

**ORDINANCE 24-\_\_**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 16.96 ACRES OF PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF SOUTHEAST TIFFANY AVENUE AND SOUTHEAST HILLMOOR DRIVE, FROM THE INSTITUTIONAL (I) AND PROFESSIONAL (P) ZONING DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD) FOR A PROJECT KNOWN AS ST. LUCIE HCA HOSPITAL (P23-169); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, Hospital Corp America (HCA), seeks to rezone 16.96 acres of property located at the southeast intersection of SE Tiffany Avenue and SE Hillmoor Drive, and within the City of Port St. Lucie (the “Property”), from the Institutional (I) and Professional (P) Zoning Districts to Planned Unit Development (PUD) and has submitted a rezoning application to facilitate same; and

**WHEREAS**, the property is described in more detail in **Exhibit 4** to **Composite Exhibit “A”**; and

**WHEREAS**, HCA has submitted the St. Lucie HCA Hospital PUD Conceptual Plan to the City in conjunction with the rezoning, attached as **Composite Exhibit “A”**; and

**WHEREAS**, the proposed rezoning and the St. Lucie HCA Hospital PUD Conceptual Plan and are consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Article X of Chapter 158; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on January 2, 2024, to consider the application (P23-169), notice of said hearing to adjoining property owners for a radius of seven-hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on January 22, 2024, to consider the rezoning application (P23-169), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning application (P23-169) based on substantial and competent evidence and the City Council has determined to rezone the property legally described in **Exhibit 4** of the attached **Composite Exhibit “A”** as described herein and adopt the St. Lucie HCA Hospital PUD Conceptual Plan attached as **Composite Exhibit “A”**.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**Section 1. Ratification of Recitals.** The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

**Section 2.** That the Property be rezoned from Institutional (I) and Professional (P) Zoning District to Planned Unit Development (PUD) Zoning District; and

**Section 3.** The St. Lucie HCA Hospital PUD Conceptual Plan t shall be the internal PUD design standard for the subject property.

**Conflict 4.** If any ordinance, or parts of ordinances, or if any sections, or parts of sections, of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

**Section 5. Severability.** The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

**Section 6. Effective Date.** That this Ordinance shall become effective ten (10) days after its final adoption.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard Berrios, Interim City Attorney