



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



Project Location Map

<b>SUMMARY</b>	
Applicant's Request:	A major site plan amendment application for an 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 an expansion of the existing hospital located at the corner of SE Tiffany Avenue and SE Hillmoor Drive. Additional parking is proposed to be constructed on the west side of SE Hillmoor Drive. The proposed amendment will provide for the expansion of the existing HCA hospital with the addition of 2-stories, 57 beds, and 138 parking spaces to better service the eastern portion of the city.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at their October 25, 2023, meeting.

**Location and Site Information**

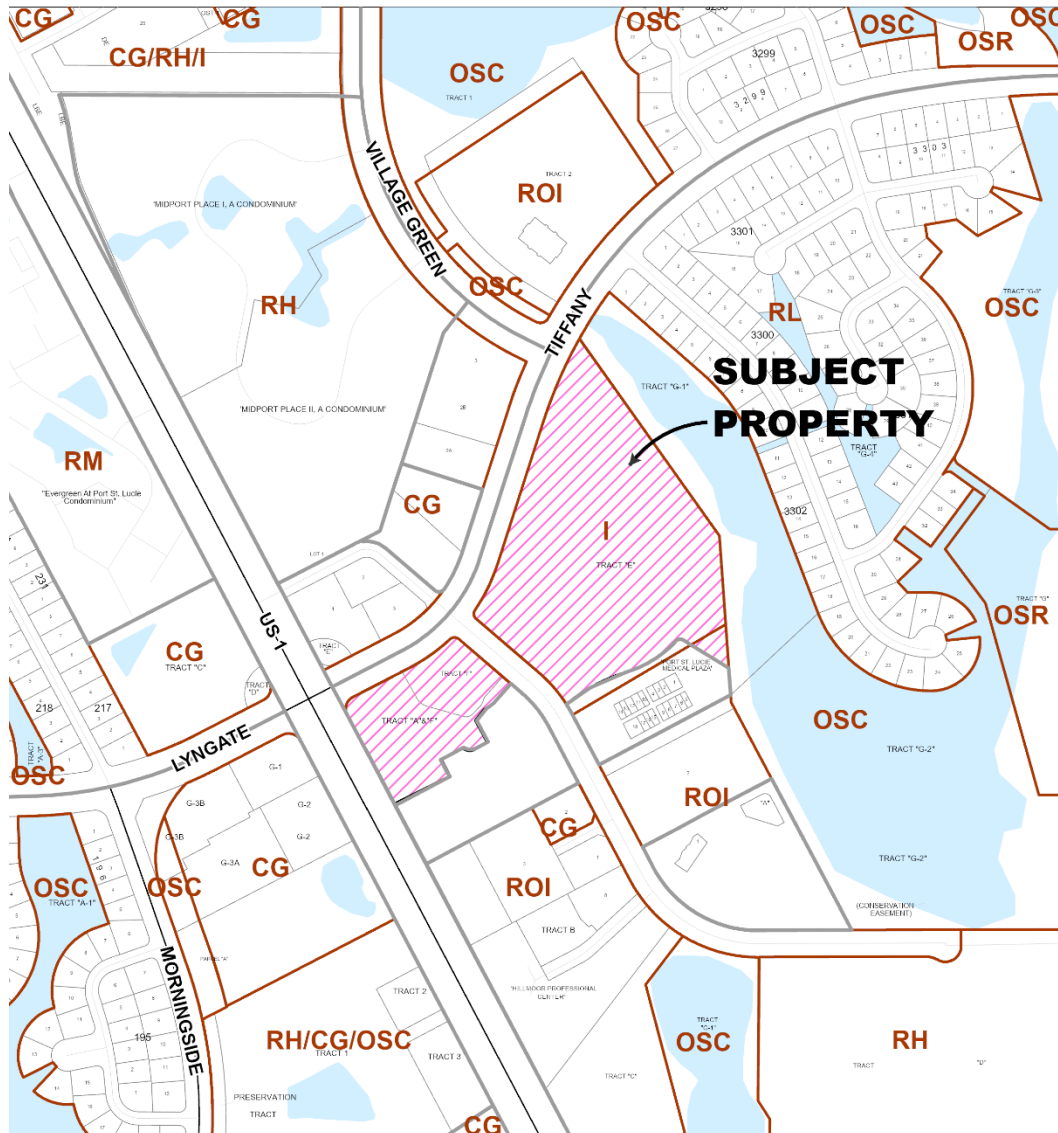
Parcel Number:	3420-750-0005-000-8, 3420-750-0006-000-5 & 3420-750-0001-000-0
Property Size:	18.5 acres, more or less
Legal Description:	Port St. Lucie Section 50, Tracts A, E, & F
Future Land Use:	I (Institutional), ROI (Residential, Office, Institutional)
Existing Zoning:	PUD (Planned Unit Development)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

**Surrounding Uses**

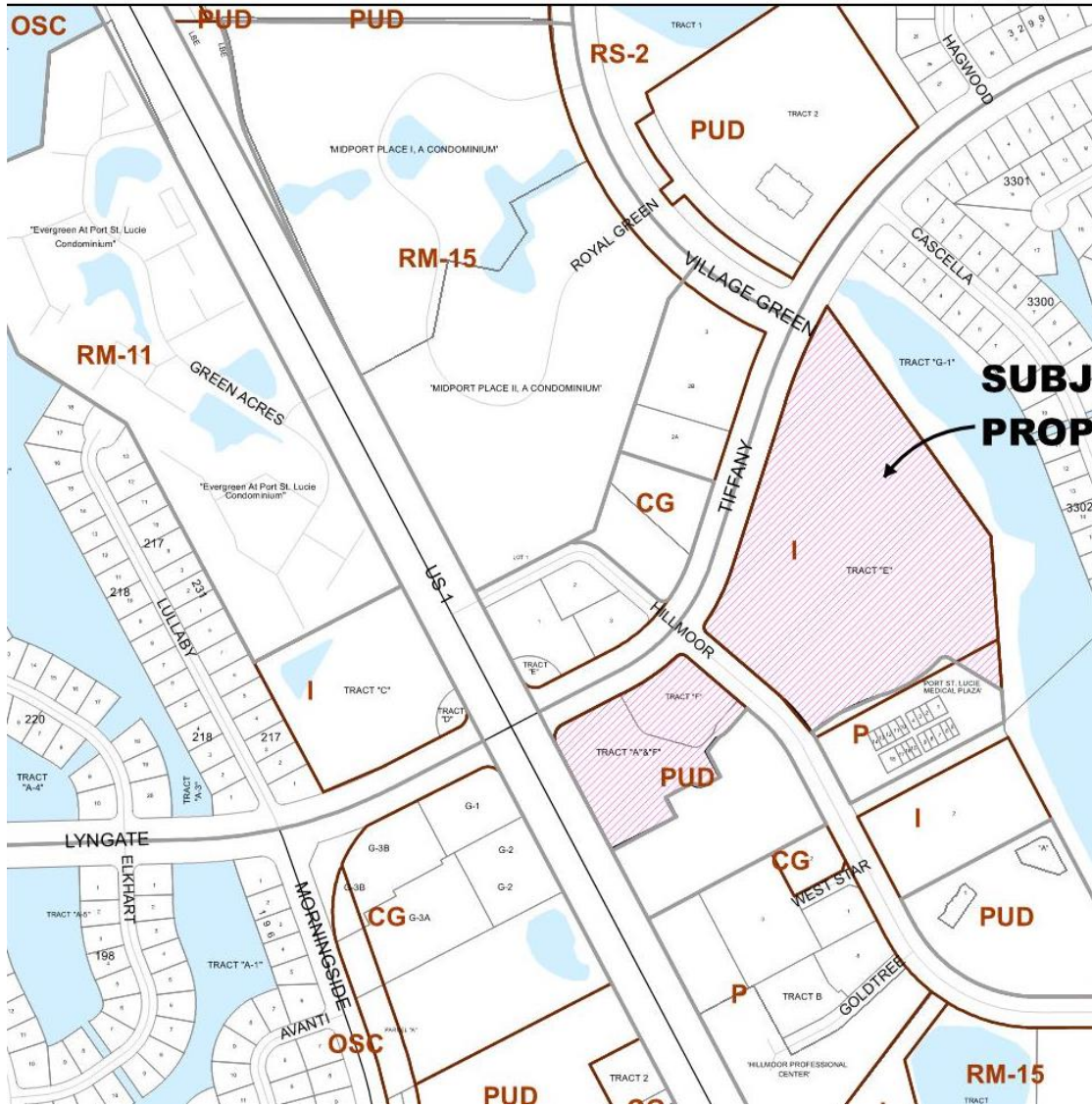
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Medical Office
South	ROI	P	Medical Offices
East	OSC	RS-2	Open Space Conservation
West	CG	CG	Retail

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 documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a 356,906 square foot, 5-story hospital facility is consistent with the permitted uses of the PUD zoning district.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a 12'x24' dumpster enclosure for general and recyclable refuse for the existing hospital.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed building elevations comply with the architectural elevations in the PUD.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 708 parking spaces while 711 spaces with 17 handicap spaces are being proposed.
<b>BUILDING HEIGHT</b>	Maximum building height for the PUD is 75 feet while the proposed building height is 67 feet.
<b>SETBACKS</b>	Building setback lines depicted on 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:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The Port St. Lucie Utility Systems Department will provide water and sewer service.
<b>TRANSPORTATION</b>	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.
<b>PARKS/OPEN SPACE</b>	N/A
<b>STORMWATER</b>	This project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
<b>SOLID WASTE</b>	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 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.

**Wildlife Protection:** This subject site is an existing medical office and daycare facility uses and no further site impacts are proposed. 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.

**Public Art (Chapter 162):** This project is not subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The proposed site plan amendment does not exceed a 50% expansion of the existing building and therefore does not trip the requirement for additional public art.

## **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 October 25, 2023 and recommended approval.