



**St. Lucie HCA Hospital – Parking Garage Expansion
Major Site Plan Amendment
P13-008-A2**



Project Location Map

SUMMARY

Applicant’s Request:	A major site plan amendment application for a parking garage expansion of the St. Lucie HCA Hospital.
Applicant:	Matthew Yates, Lucido & Associates
Property Owner:	Hospital Corp of America
Location:	The property is generally located on the south corners of SE Tiffany Avenue and SE Hillmoor Drive.
Address:	1800 SE Tiffany Avenue, 1700 & 1710 SE Hillmoor Drive
Project Planner:	Francis Forman, Planner II

Project Description

The owner, Hospital Corp of America, has applied for a major site plan amendment approval for a project known as St. Lucie HCA Hospital. The proposed major site plan amendment is for the addition of a parking garage for the HCA hospital located at the corner of SE Tiffany Avenue and SE Hillmoor Drive. The proposed amendment will provide for the construction of a 6-story parking garage to assist the hospital by providing an increase of 671 available parking spaces for the hospital complex. During the construction of the proposed parking garage, a total of 114 spaces will be removed and replaced with the 671-space parking structure bringing the total number of available spaces for the complex to 1,294 spaces at the completion of the parking garage.

The hospital complex site plan currently contains a total of 711 parking spaces, with 573 spaces on-site and 138 spaces being provided off-site located across SE Hillmoor Drive. The off-site parking was approved in the previous site plan amendment, P13-008-A1 which also includes the vertical expansion of the hospital. The construction of the off-site parking lot is currently on-going and will be completed prior to the start of construction on the building expansion and the proposed parking garage. The construction of the proposed parking garage will begin concurrently with the vertical expansion and cause the loss of 114 spaces. Since the vertical expansion and proposed garage will be constructed concurrently, at the time of completion of the expansion, the parking garage will be completed and operational to handle the increased hospital bed count by providing an increase of 671 spaces for a total of 1,294 spaces located throughout the complex.

Previous Actions and Prior Reviews

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

Location and Site Information

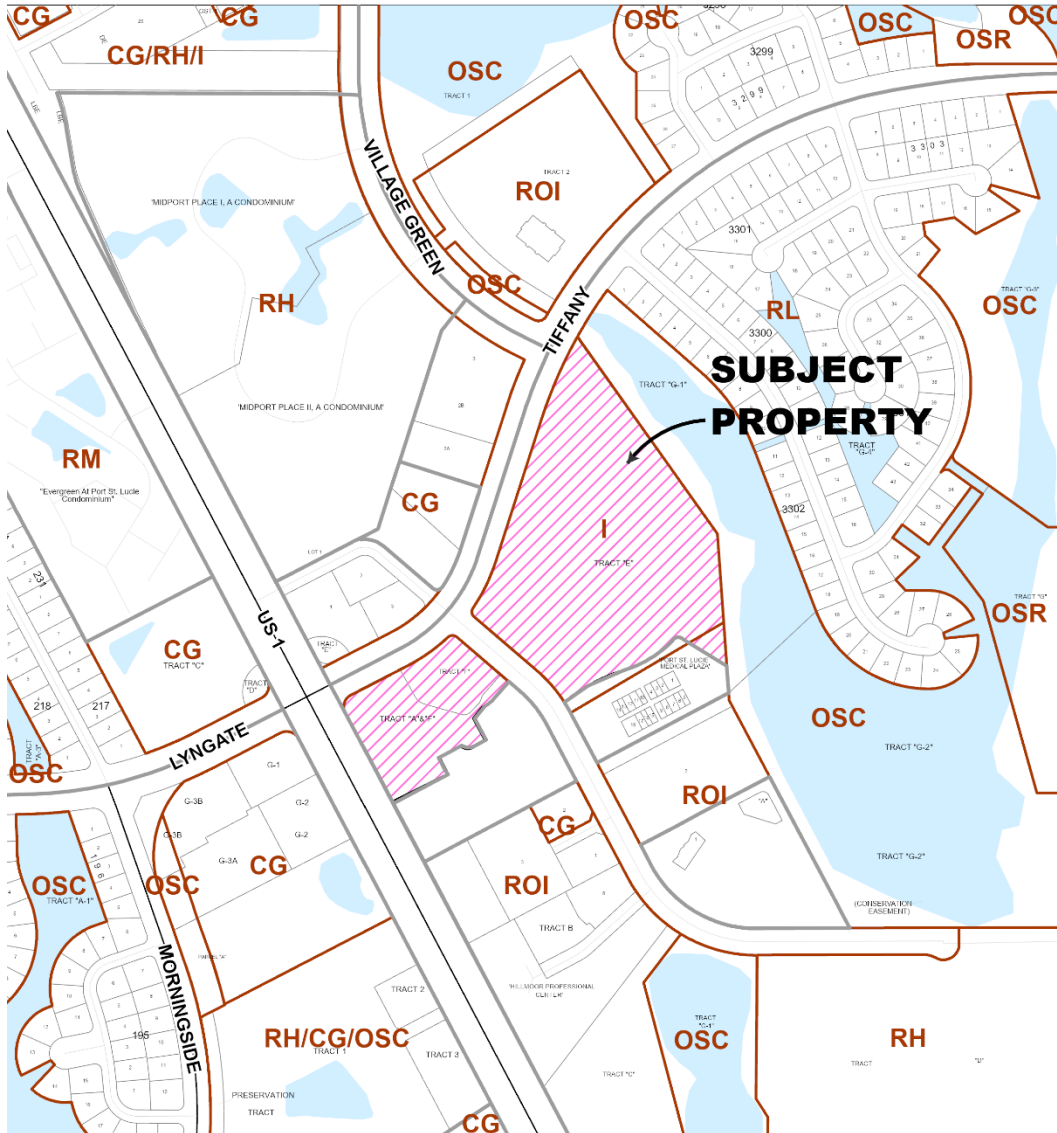
Parcel Number:	3420-750-0005-000-8, 3420-750-0006-000-5 & 3420-750-0001-000-0
Property Size:	18.5 acres, more or less
Legal Description:	Port St. Lucie Section 50, Tracts A, E, & F
Future Land Use:	I (Institutional), ROI (Residential, Office, Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Hospital, Medical Office

Surrounding Uses

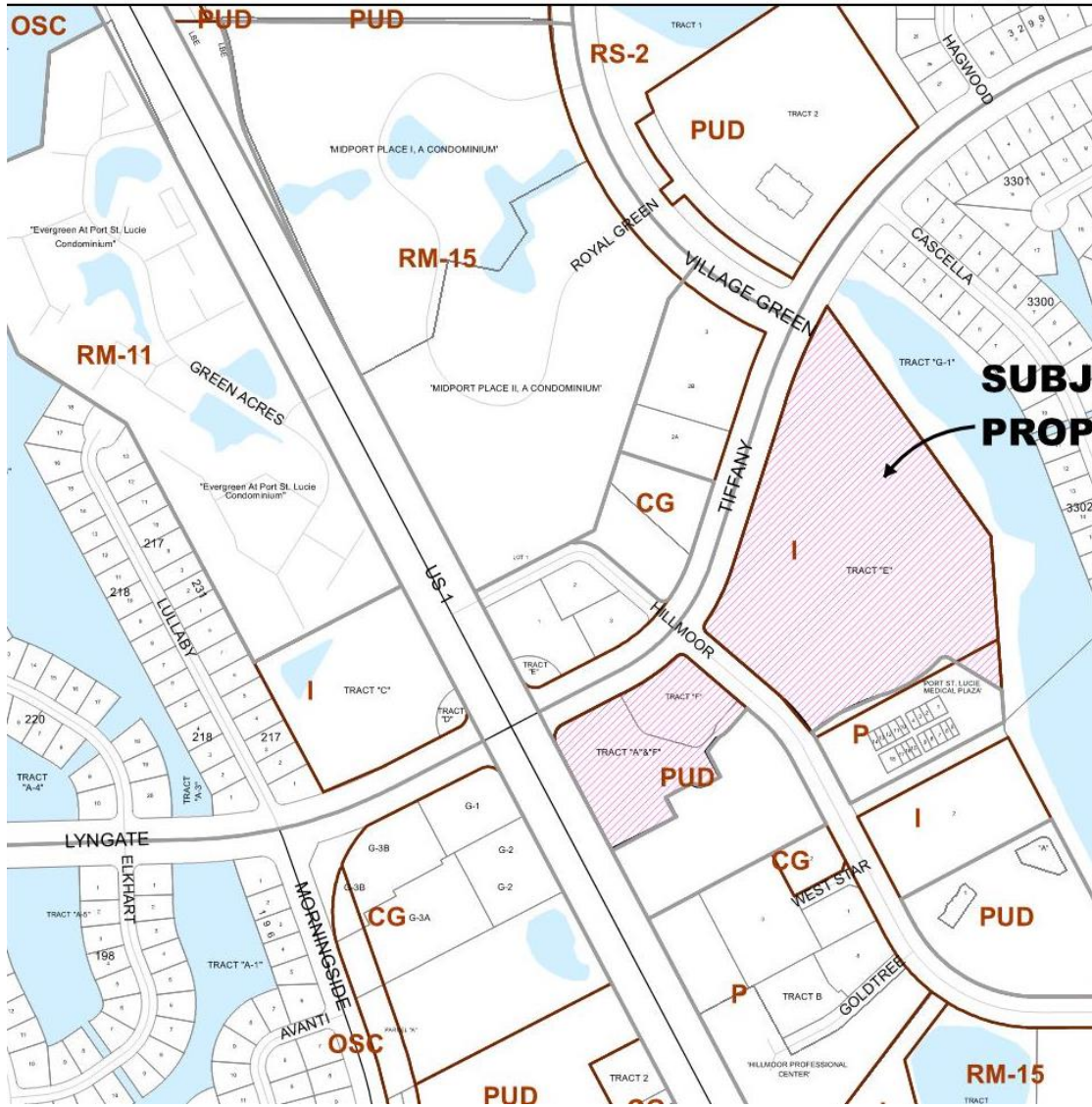
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Medical Office
South	ROI	P	Medical Offices
East	OSC	RS-2	Open Space Conservation
West	CG	CG	Retail

CG – General Commercial ROI – Residential, Office, Institutional P – Professional
OSC – Open Space Conservation RS-2 – Single-Family Residential

FUTURE LAND USE



EXISTING ZONING



*Rezoning Institutional to PUD (ORD 24-05)

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and The St. Lucie HCA Hospital PUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed 6-story, 53.8-foot-high parking garage is consistent with the permitted uses of the PUD zoning district.
DUMPSTER ENCLOSURE	The site plan provides a 12'x24' dumpster enclosure for general and recyclable refuse for the existing hospital.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 708 parking spaces while 1,294 spaces with 25 handicap spaces are being proposed.
BUILDING HEIGHT	Maximum building height for the PUD is 75 feet while the proposed building height is 53.8 feet.
SETBACKS	Building setback lines depicted on the site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The Port St. Lucie Utility Systems Department will provide water and sewer service.
TRANSPORTATION	The staff review indicates that this project will generate 49 pm peak hour trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. See attached Public Works memo.
PARKS/OPEN SPACE	N/A
STORMWATER	This project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Tree Protection: This site contains existing trees that are proposed to be removed. Payment into the Tree Mitigation Fund will be required prior to issuance of a site work permit.

Wildlife Protection: This subject site contains an existing hospital and associated parking. Therefore, no further wildlife or environment site assessments are required.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Community Redevelopment Area (CRA): The property is located within the City CRA and has been reviewed by the CRA Staff. The proposed improvements align with the CRA Master Plan Goals and Objectives by promoting business investment and economic development within the CRA.

Public Art (Chapter 162): 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.

STAFF RECOMMENDATION

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 and recommends approval. The Site Plan Review Committee reviewed the request at their meeting on June 12, 2024, and recommended approval.