

St. Lucie Lands Veranda Hospital and Medical Office Buildings (P22-127)

City Council Meeting
Laura H. Dodd, AICP
Senior - Transportation Planner

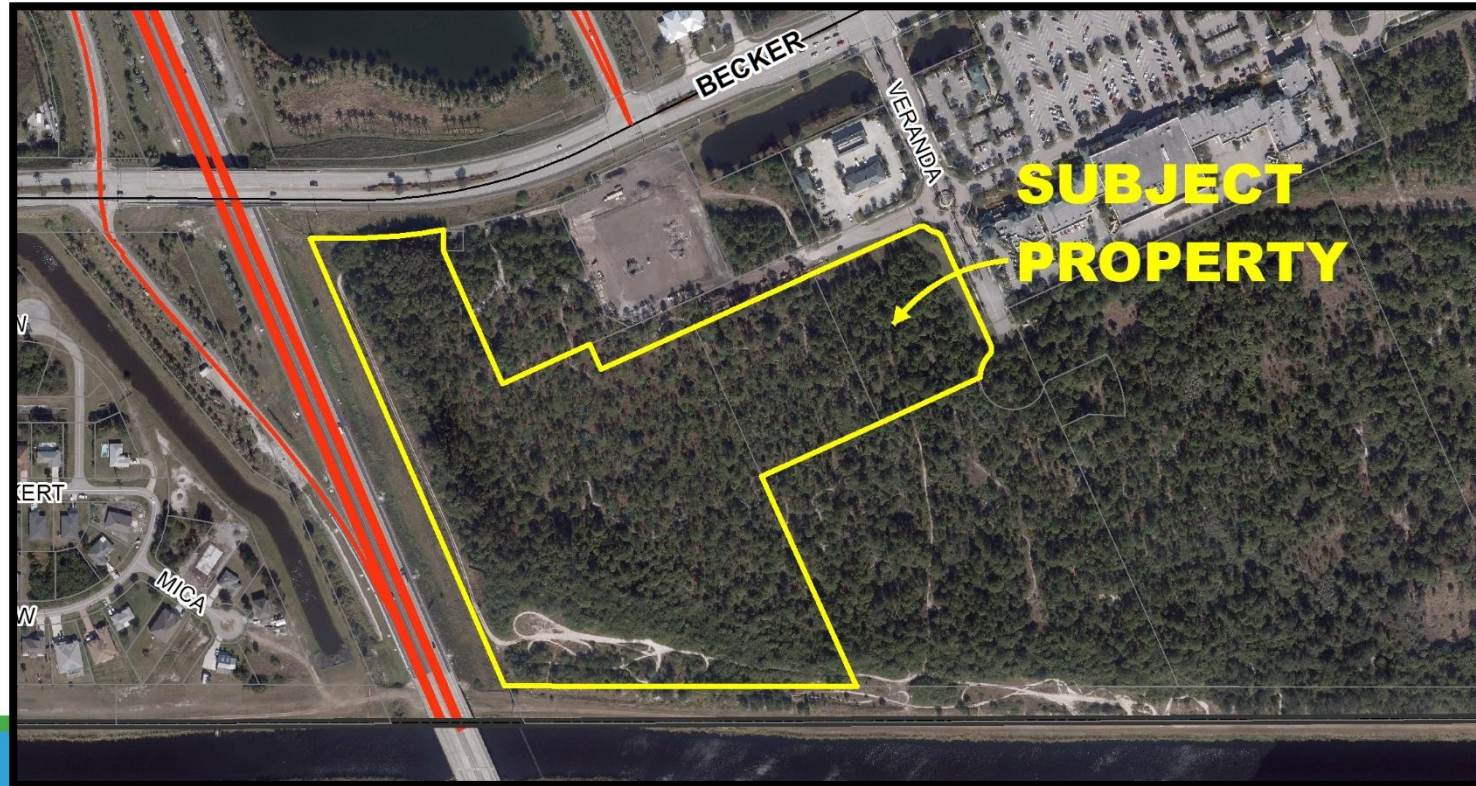
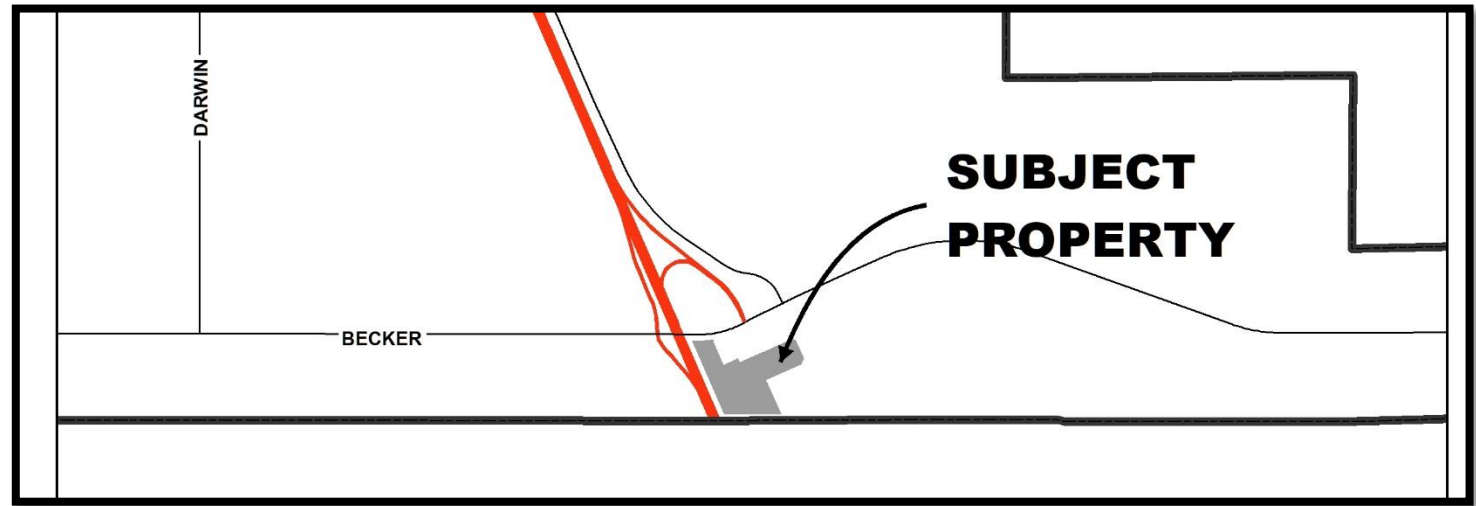


Proposed Project

- Owner: VF II, LLC
- Agent: Zach Mouw, Culpepper & Terpening
- 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.
- Location: The site 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**.



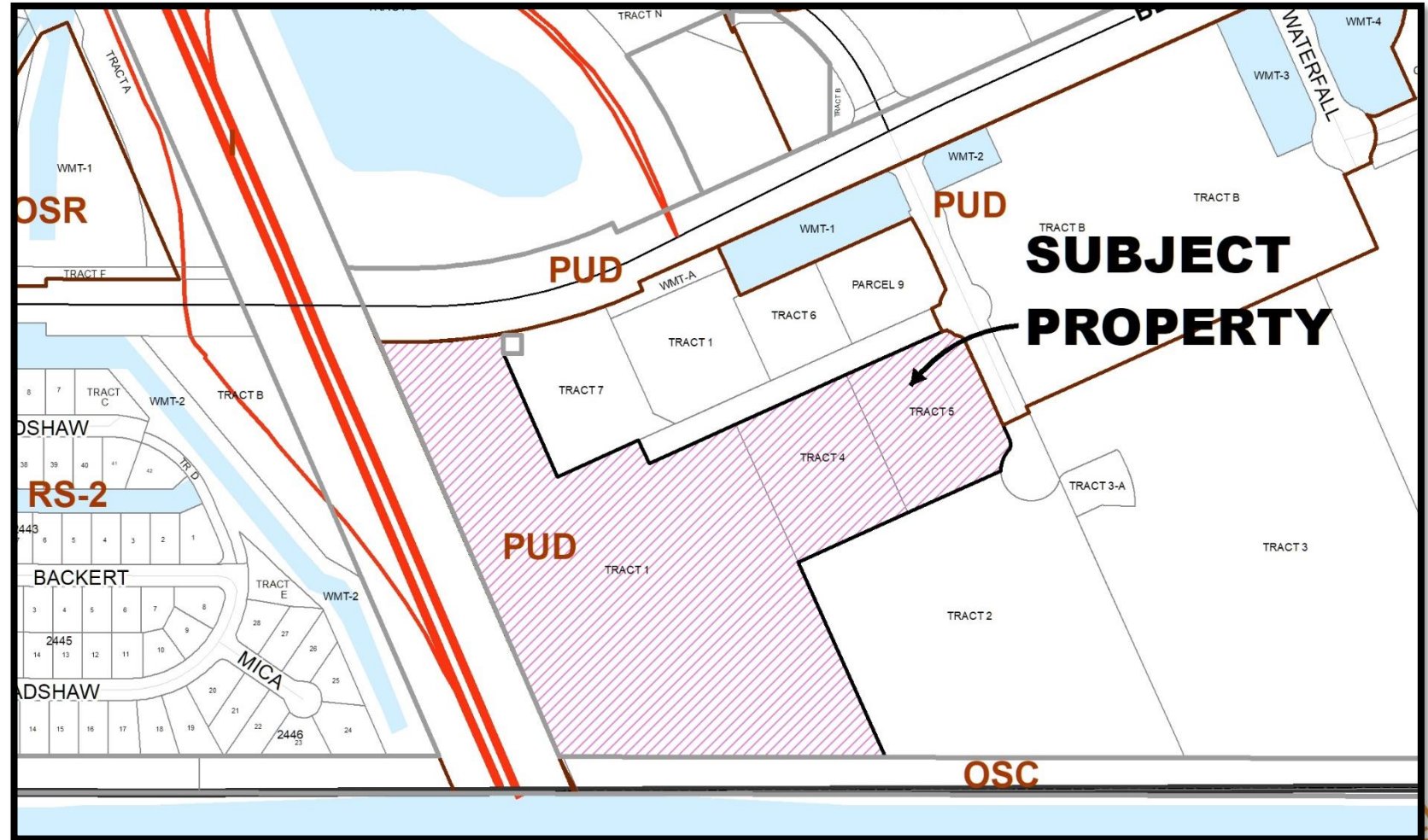
LOCATION & AERIAL



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	HWY	HWY	Florida Turnpike

ZONING MAP

St. Lucie Lands PUD



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	HWY	HWY	Florida Turnpike



FUTURE LAND USE MAP

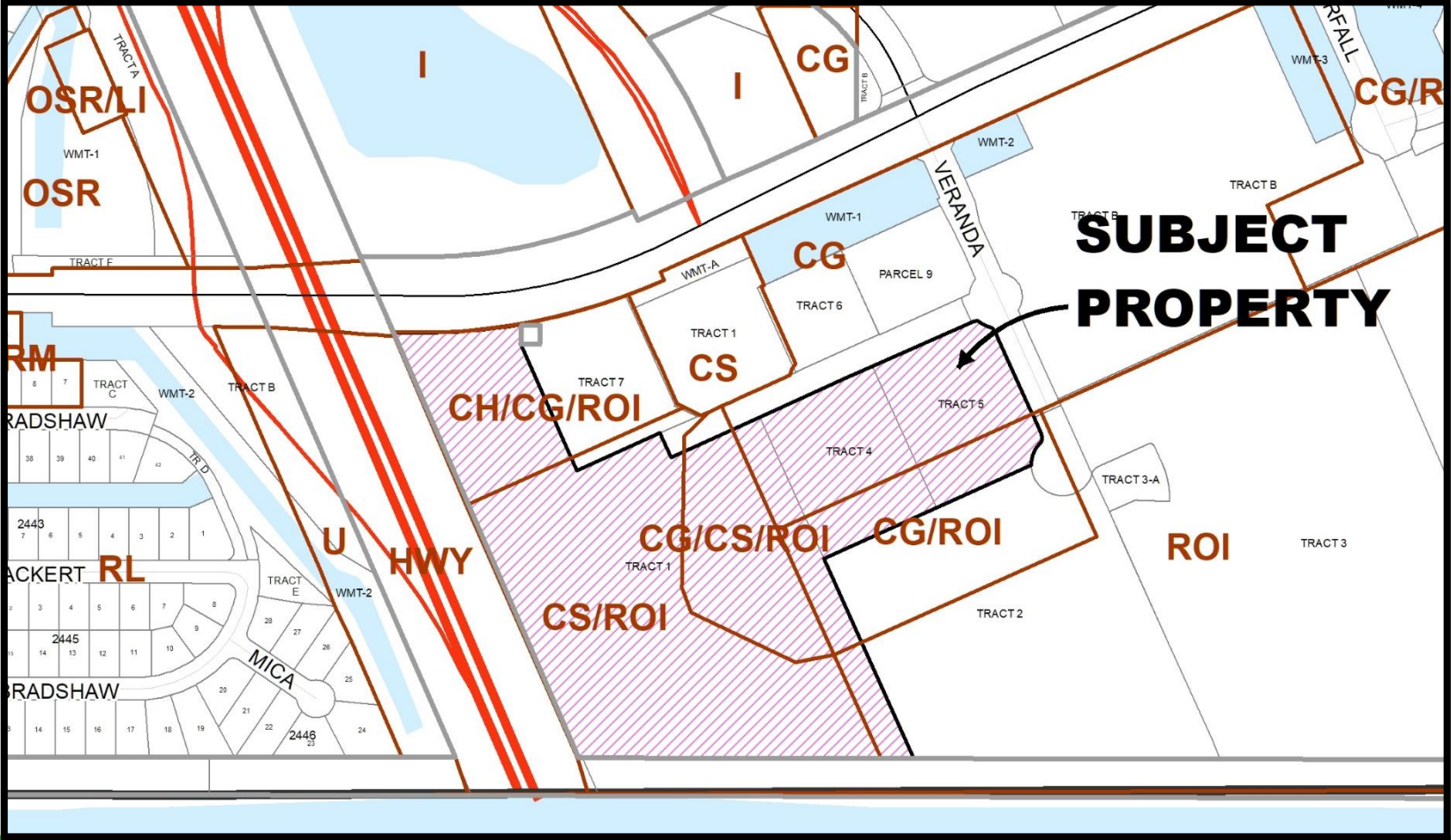
CH – Highway Commercial

ROI – Residential/Office/Institutional

CG – General Commercial

CS – Service Commercial

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	HWY	HWY	Florida Turnpike



Zoning Review

CRITERIA	FINDINGS
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. 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</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 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>
BUILDING HEIGHT	<p>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.</p>
SETBACKS	<p>The building setback lines depicted on the site plan conform to the requirements of the PUD.</p>
PARKING	<p>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.</p>
BUFFER	<p>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.</p>

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	<p>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> <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>
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



Traffic Impact Analysis

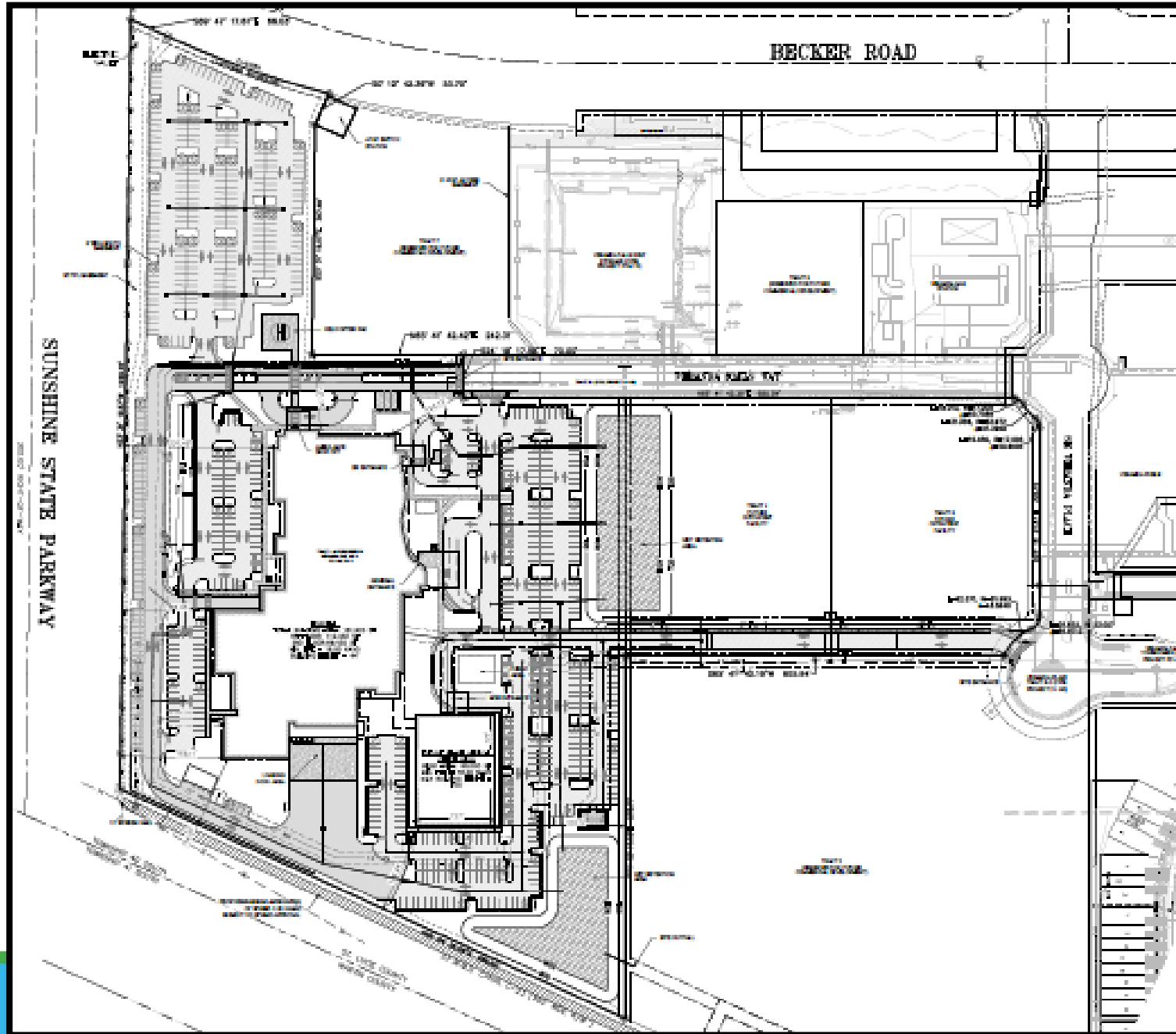
- Traffic Statement received April 2022, completed by Culpepper & Terpening, Inc.
- Reviewed by City Staff
- **Found to be consistent with the latest PUD Development Agreement and the approved amendments.**
- No proposed development at this time **triggers greater than the previously approved traffic trips approved for this PUD from the Developer Agreement.**



Traffic Obligations

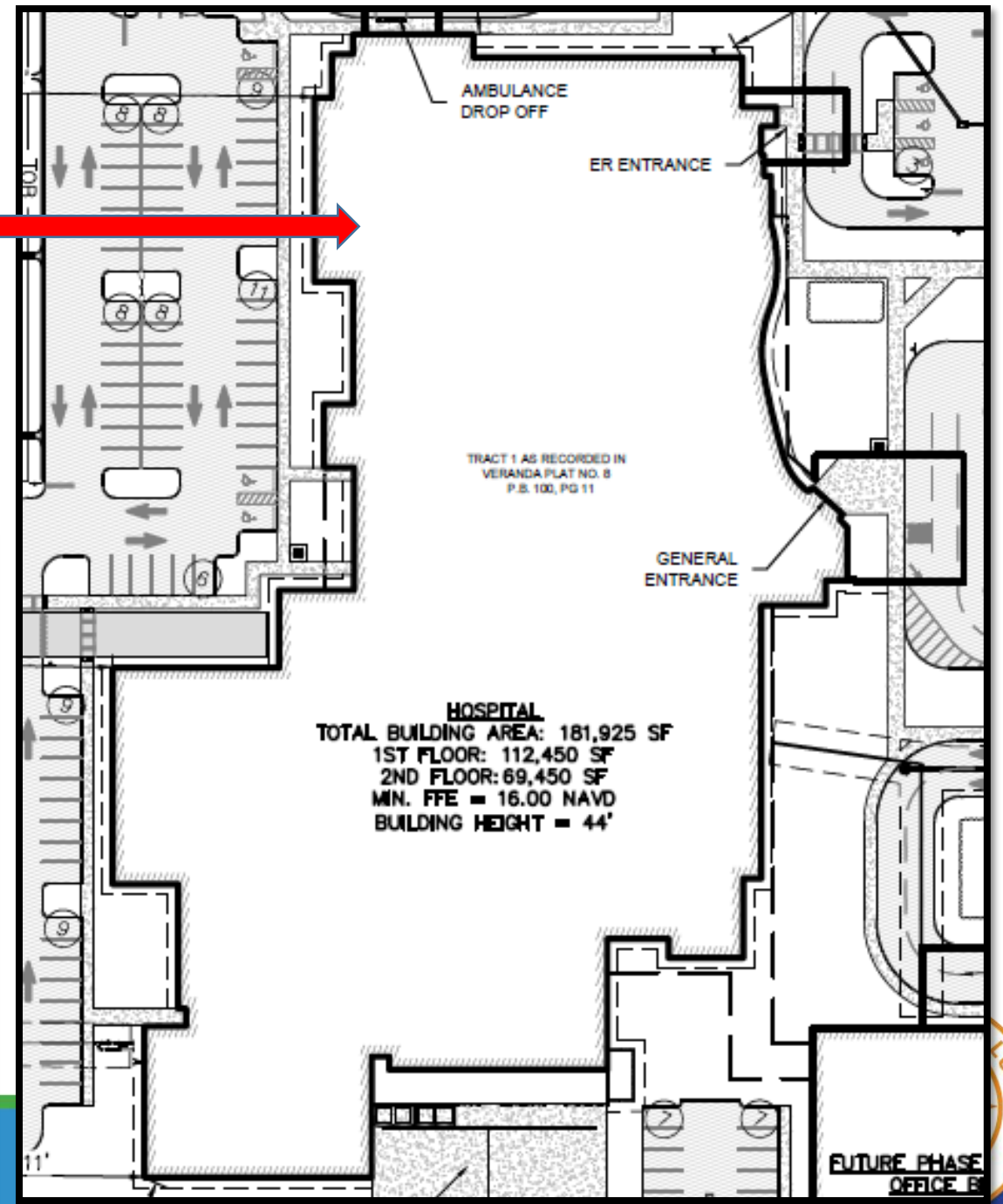
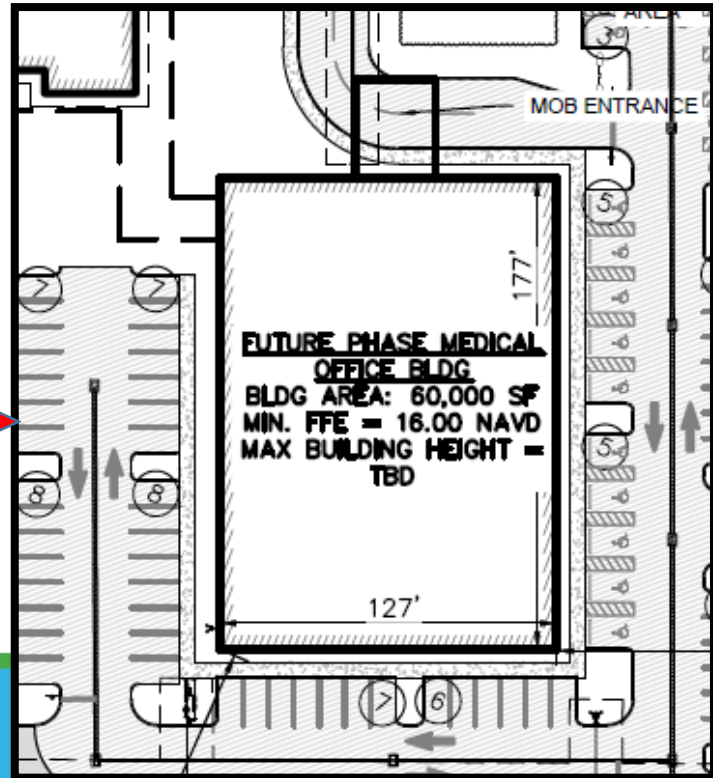
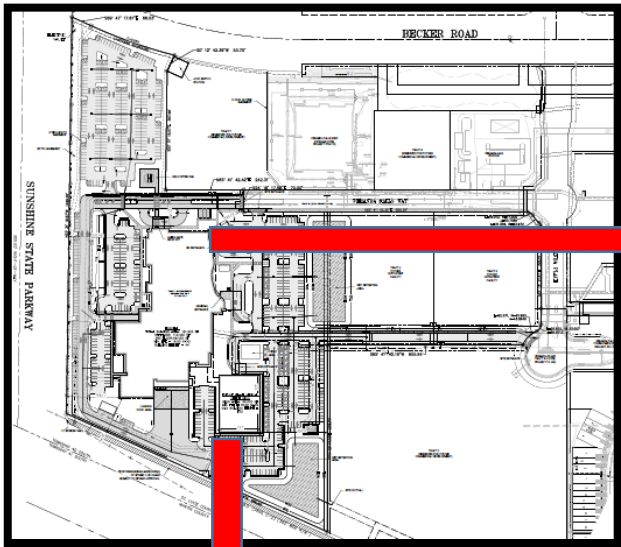
- All Becker Road obligations within the latest Developer Agreement are currently under construction.
- The provided Traffic Report indicates that the intersection of Becker Road and SE Veranda Place will operate at an acceptable Level of Service at this time, however nearly 100% of the trips for the PUD will be utilizing SE Veranda Place for access .
- **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.**





Site Plan





Site Plan



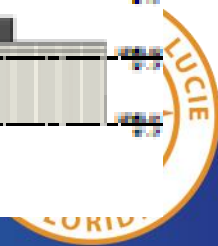
2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting on April 27, 2022.

