



PLANNING AND ZONING BOARD STAFF REPORT
JANUARY 2, 2024 PLANNING AND ZONING BOARD MEETING

**St. Lucie HCA Hospital
Planned Unit Development Rezoning
P23-169**



Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of a rezoning for the St. Lucie HCA Hospital from Institutional (I) and Professional (P) to Planned Unit Development (PUD).
Agent:	Matthew Yates, Lacido & Associates
Property Owner(s):	Hospital Corp America (HCA)
Location:	The property is generally located on the southeast corner of SE Tiffany Avenue and SE Hillmoor Drive.
Project Planner:	Francis Forman, Planner II

Project Description

The owner, St. Lucie HCA Hospital, is requesting to rezone 16.67 acres of Institutional (I) and 0.29 acres of Professional (P), totaling 16.96 acres, to the Planned Unit Development (PUD) zoning district to provide development standards for the existing and proposed expansion of the hospital campus. The proposed standards in PUD document would allow for an increase to the vertical permitted height. The Institutional (I) zoning district allows for a maximum building height of 35 feet. A portion of the existing building is five (5) stories, which exceeds the 35- foot height limit and the remainder is three (3) stories. The City's records are unclear as to the previous construction with regards to the height. The hospital is proposing to add two (2) stories above the 3- story section of the building, which will allow for additional beds. Conceptual building elevations are included in the PUD document. The existing hospital is located near the US-1 corridor, lying east of US Highway 1 at the corner of SE Tiffany Avenue and SE Hillmoor Drive.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD conceptual plan on October 11, 2023.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on December 20, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda.

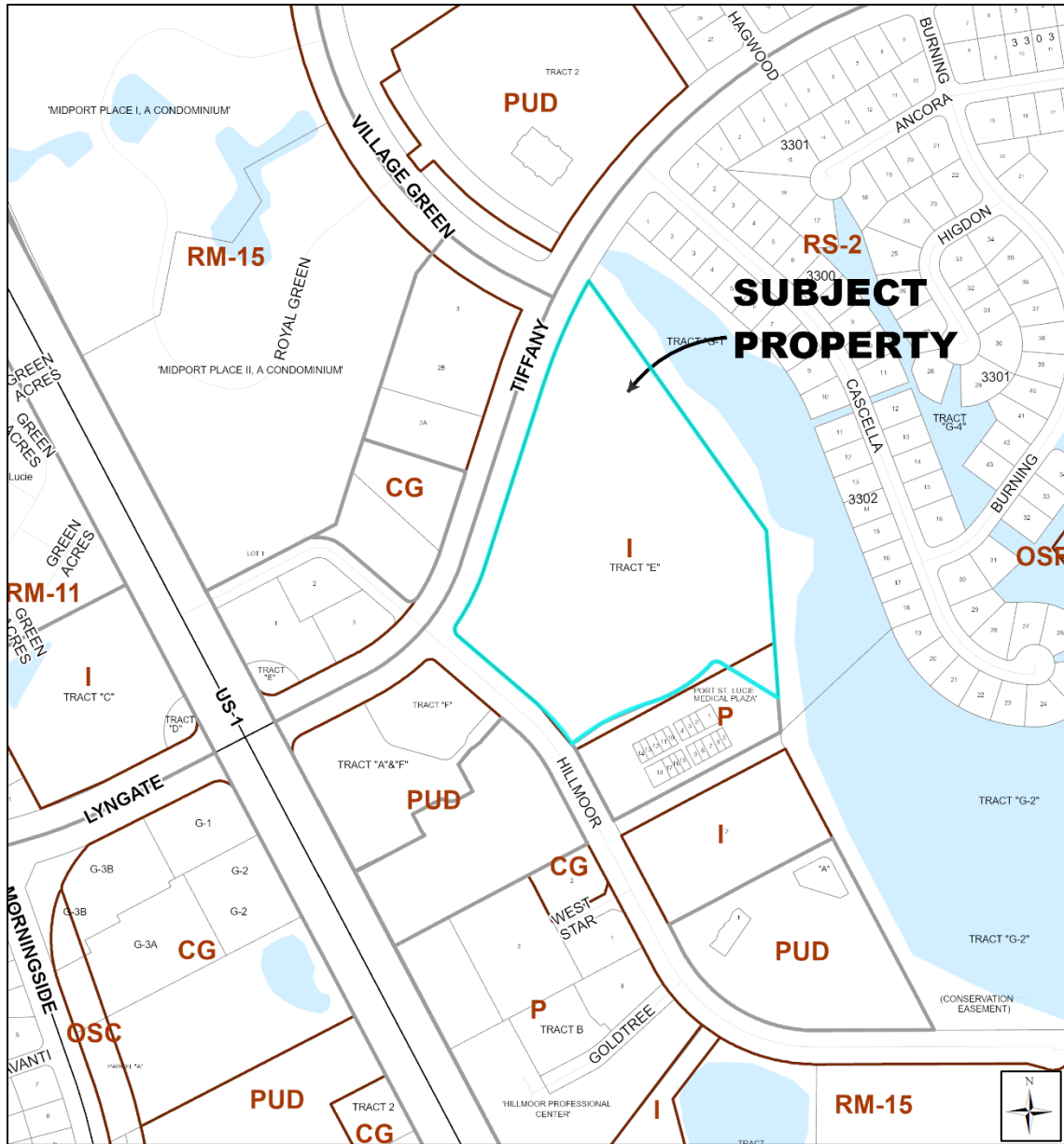
Location and Site Information

Parcel Number:	3420-750-0005-000-8
Property Size:	16.96 acres
Legal Description:	PORT ST LUCIE-SECTION 50 - TRACT E-LESS AS IN OR 394-2490
Future Land Use:	Institutional (I), Residential Office Institutional (ROI)
Existing Zoning:	Institutional (I), Professional (P)
Existing Use:	Hospital
Requested Zoning:	Planned Unit Development (PUD)
Proposed Use:	Hospital

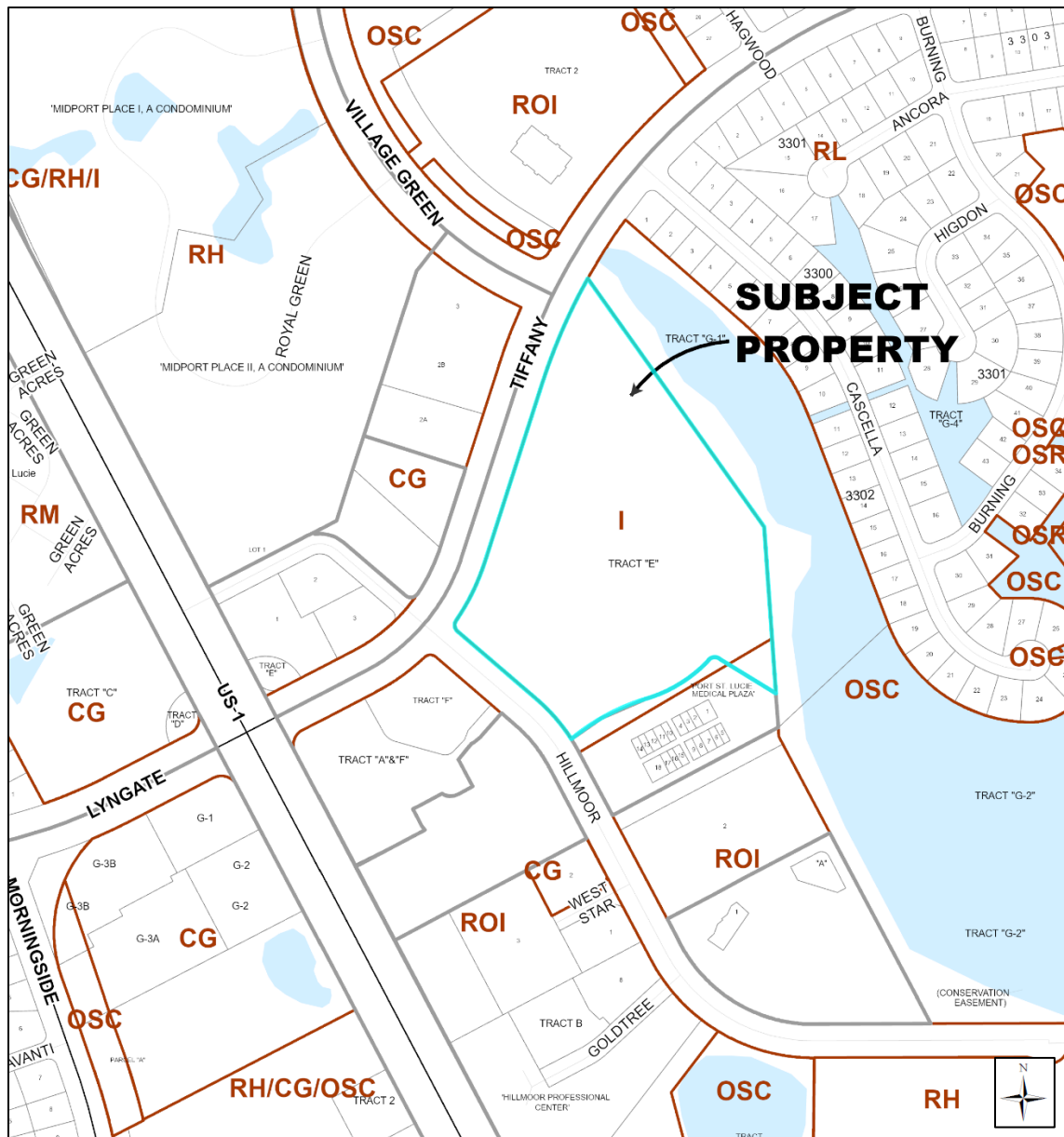
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Medical offices
South	ROI	P	Medical offices
East	OSC	RS-2	City-owned lake and Woodstork Trail
West	ROI	PUD	Vacant day care building and medical offices

RS-2-Single-Family Residential; PUD-Planned Unit Development; OSC-Open Space Conservation; CG-General Commercial; P-Professional; ROI-Residential, Office Institutional



Zoning Map



Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This rezoning and PUD document and plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 Institutional (I) and Residential, Office, Institutional (ROI) allows a maximum intensity of 30% building coverage and a total height of 75 feet with a PUD. The projected height for the building is 67 feet and is compatible with the existing surrounding uses. The rezoning to PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with the Institutional (I) and Residential, Office, Institutional (ROI) future land use designation.

ZONING REVIEW (ARTICLE X)

Project Description: The Applicant's request is to rezone approximately 16.96-acres from the Institutional (I) and Professional (P) zoning classification to the Planned Unit Development (PUD) zoning classification for the expansion of the existing hospital.

Standards for District Establishment

Area Requirement	The subject property for the PUD totals 16.96 acres; which exceeds the 2-acre minimum requirement for the establishment of a PUD required by section 158.172 (A) of the City's Zoning Code.
Relation to Major Transportation Facilities	The development will contain two (2) full vehicular access points, which will be provided from SE Hillmoor Drive.
Consistency with City's Comprehensive Plan	Per Section 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole. The Applicant's proposal is consistent with Comprehensive Plan Policy 1.1.4.10 as the Institutional and ROI land use designation allows a maximum building coverage of 30% and impervious surface shall not exceed 80%.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the development. Additional review will be provided at the site plan and detail plan submittal.
Evidence of Unified Control of Area	Unified Control of Area has been provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Residential Density and non-residential intensity	The non-residential intensity is consistent with the comprehensive plan provisions identified in policy 1.1.4.10 and denoted above (Comprehensive Plan Review).

Provision for Pedestrian Circulation	Pedestrian circulation and connectivity within the PUD as well as connections to adjacent uses and proposed parking lot across the street to the west will be emphasized in the design of the site plan.
Off Street Parking and Loading Requirements	Off-street parking is proposed at a ratio of 2.5 parking spaces per bed, excluding bassinets, which is consistent with City Code. Shared parking will be provided with the hospital-owned property to the west, across Hillmoor Drive. The site contains a vacant daycare center which will be demolished and replaced with a parking lot.
Underground Utilities	All utilities lines are installed underground.
Protection of Natural Features	The site is developed.
Stormwater	The proposed development will have a site plan and construction plans that will be submitted for review and approval. Onsite stormwater will be collected onsite and will meet the requirements of the City and SFWMD.
Landscaping and Buffering Requirements	The City Code requires a landscape buffer wall along the eastern property line abutting the City's Open Space tract. Per Section 154.12 (C) of the City's Landscaping Code, the Site Plan Review Committee may approve requests to substitute landscaping for a wall if the adjacent property is used for storm water retention. Since the adjacent property is a City-owned lake and trail with existing vegetation, the PUD proposes to provide an exemption for the wall. The remainder of the landscaping shall conform to the City Code.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD conceptual plan on October 11, 2023.

Staff finds the proposed PUD to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.