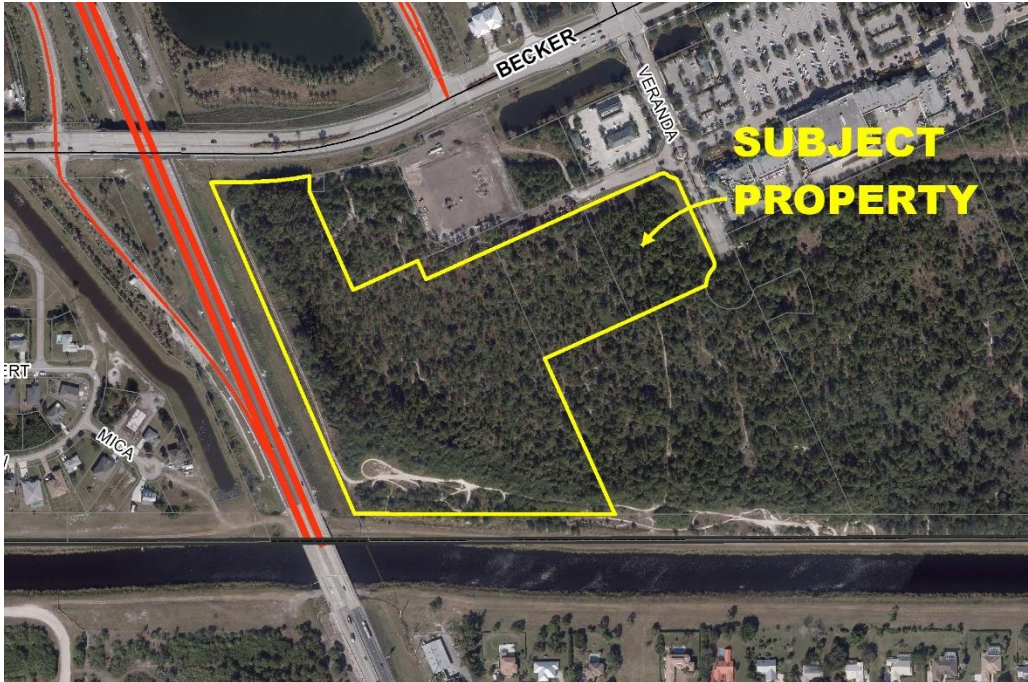




**St. Lucie Lands – A Community of Caring Hospital
 Major Site Plan Application
 P22-127**



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a 181,925 square foot, 54 bed hospital and a 60,000 square foot medical office building. The site plan includes provisions for public and private right of way, stormwater management tracts, public art and micromobility space, as well as other associated site infrastructure improvements.
Applicant:	Zach Mouw, Culpepper & Terpening
Property Owner:	VF II, LLC
Location:	The site plan is located on the south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.
Address:	Not assigned
Project Planner:	Laura H. Dodd, AICP, Senior - Transportation Planner

Project Description

VF II, LLC, has submitted an application for site plan approval for a proposed 181,925 square foot, 54 bed hospital and a 60,000 square foot medical office building (MOB). The “Community of Caring Hospital Project” plan includes provisions for public and private right of way, stormwater management tracts, public art and micromobility space, as well as other associated site infrastructure improvements. The site encompasses a total of 25.24 acres, is zoned PUD, and is included in the bounds of the overall St Lucie Land PUD. The proposed project is located on the south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

The proposed hospital itself will have a variety of internal operations all of which are standard for a facility of the given nature. These operations include an emergency room, surgery centers, overnight beds, lab/testing operations, and more. This is principally an inpatient facility. Outpatient facilities are expected to be located in the future MOB that may be subject to future minor site plan adjustments once final details are established.

Site development activities are expected to begin in late summer or fall of 2022, following the issuance of the appropriate site development permits. The objective of the developer is to have both the hospital building and the MOB operational by end of the 4th quarter of 2024.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the April 27, 2022 Site Plan Review Committee meeting.

Location and Site Information

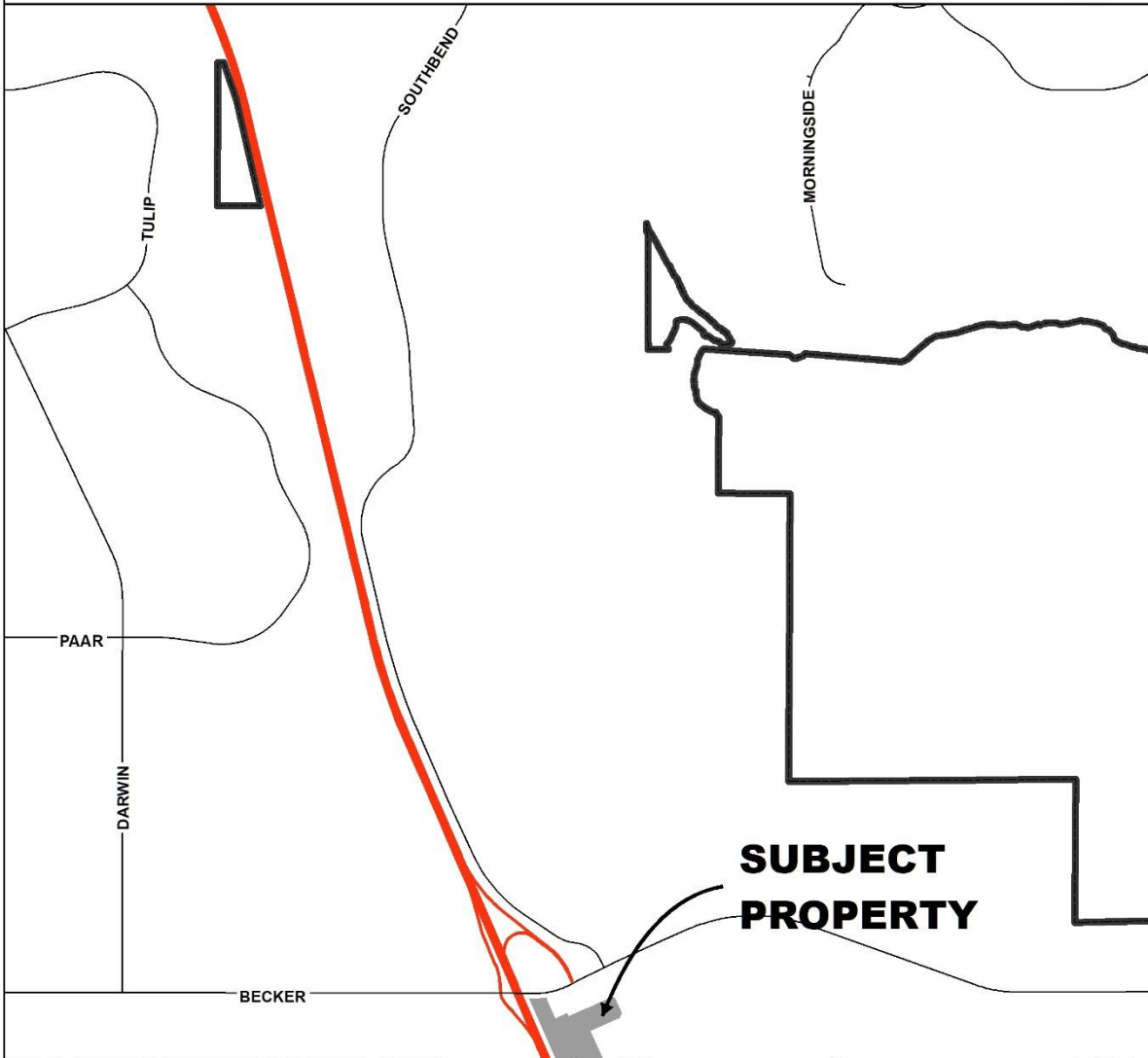
Parcel Number:	4434-704-0005-000-1; 4434-704-0006-000-8; 4434-704-0001-000-3
Property Size:	Project Size is approximately 25-acres, within the overall Veranda PUD, which is approximately 97-acres.
Legal Description:	All of Tracts 1, 4, and 5 of the plat of VERANDA PLAT NO. 8 as recorded in Plat Book 100, Page 11, Public Records of St Lucie County, Florida.
Future Land Use:	CH/CG/ROI; CS/ROI; CG/CS/ROI; CG/ROI
Existing Zoning:	PUD – St. Lucie Lands Planned Unit Development
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	N/A	N/A	Florida Turnpike

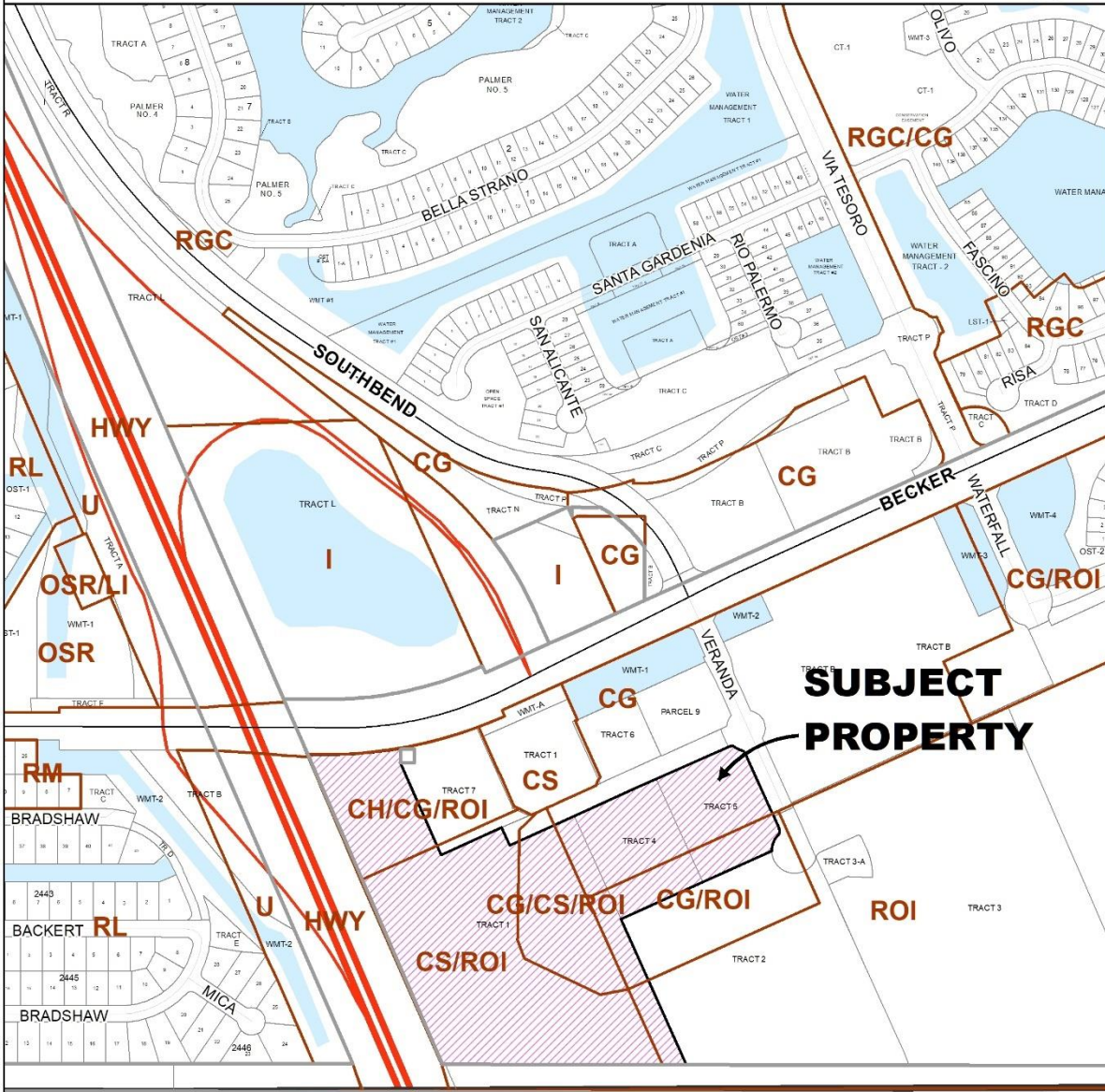
RGC-Residential Golf Course; PUD-Planned Unit Development; OSC-Open Space Conservation; ROI-Residential/Office/Institutional; HWY-Highway

GENERAL LOCATION



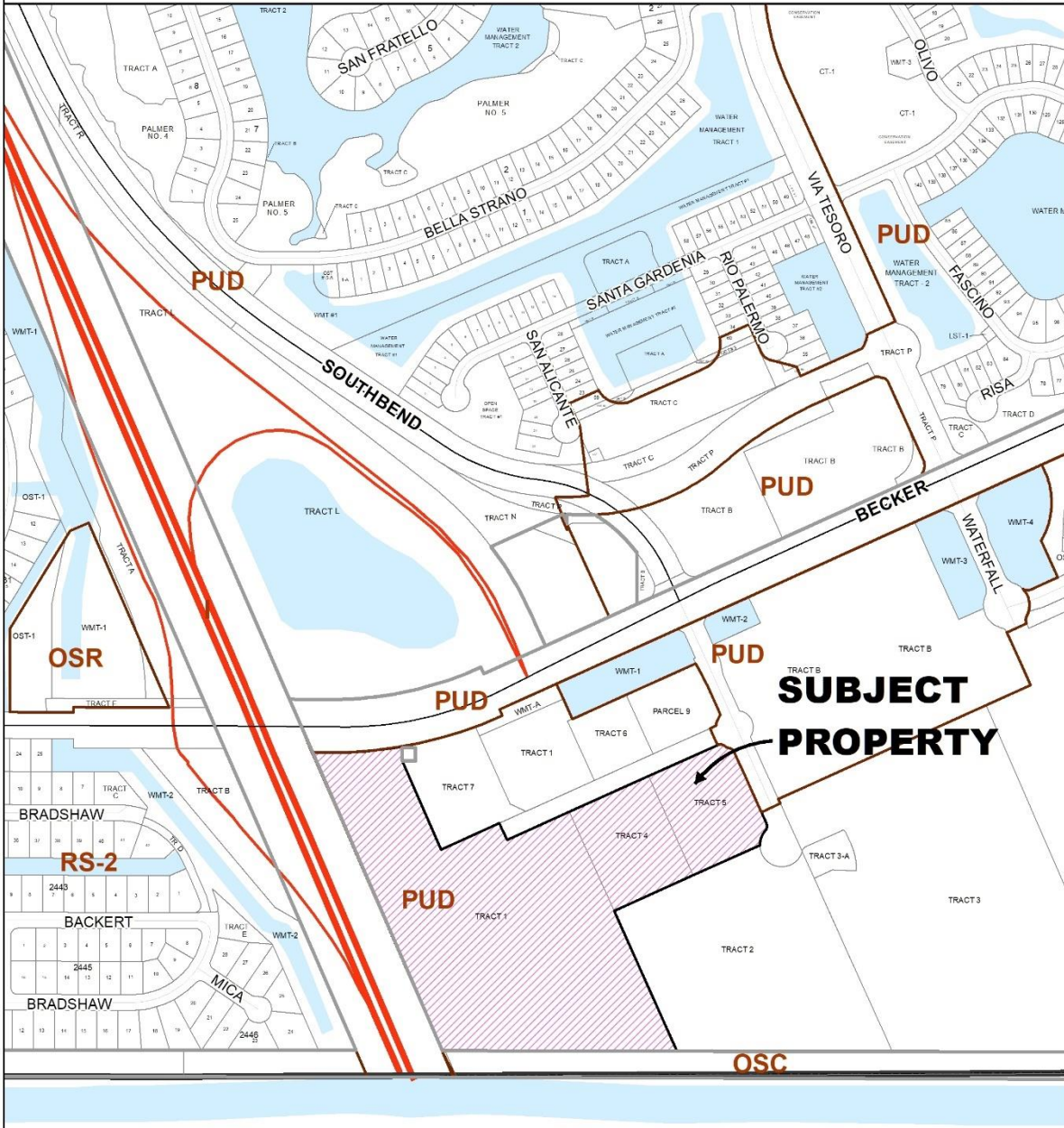
	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN HOSPITAL/MEDICAL OFFICES VERANDA PLAT NO. 8, TRACTS 1, 4 & 5	DATE: 4/13/2022
			APPLICATION NUMBER: P22-127
			USER: patricias
			SCALE: 1 in = 0.5 miles

FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN HOSPITAL/MEDICAL OFFICES VERANDA PLAT NO. 8, TRACTS 1, 4 & 5	DATE: 4/13/2022
			APPLICATION NUMBER: P22-127
			USER: patricias
			SCALE: 1 in = 500 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN HOSPITAL/MEDICAL OFFICES VERANDA PLAT NO. 8, TRACTS 1, 4 & 5	DATE: 4/13/2022
			APPLICATION NUMBER: P22-127
			USER: patricias
			SCALE: 1 in = 500 ft

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the St. Lucie Lands Planned Unit Development (PUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	<p>The proposed hospital and medical office building is located within ROI future land use locations within the St. Lucie Lands PUD. As such, the fourth amendment to the PUD (anticipated 2nd reading and approval on May 23rd, 2022) permits the utilization of Institutional (I) uses in ROI future land use locations.</p> <p>Per comprehensive policy 1.1.4.13, Institutional uses are compatible with the future land use ROI classification and therefore permissible as proposed. Per code policy 158.110 Institutional Zoning District, medical related uses and special exception uses are permitted, including but not limited to the following: hospitals and free standing emergency departments, assisted living facilities, and nursing or convalescent homes.</p> <p>Additionally, the PUD’s future land use classification of General Commercial (CG) and development agreement permit general commercial uses. Per code policy 158.124 General Commercial District, permitted uses include, but are not limited to, the following: office for administrative, business, or professional use.</p> <p>Collectively, the proposed hospital and medical office buildings are acceptable uses within the future land use classifications and the St. Lucie Lands PUD, as amended.</p>
DUMPSTER ENCLOSURE	<p>The site plan provides for a 12’-8" x 25’-3" dumpster enclosure to accommodate refuse and recycling collection.</p>
ARCHITECTURAL DESIGN STANDARDS	<p>The proposed project is has been reviewed by city staff for compliance with the Citywide Design Standards and the St. Lucie Lands PUD architectural standards. The applicant has been provided preliminary approval of architectural elements with additional elements to be refined at the time of detailed plan submittal.</p>
TRAFFIC REQUIREMENTS	<p>A traffic statement received April 2022, completed by Culpepper & Terpening, Inc. was reviewed by City Staff. The transportation impacts were found to be consistent with the latest PUD Development Agreement and the approved amendments. No proposed development at this time triggers greater than the previously approved traffic trips approved for this PUD from the Developer Agreement.</p> <p>The provided Traffic Report indicates that the intersection of Becker Road and SE Veranda Place will operate at an acceptable Level of Service at this time, however nearly 100% of the trips for the PUD will</p>

	be utilizing SE Veranda Place for access . As additional buildings are proposed for this area, the City may require adjustments to signal timing or other accommodations to be made to continue the acceptable level of service.
BUILDING HEIGHT	The proposed hospital building is a two story complex with proposed building height of 44'. The PUD sets a maximum building height of 75 feet for non-residential uses.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the PUD.
PARKING	The code parking standard (Sec. 158.221) for hospitals is two and one-half (½) spaces for each patient bed and for offices one space for each two hundred fifty (250) square feet of gross floor area for buildings thirty thousand (30,000) square feet and greater. The proposed plan would require a total of 135 parking spaces for the hospital and 240 spaces for the MOB, totaling 375 spaces. The site plan provides for a total of 695 standard parking spaces and 39 accessibility spaces, totaling 734 spaces and therefore exceeding the code requirements.
BUFFER	The PUD requires a ten (10) foot wide perimeter landscape buffer in adherence to code provisions (Sec. 154.03. - Landscape design standards). The preliminary landscape plan depicts the required buffers, and variability where potential encroachment may occur with utility easements. The final landscape and irrigation plans shall meet or exceed code provisions and are subject to additional review at the time of detailed plan approvals.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted. Per the approved St Lucie Lands PUD and the existing Veranda Development agreement, all native habitat preservation requirements have been fulfilled. Prior to the commencement of site development activities all necessary environmental permitting and actions such as gopher tortoise removal shall be completed. Thus, no preservation requirements need be addressed under this development application.

CONCURRENCY REVIEW

The project is subject to the conditions of the comprehensive plan regarding the provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	Per the St. Lucie Lands PUD 20,461 total average daily trips (ADT) have been assigned to site plan development within the overall PUD. The hospital, medical office building, and previously approved site plans are estimated to generate approximately 12,689 trips. Therefore the proposed development is within the approved PUD trip calculations and the balance of remaining trips may be utilized for future developments.

	<p>Further, the hospital and MOB as a stand-alone project will generate an average of 2,249 weekday total ADT and 206 p.m. peak hour trips per day.</p> <p>A Traffic Impact Analysis report was submitted and reviewed by the City. The provided Traffic Report indicates that the intersection of Becker Road and SE Veranda Place will operate at an acceptable Level of Service at this time, however nearly 100% of the trips for the PUD will be utilizing SE Veranda Place for access .</p> <p>As additional buildings are proposed for this area, the City may require adjustments to signal timing or other accommodations to be made to continue the acceptable level of service.</p>
PARKS AND RECREATION	Not applicable to non-residential development
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development

OTHER

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 subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development 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.

RELATED PROJECTS

P21-281 – St. Lucie Lands PUD Fourth Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of April 27, 2022 and recommended approval.

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.