



St. Lucie HCA Hospital
Major Site Plan Amendment
(P13-008-A1)

City Council – February 12, 2024
Francis Forman, Planner II

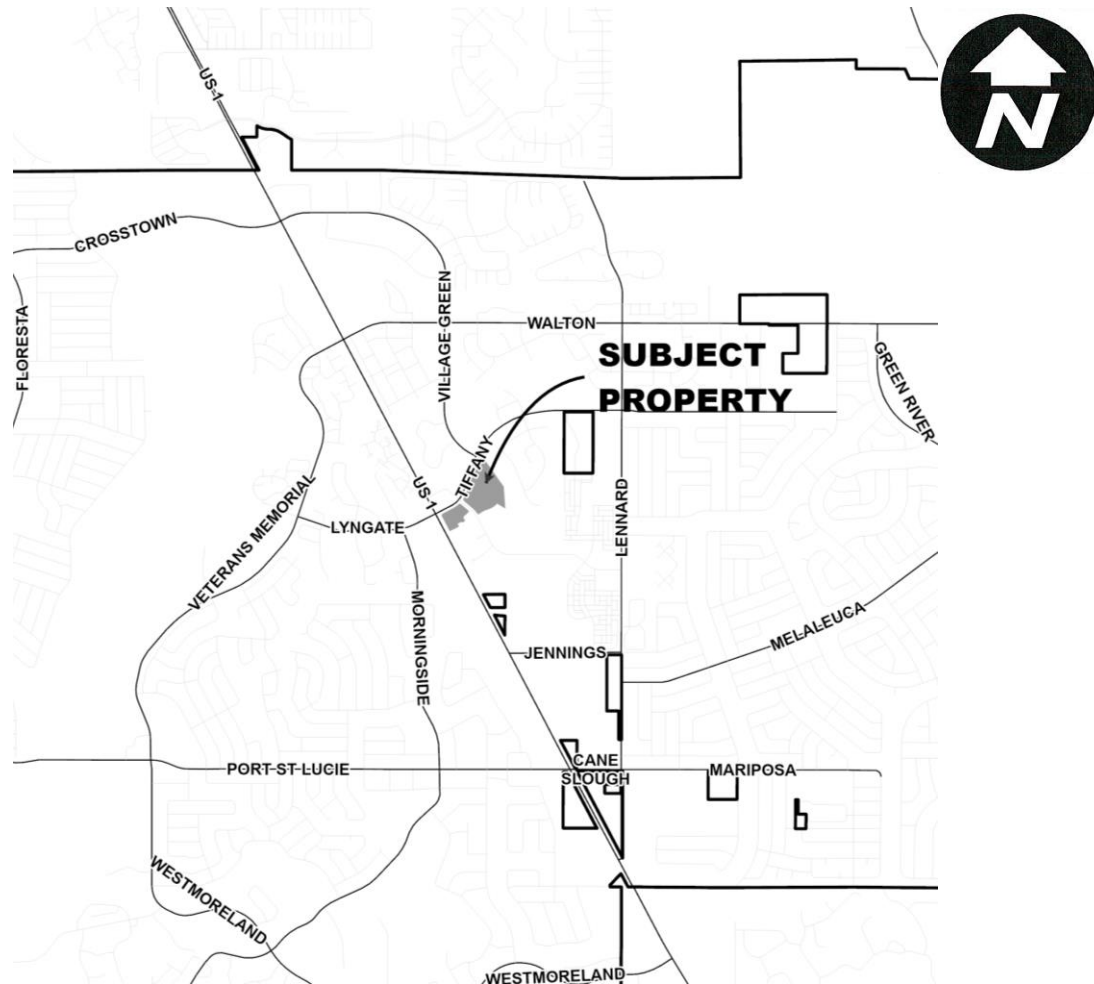
Proposed Project

- A requested major site plan amendment for the expansion of the HCA Hospital along the Hillmoor Drive corridor (18.5 acres).
- The proposed amendment will include a 2-story expansion along with the demolition of an adjacent day care facility for additional parking.

Applicant and Owner

- **Owner** – Hospital Corp of America (HCA)
- **Applicant** – Matthew Yates, Lacido & Associates
- **Location** – South corner of SE Tiffany Avenue and SE Hillmoor Street.
- **Existing Use** – HCA hospital and daycare facility.

Subject Property



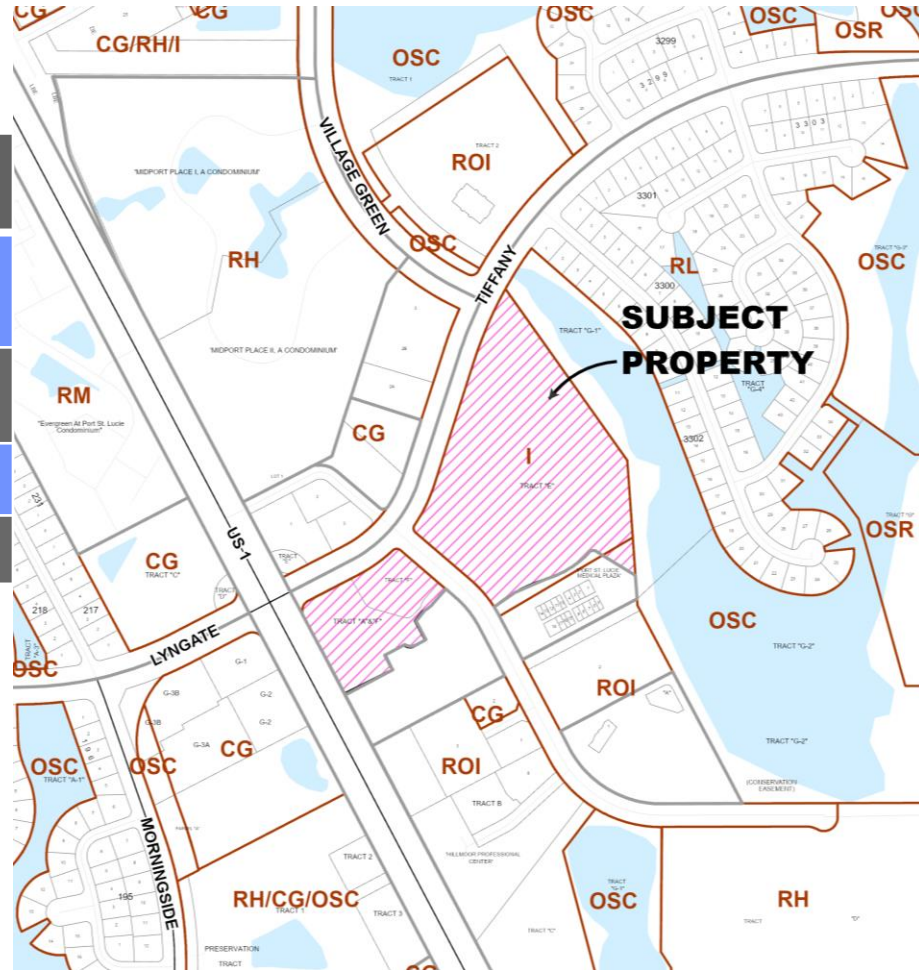
Aerial

Direction	Existing Use
North	Medical Offices
South	Medical Offices
East	Open Space Conservation
West	Retail



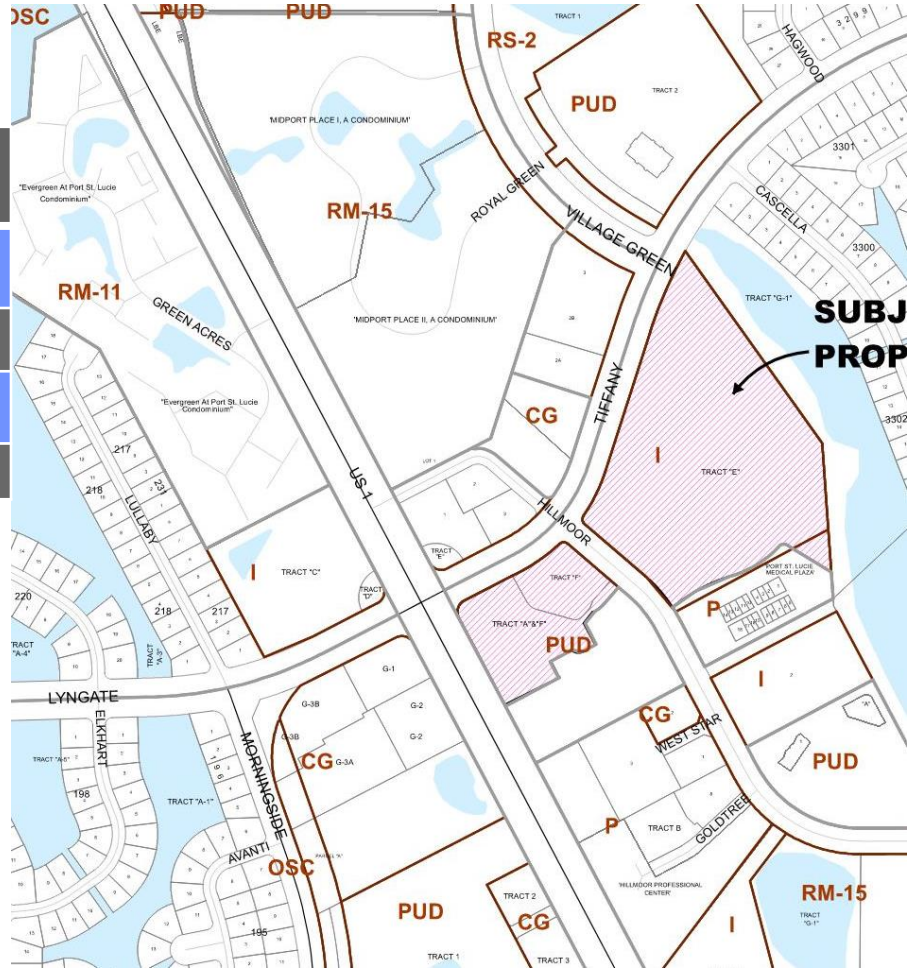
Future Land Use

Direction	Future Land Use
North	General Commercial (CG)
South	Residential, Office, Institutional (ROI)
East	Open Space Conservation (OSC)
West	General Commercial (CG)

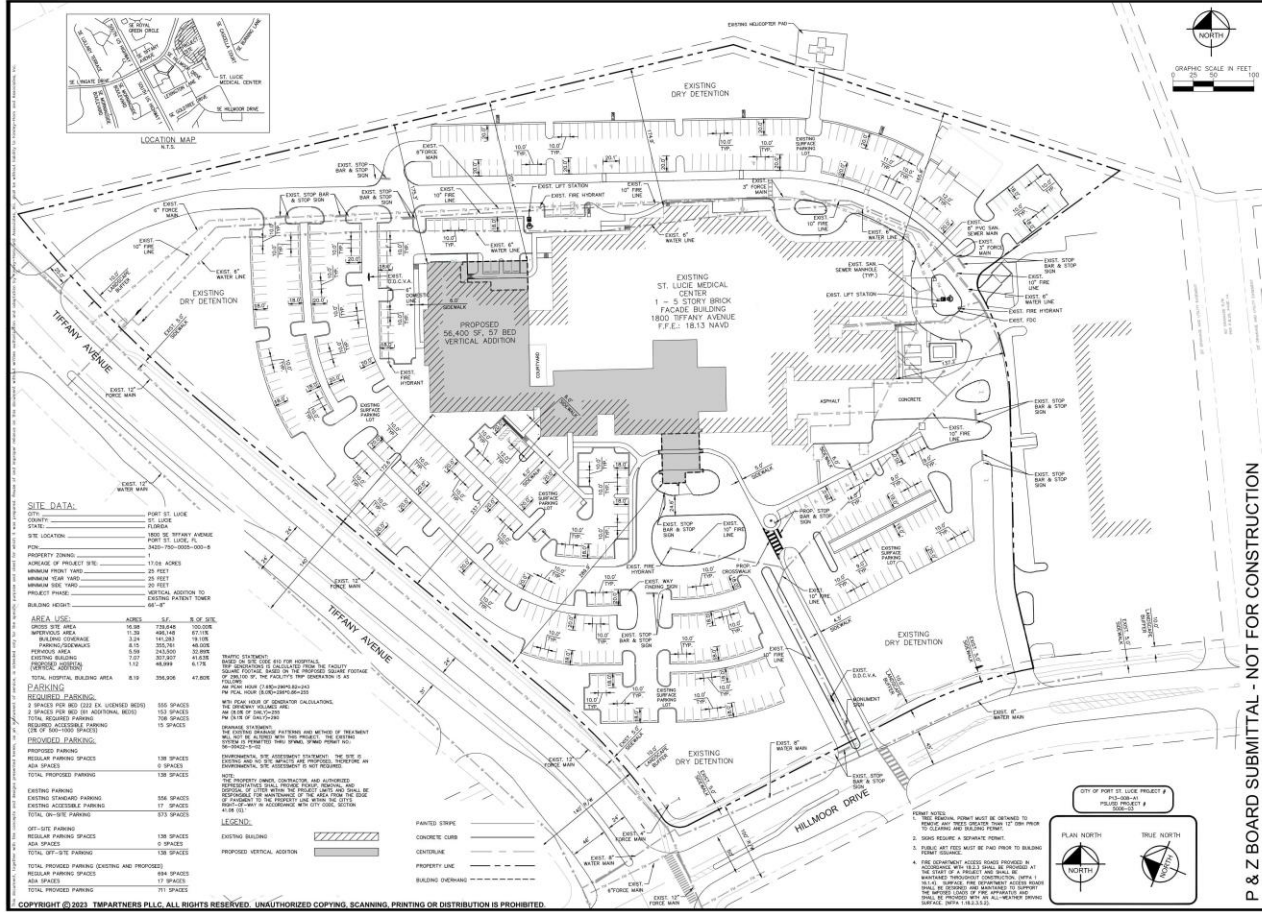


Zoning

Direction	Zoning
North	General Commercial (CG)
South	Professional (P)
East	Single-Family Residential (RS-2)
West	General Commercial (CG)



Site Plan



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 PROFESSIONAL ENGINEER
 LICENSE NO. 10458
 EXPIRES 12/31/2024
 CIVIL ENGINEERING
 STATE OF FLORIDA

Kimley + Horn

HCA Healthcare
 HCA FLORIDA ST. LUCIE HOSPITAL
 MED SURG, WOMENS, NICU EXPANSION
 1800 SE TIFFANY AVE, PORT ST. LUCIE, FL 34952

REVISIONS

DR. BY
 CK. BY
 PROJ. NO.
 DATE

COVER SHEET

C1.00



HCA Project No. 230906

P & Z BOARD SUBMITTAL - NOT FOR CONSTRUCTION

Landscaping Plan



1. No landscaping shall be planned in a manner that would obstruct other necessary landscaping that the contractor will submit for review and approval to the Director of Operations, FPLUGD technical specifications and policies.

2. All landscaping within City utility easements shall comply with FPLUGD technical specifications, policies, and codes.

3. All landscaping shall meet the latest FPLUGD Landscaping Code and shall be installed in a manner that is compatible with the intended operation and maintenance of any existing utility.

4. Trees shall not be planted within ten (10) feet of any FPLUGD underground infrastructure.

5. No landscaping other than soil grasses shall be located within 10 feet of FPLUGD infrastructure such as a water main, sanitary sewer line, gas line, or other utility.

CODE REQUIREMENTS		
	REQUIRED	PROVIDED
SITE PERMITTING, SEC. 104.03		
REQUIRED: 1 TREE FOR EVERY 100 SQUARE FEET PERMITTED LINEAR FOOTAGE. 1.50:1 LF 25:1 LF - 18 TREES REQUIRED	10 TREES	38 TREES (14 EXISTING TREES)
SITE PERMITTING, SEC. 104.03		
REQUIRED: 1 SHURB FOR EVERY 100 SQUARE FEET PERMITTED LINEAR FOOTAGE. 40:1 LF 1.50:1 LF 2:1 LF - 107 SHURBS REQUIRED	787 SHURBS	888 SHURBS (88 EXISTING SHURBS)
BUILDING FOUNDATION, SEC. 104.03		
REQUIRED: 1 SHURB FOR EVERY 100 SQUARE FEET EXPOSED BUILDING PERIMETER. 180:1 LF 10:1 LF - 180 SHURBS REQUIRED	98 SHURBS	139 SHURBS
REPLACING SHURBS IN POOR HEALTH		
VARIETATED ARBOREOLA AND NORA	10 NORA 6 ARBOREOLA	10 NORA 6 ARBOREOLA
100% EXISTING TREES ON SITE		
10 CANOPY TREES (40%)	38 CANOPY	82 CANOPY (40%)
10 FLOWERING TREES (10% WHICH IS BELOW 20% MIN)	38 FLOWERING (20%)	82 FLOWERING (20%)
30 PALM TREES (40% WHICH IS ABOVE 20% MAX)	0 PALMS	50 PALMS (20%)

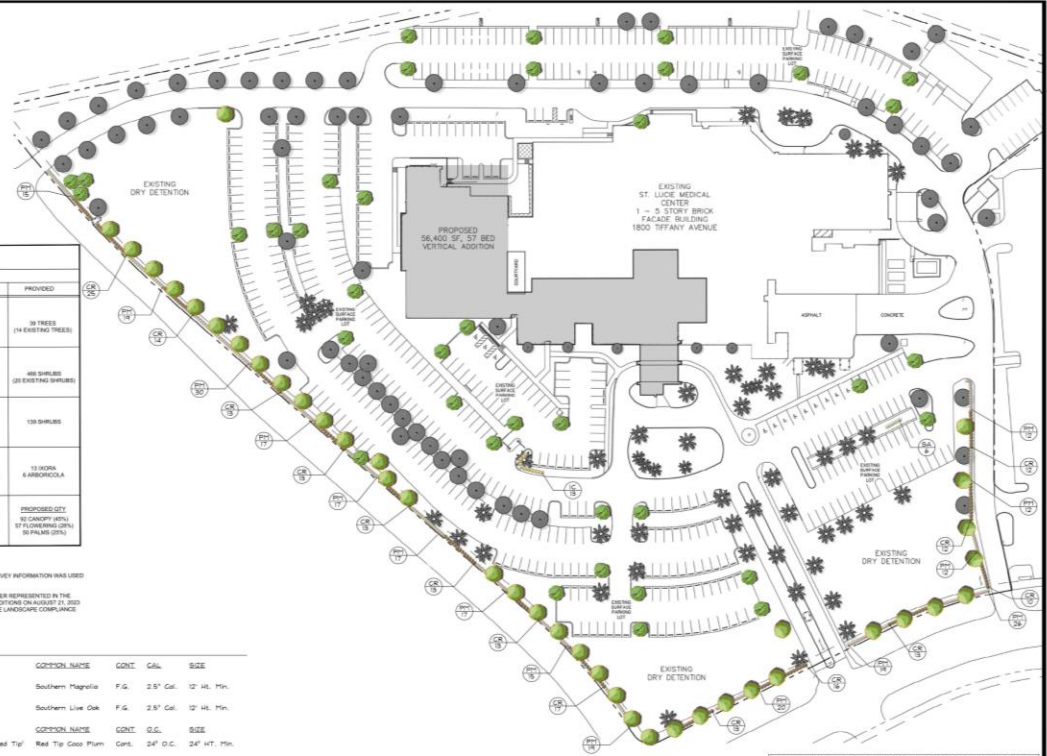
NOTES:

- EXISTING INFORMATION BASED UPON AERIAL PHOTOGRAPHY; NO SURVEY INFORMATION WAS USED IN THE PREPARATION OF THIS PLAN.
- ALL EXISTING LANDSCAPE AREAS, TREES, SHURBS, AND GROUNDCOVER REPRESENTED IN THE AERIAL PHOTOGRAPHY ARE INDICATIVE OF OBSERVED EXISTING CONDITIONS. CONSULT 1:10 SCALE WITH THE DESCRIPTION OF THE PROPOSED MATERIAL TO ADDRESS SITE LANDSCAPE COMPLIANCE DEFICIENCIES.
- 70% OF TREES ARE NATIVES MEETING THE GUIDELINE OF 10%.

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL. SIZE
	MG	38	Magnolia grandiflora	Southern Magnolia	F.G.	2.5' Cal. 12" Ht. 10h.
	OV	39	Quercus virginiana	Southern Live Oak	F.G.	2.5' Cal. 12" Ht. 10h.
SHURBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL. SIZE
	CR	199	Chrysothamnus lewisii 'Red Tip'	Red Tip Cane Plum	Cont.	24" O.C. 24" Ht. 10h.
	IC	13	Ilex cassines	Red Ilex	Cont.	30" O.C. 24" Ht. 10h.
	PH	267	Podocarpus nana 'Palm Hill'	Yew Podocarpus	Cont.	48" O.C. 24" Ht. 10h.
	SA	6	Schefflera arboricola	Schefflera	Cont.	30" O.C. 24" Ht. 10h.
SHURB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL. SIZE
	ZP	139	Zamia floridana	Florida Cactus	Cont.	30" O.C. 24" Ht. 10h.

Existing Canopy Trees and Palms

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THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN J. JOHNSON, P.E. ON THE DATE ADJACENT TO THE SEAL. ANY CHANGES TO THIS DOCUMENT AFTER NOT COMPLETED, SIGNED AND SEALED AND THE SIGNATURE MUST BE REBIDDEN ON AN AS-BUILT BASIS.

GRAPHIC SCALE IN FEET
1" = 10'

DATE OF PLAN: 05/15/2023
PROJECT NO.: 23000001

CALL 2 WORKING DAYS BEFORE YOU GO

811
IT'S THE LAW
DIAL 811
Know what's below. Call before you dig.

THE PRESENCE OF GROUNDWATER SHOULD BE DETERMINED. CONTRACTOR'S SOIL DATA SHOULD BE OBTAINED PRIOR TO CONSTRUCTION AND CONSIDERATION FOR SEWERAGING AND TREATMENT AS NECESSARY PERmits.

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Architectural Services Firm

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Kimley-Horn

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HCA FLORIDA ST. LUCIE HOSPITAL
MED SURG. WOMEN'S, NICU EXPANSION
1800 SE TIFFANY AVE., PORT ST. LUCIE, FL 34952
HCA Project No. 33000001

REVISIONS

NO.	DATE	DESCRIPTION

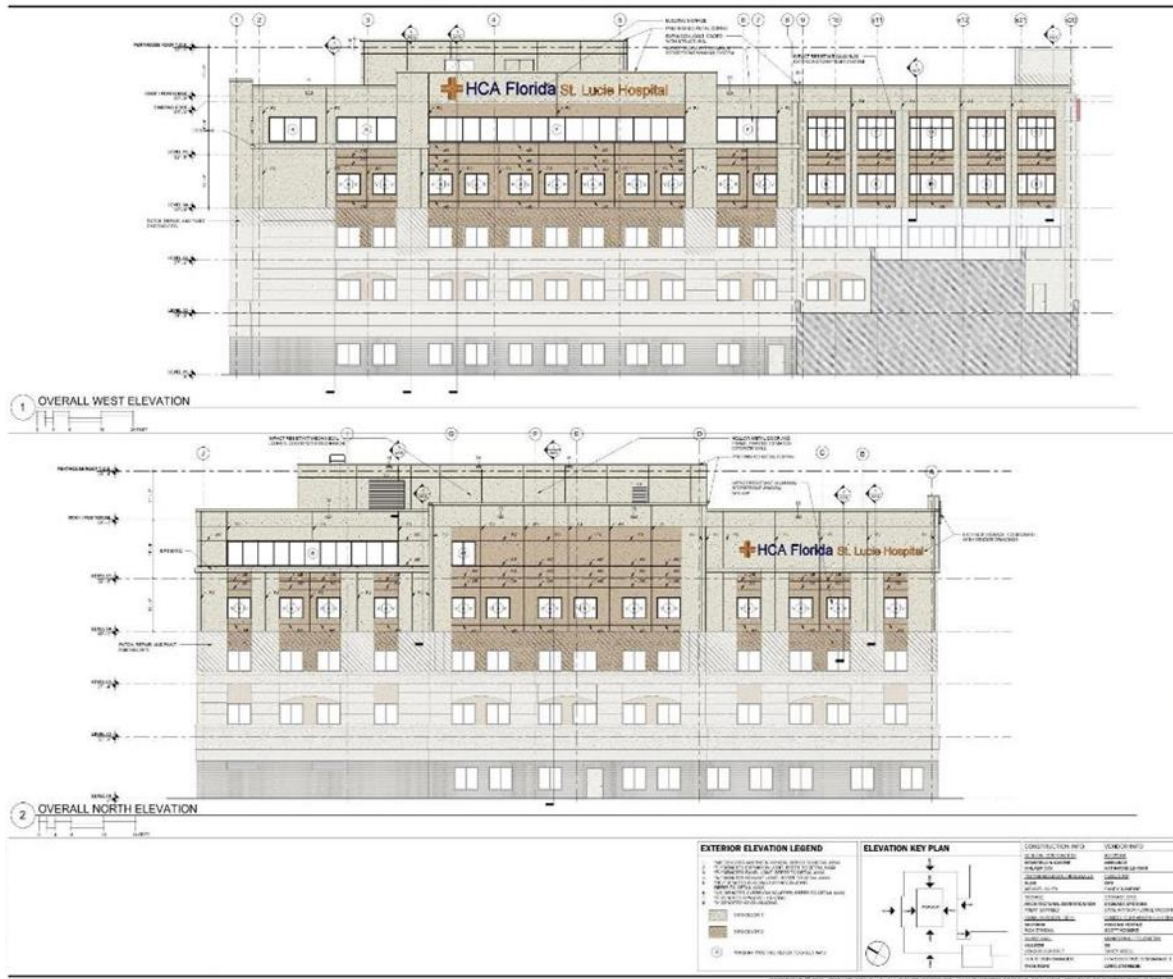
DR. BY: _____
CK. BY: _____
PROJ. NO.: _____
DATE: _____

LANDSCAPE PLAN FULL SITE

L2.00



Elevations



tm
p

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Suite 300
Boca Raton, FL 33433
954.994.1000
www.tmpartners.com

08/31/2023 -
DESIGN
DEVELOPMENT -
NOT ISSUED FOR
CONSTRUCTION

Architect: TMPartners, PLLC

HCA Florida
Healthcare

**HCA Florida ST. LUCIE HOSPITAL
MED SURG, WOMEN'S, NICU EXPANSION**
1800 S. HOFFMAN AVE. ST. LUCIE, FL 34952
PROJECT NO. 23-0001-0001
SECTION No. 2-0001

EXTERIOR ELEVATIONS

A400



Zoning Review

- The subject property is located near the US Highway 1 corridor and complies with Chapter 158 of the Zoning Code.
- A total of 708 standard parking spaces are required with 711 spaces being provided including 17 handicap space.
- The proposed building is a height of 67 feet . The maximum height allowed within the PUD is 75 feet.

Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 49 PM Peak Hour trips to be generated.

All needed traffic impact mitigation (turn lanes) along Hillmoor Drive have been installed.

Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Systems Department will provide water and sewer service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.

Other

CRITERIA	FINDINGS
NATURAL RESOURCE PROTECTION	This 18.5-acre site contains protected trees that are proposed to be removed. Payment into the Tree Mitigation Fund will be required prior to issuance of a site work permit.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	As the hospital is an existing structure and the amendment to the site will not exceed 50% expansion of the existing, public art is not required.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed site plan at the October 25, 2023, Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.