



St. Lucie HCA Hospital

Planned Unit Development (PUD) Rezoning Application
P23-169

City Council Meetings January 22, 2024, and February 12, 2024
Francis Forman, Planner II

Request

Rezone 16.96 acres from Institutional (I)(16.67ac) and Professional (P)(0.29ac) to Planned Unit Development (PUD) zoning district to provide development standards for the existing hospital campus and proposed expansion of the existing hospital.

General Information

- Owner – Hospital Corp America (HCA)
- Agent – Matthew Yates, Lacido & Associates
- Location – Southeast corner of SE Tiffany Ave. and SE Hillmoor Dr.
- Existing Use – St. Lucie HCA Hospital

Proposed Request

This PUD rezoning is to provide development standards for the existing hospital campus and the proposed expansion of the existing hospital.

- The existing hospital building is five stories with a portion being three stories. The proposed development standards would allow for an increase in height, up to seventy-five (75) feet.
- The increase in height would allow the hospital to construct an additional two stories above the three-story section of building to provide additional beds.

Existing Elevation



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

- Policy 1.1.4.10 states that Institutional (I) and Residential, Office, Institutional (ROI) allows for a maximum building coverage of 30% and 80% impervious surface area and a maximum building height of 75 feet within the PUD.
- Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts lists PUD as a compatible zoning district with the Institutional (I) and Residential, Office, Institutional (ROI) future land use designation.

Staff Recommendation

The Site Plan Review Committee (SPRC) recommended approval of the PUD on October 11, 2023.

The Planning & Zoning Board recommended approval of the rezoning at the January 2, 2024, meeting.