



CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: 7G
Meeting Date: 12/12/16

TO: Mayor and City Council

VIA: Russ Blackburn, City Manager 

FROM: Patricia A. Tobin, AICP, Director of Planning & Zoning 

Agenda Item: Motion: Fee Waiver for Comprehensive Plan Amendment and Rezoning for HCA's Property at the Northeast Corner of Village Green Drive and Tiffany Avenue

Submittal Date: 12/1/2016

STRATEGIC PLAN LINK: This item is consistent with Goal 2: Growing Local Economy and Goal 3: Balanced and Responsible Sustainable Growth.

BACKGROUND: See attached letter from Brad Currie with Engineering Design & Construction, Inc., dated October 31, 2016. The City processed a comprehensive plan amendment and rezoning in 2000 for the 9.97 acres located at the northeast corner of Village Green Drive and Tiffany Avenue. The property was subsequently subdivided by the City in order to convey the 9.97 acres to HCA. The plat of the property was different from the legal descriptions associated with the comprehensive plan amendment and rezoning. HCA is in the process of site plan approval for an additional 75,000 sq. ft. medical building on the site. The discrepancy in the area with the appropriate future land use designation and zoning was discovered. In addition, through the Zoning Code rewrite earlier this year, the use of clinic (special exception) in the Institutional (I) zoning district was deleted. The appropriate zoning district for medical offices is Professional (P). In order to cure the boundary discrepancies and have the proper zoning in place for the intended use, the property owner is processing a comprehensive plan amendment and rezoning. The comprehensive plan amendment is for 1.92 acres and the rezoning is for all 9.97 acres.

ANALYSIS: Given the City's involvement initially with the property and the predicament of the property owner at this point, it seems fair and reasonable to waive the fees associated with curing this problem.

FINANCIAL INFORMATION: Fees would total \$6,550.80.

LEGAL INFORMATION: N/A

STAFF RECOMMENDATION: Planning & Zoning staff recommends approval of the fee waiver.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: Staff can provide a presentation if desired.

REQUESTED MEETING DATE: 12/12/2016

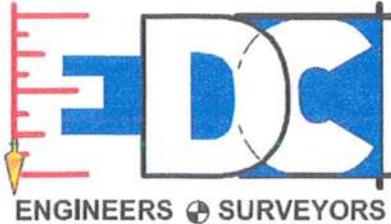
LOCATION OF PROJECT: Property is located at the northeast corner of Village Green Drive and Tiffany Drive,

ATTACHMENTS: Letter from Brad Currie with Engineering Design & Construction, Inc. dated October 31, 2016 and map of area.

RECEIVED

DEC 01 2016

CITY MANAGER'S OFFICE



October 31, 2016

via: Email and Hand Delivery

Patricia Tobin, Planning Director
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

**RE: St. Lucie Medical Park CPA and Rezone Application
Request for Waiver of Application Review Fees**

Dear Ms. Tobin:

On behalf of our client, our office submitted a site plan amendment application (PSL Project # P16-159) for St. Lucie Medical Park. During the review of this application, City staff deemed it necessary to submit for a comprehensive plan amendment and rezone application as the original approval of the same and the plat that was recorded were inconsistent.

We are requesting that the application fees that are associated with the revised comprehensive plan amendment and rezone applications being submitted today, October 31, 2016 are waived for the following reasons:

- The applications being submitted today are a result of errors in the past and these applications are to correct said errors;
- The approval of the site plan amendment associated with the CPA and rezone applications will result in job creation in the eastern coordinator;
- The applicant has paid application review fees associated with the site plan amendment application which was approved by SPRC on September 28, 2016.

Due to the above, we respectfully request that the City waive the fees associated with the comprehensive plan amendment and rezone applications submitted on October 31, 2016. Should you require further information or have questions regarding this request, please do not hesitate to contact our office at 772-340-4990.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Bradley J. Currie, AICP
Vice President

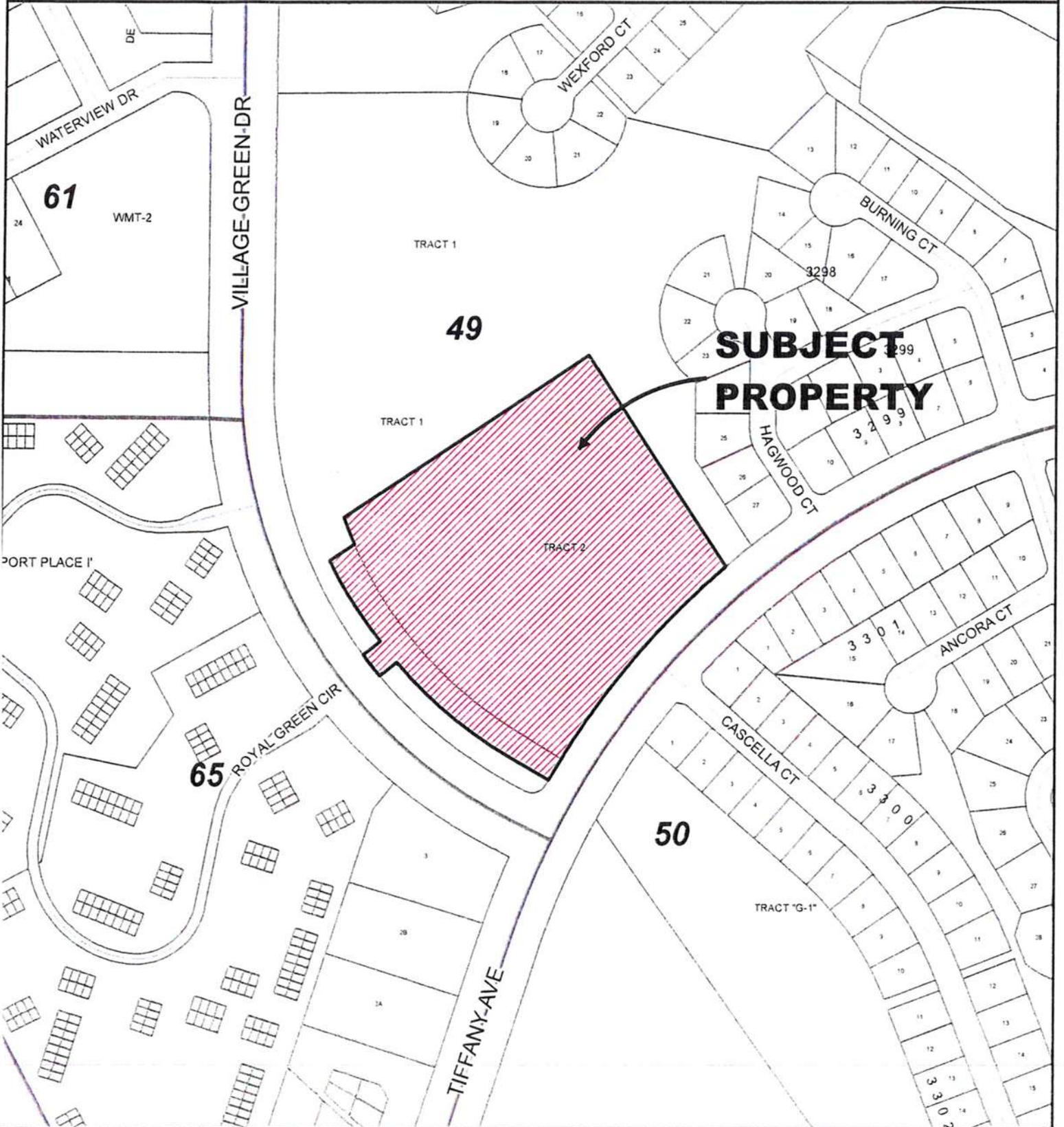
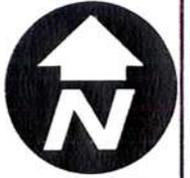
cc: Mike Schubert – HCA Realty, Inc.
File

ENGINEERING DESIGN & CONSTRUCTION, INC.
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

FORT PIERCE OFFICE
1934 Tucker Court, Fort Pierce, FL 34950
ph:(772) 462-2455 fx: (772) 462-2454

PORT ST. LUCIE OFFICE
469 NW Prima Vista Blvd, Port St. Lucie, FL 34983
ph:(772) 340-4990

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONE
HCA REALTY/ST. LUCIE MEDICAL PARK
TRACT 2, 1ST REPLAT TRACT G-5

DATE: 11/8/2016
APPLICATION NUMBER:
P16-186
USER: mkohler
SCALE: 1 in = 300 ft