



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

City Council – September 9, 2024
Francis Forman, Planner II

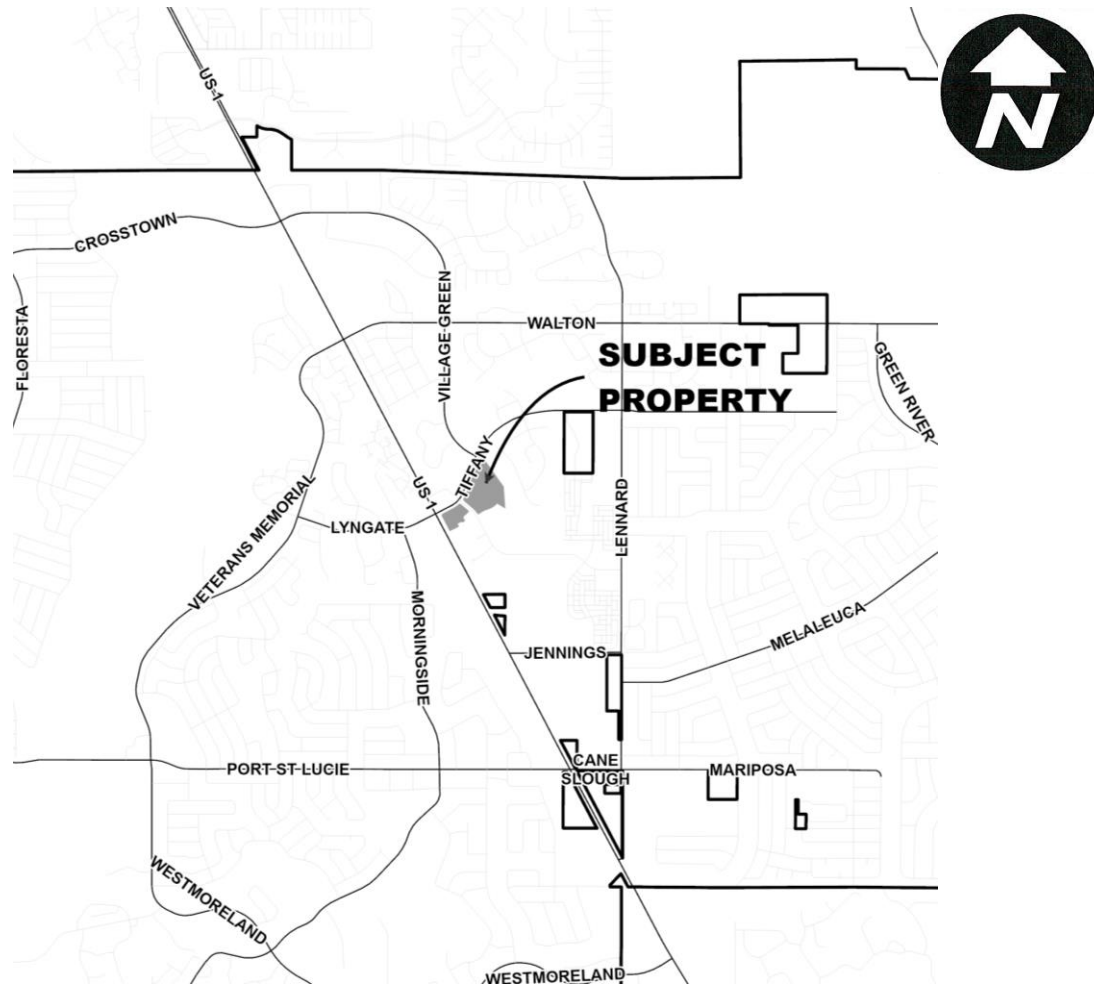
Proposed Project

- A requested major site plan amendment for the construction of a parking garage for the HCA Hospital along the Hillmoor Drive corridor (18.5 acres).
- The proposed amendment will include a 6-story, 53.8-foot-tall parking garage adding an additional 671 spaces to the HCA Hospital complex.

Applicant and Owner

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

Subject Property



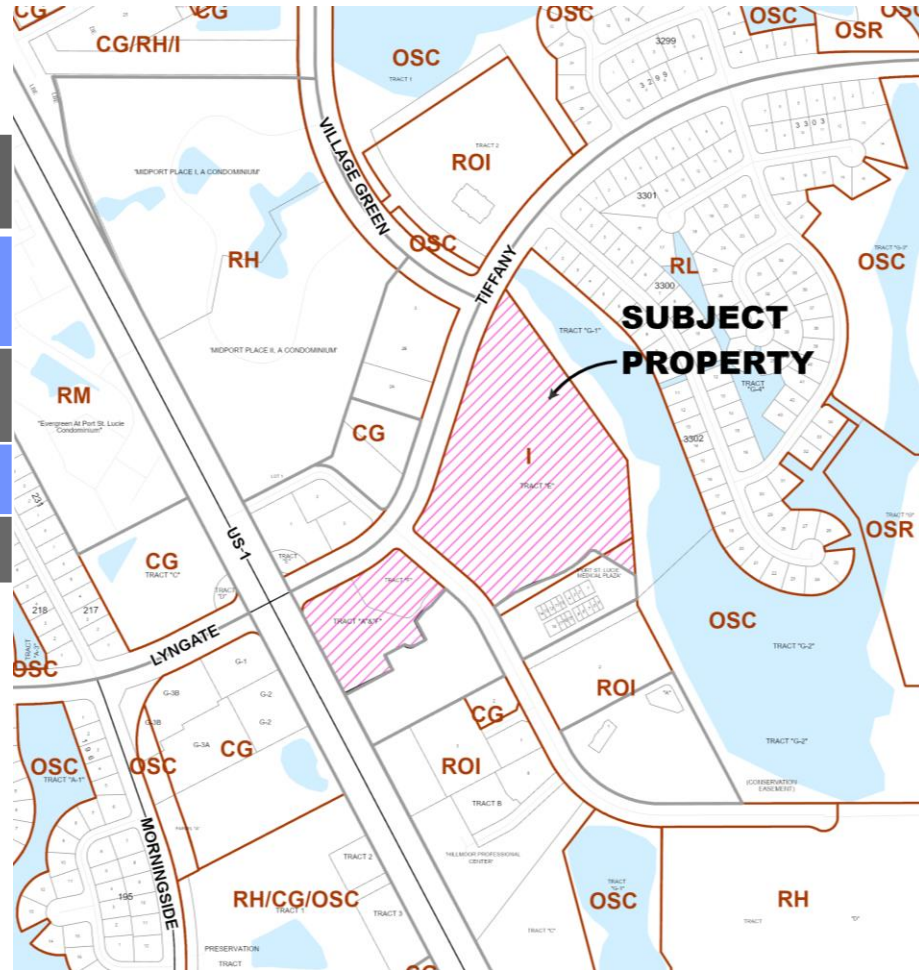
Aerial

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



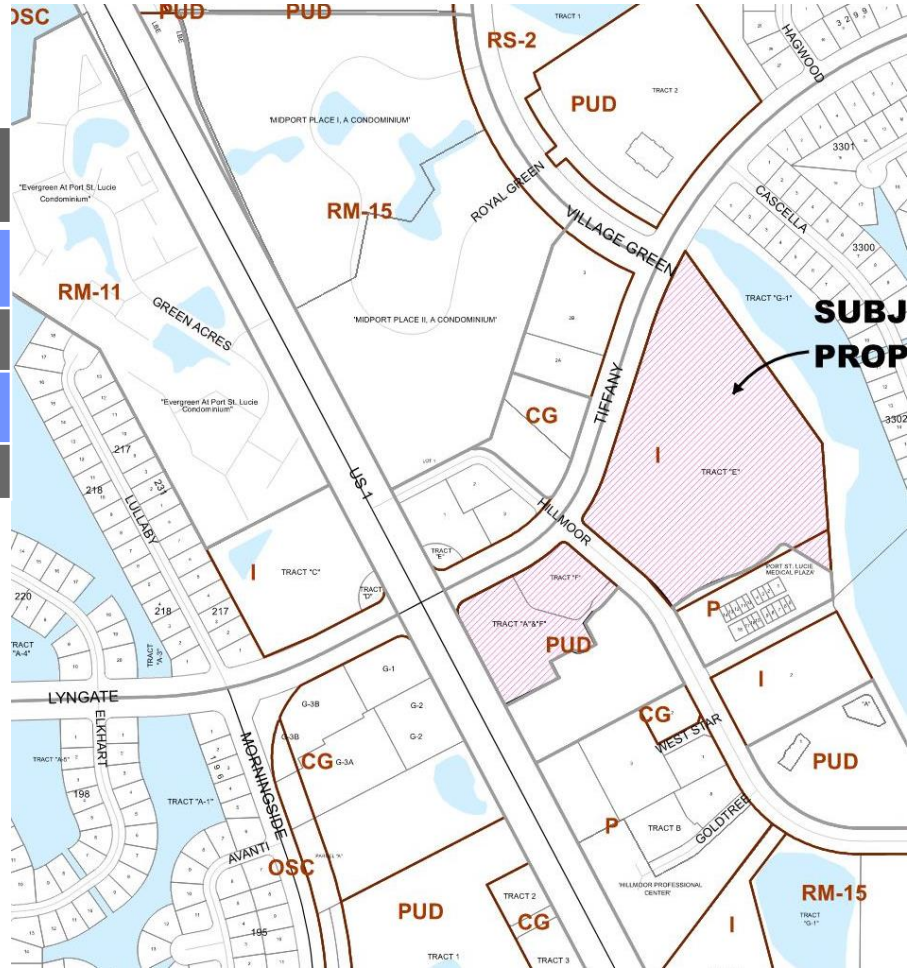
Future Land Use

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

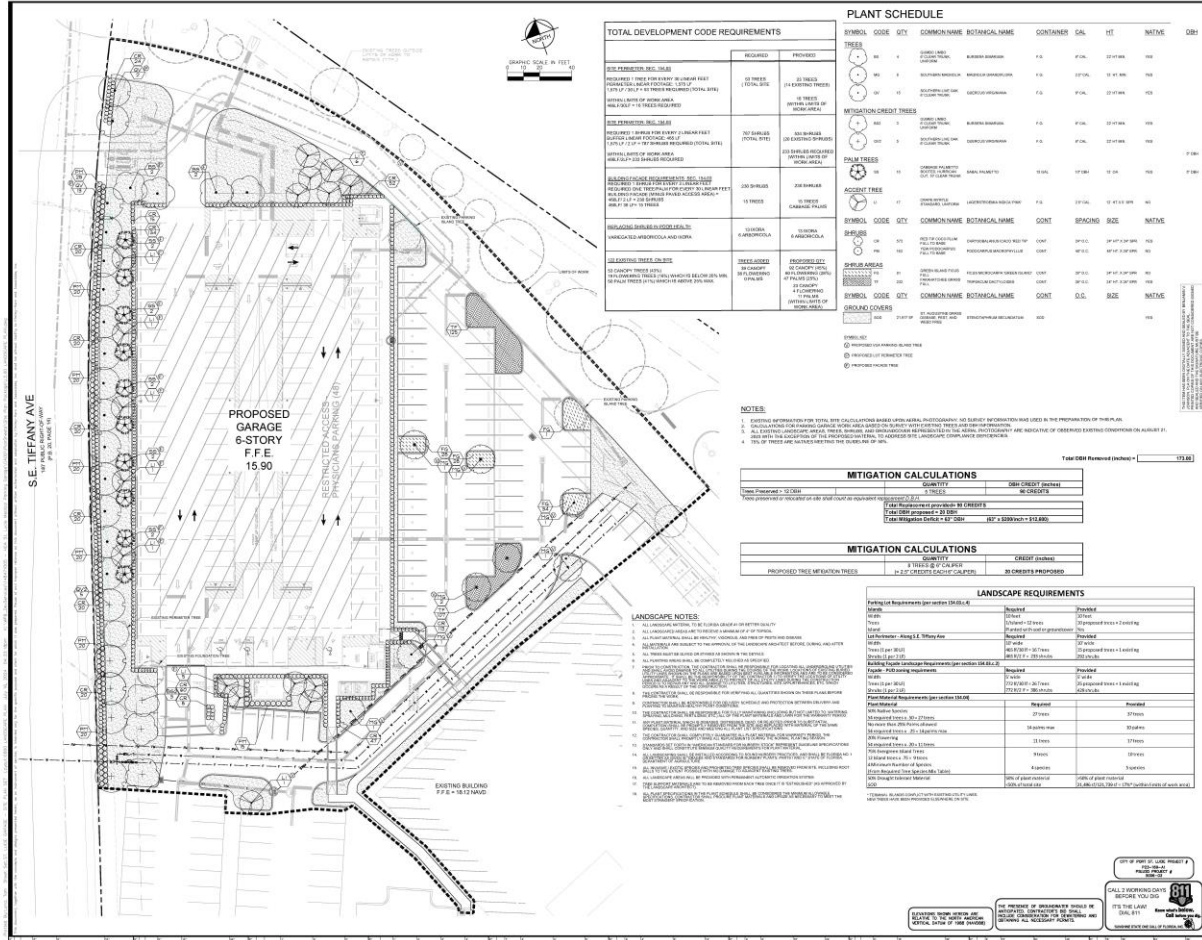


Zoning

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



Landscaping Plan



TOTAL DEVELOPMENT CODE REQUIREMENTS

REQUIRED	PROVIDED
SELECTION OF TREES REQUIRED: 1 TREE FOR EVERY 1,000 SQ FT OF LOT AREA (MINIMUM 10 TREES REQUIRED) (TOTAL 15 TREES) MINIMUM HEIGHT OF TREES: 10 FEET MINIMUM CALIBER OF TREES: 4 INCHES MINIMUM SPACING OF TREES: 10 FEET	10 TREES (24 TREES PROVIDED)
SELECTION OF SHRUBS REQUIRED: 1 SHRUB FOR EVERY 1,000 SQ FT OF LOT AREA (MINIMUM 10 SHRUBS REQUIRED) (TOTAL 15 SHRUBS) MINIMUM HEIGHT OF SHRUBS: 4 FEET MINIMUM CALIBER OF SHRUBS: 2 INCHES	10 SHRUBS (24 SHRUBS PROVIDED)
SELECTION OF PALM TREES REQUIRED: 1 PALM TREE FOR EVERY 1,000 SQ FT OF LOT AREA (MINIMUM 10 PALM TREES REQUIRED) (TOTAL 15 PALM TREES) MINIMUM HEIGHT OF PALM TREES: 10 FEET MINIMUM CALIBER OF PALM TREES: 2 INCHES	10 PALM TREES (24 PALM TREES PROVIDED)
SELECTION OF PERENNIALS REQUIRED: 1 PERENNIAL PLANT FOR EVERY 1,000 SQ FT OF LOT AREA (MINIMUM 10 PERENNIALS REQUIRED) (TOTAL 15 PERENNIALS) MINIMUM HEIGHT OF PERENNIALS: 12 INCHES MINIMUM CALIBER OF PERENNIALS: 1/2 INCH	10 PERENNIALS (24 PERENNIALS PROVIDED)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	GAL.	HT.	W/TH	DBH
TREES									
(Symbol)	10	10	COCONUT PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
MITIGATION CREDIT TREES									
(Symbol)	10	10	COCONUT PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
SHRUBS									
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
PERENNIALS									
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0
(Symbol)	10	10	FLORIDIAN PALM	ROBUSTA	5.0	5.0	12.0	1.0	1.0

NOTES

1. ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS AND MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
2. ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS AND MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
3. ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS AND MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
4. ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS AND MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.

MITIGATION CALCULATIONS

Trees Proposed: 10	Quantity: 10	DBH Credit: 100
Trees Provided: 24	Quantity: 24	DBH Credit: 240
Net Mitigation: 14	Quantity: 14	DBH Credit: 140

MITIGATION CALCULATIONS

Proposed Tree Mitigation: 14	Credit: 140
Required Tree Mitigation: 14	Credit: 140

LANDSCAPE REQUIREMENTS

Planting Requirements per section (SHELF)	Quantity	DBH Credit
10 TREES	10	100
10 SHRUBS	10	100
10 PERENNIALS	10	100

LANDSCAPE NOTES

1. ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS AND MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
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HCA
HEALTH CARE ARCHITECTURE
1800 SE TIFFANY AVE., PORT ST. LUCIE, FL 34982

PROJECT NO. 180000000

DATE: 08/20/2018

SCALE: AS SHOWN

PROJECT: 1800 SE TIFFANY AVE., PORT ST. LUCIE, FL 34982

DATE: 08/20/2018

SCALE: AS SHOWN

PROJECT: 1800 SE TIFFANY AVE., PORT ST. LUCIE, FL 34982

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 08/20/2018

PROJECT: 1800 SE TIFFANY AVE., PORT ST. LUCIE, FL 34982

DATE: 08/20/2018

PROJECT: 1800 SE TIFFANY AVE., PORT ST. LUCIE, FL 34982



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 1,294 spaces being provided including 25 handicap space.
- The proposed building is a height of 53.8 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.

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	This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private developments meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.
Community Redevelopment Area (CRA)	The proposed improvements align with the CRA Master Plan Goals and Objectives by promoting business investment and economic development within the CRA.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed site plan at the June 12, 2024, 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.