major streets. Parking garage interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls, or architectural façade treatment.

(E) Pedestrian Access.

1) An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained. Convenient pedestrian access to transit stops shall be provided.

2) The circulation system shall be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

3) Public access to the lake shall be encouraged and interconnectivity is between parcels adjacent to the lake as shown on Exhibit 9 but is not mandated for those properties with specific security requirements.

Section 5. Landscaping

(A) Plant Materials

(1) Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.

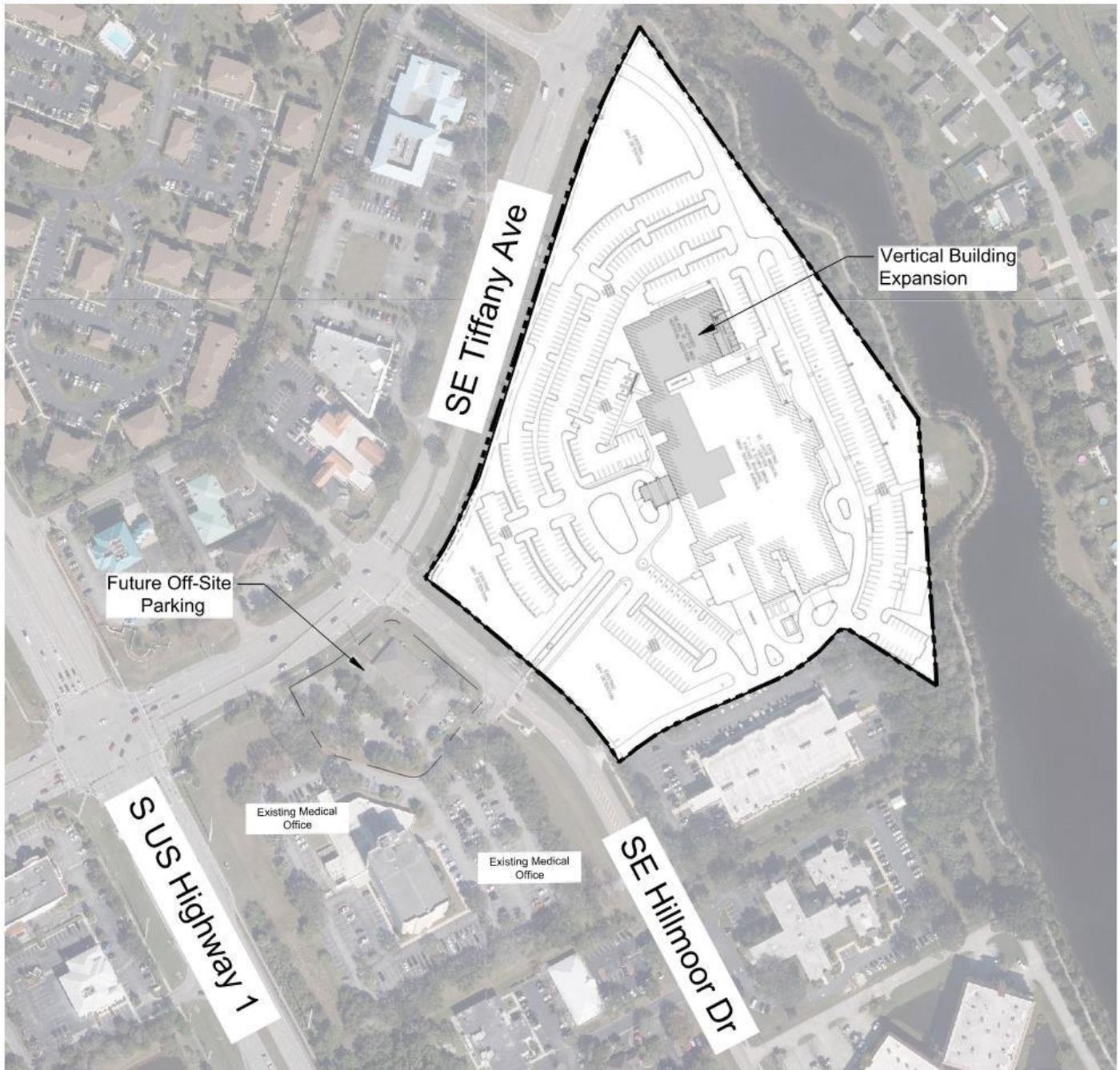
- (2) Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
 - (3) Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
 - (4) No more than 80% of the required trees may be palm trees.
 - (5) A minimum of 50% of all required trees shall be native species.
 - (6) Appendix C: Table 1 of the Landscape Code shall be used to guide the landscaping plans.
- (B) Easement and Utility Area Landscaping. Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any utilities, including water and sewer lines, existing utility pole, guy wire, and pad mounted transformer. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.
- (C) Landscape Buffer Strips. Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Land Development Regulations, except for those items specified herein.
- (1) No wall shall be required adjacent to City-owned open space area eastward of the Hospital property in order promote pedestrian connectivity to the existing nature trail system, lake, and avoid impacts to established trees and landscaping.
 - (2) A landscape strip that is at least five (5) feet in depth shall be located between a building and a parking space, driveway, or a sidewalk. Where the rear of a building is not generally accessible or visible to the general public, such as a service or loading area, there shall be no requirement for a landscape strip to be located between vehicular use areas and a building.
 - (3) One tree shall be planted for each 30 linear feet of the landscape buffer strip or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on-center.

Section 6. Site Lighting

Site lighting shall be in accordance with Sec. 158.221 Off-Street Parking and Lighting.



Conceptual Site Plan



St. Lucie HCA Hospital PUD

City of Port St. Lucie



Scale: nts

Date: December 20, 2023

