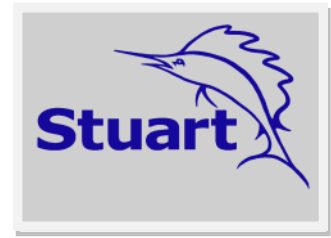




**CITY OF STUART
CITY COMMISSION
DECEMBER 11, 2017**



Project Name: Martin Memorial Hospital Master Facilities Plan	Property Owner: Martin Memorial Medical Center, Inc.
Project No.: Z17060001	Applicant/Petitioner: Martin Memorial Medical Center, Inc./ Mr. Matt Kelly
Resolution No: 76-2017	Agent/Representative: Steve Garrett
	Case Planner: Pinal Gandhi-Savdas
Location: 200 SE Hospital Avenue; 501 SE Osceola Street; 509 SE Riverside Drive; 707 & 711 SE Osceola Street, Stuart, Florida	

LOCATION MAP



PROJECT SUMMARY		
<i>Property Size (area)</i>		200 SE Hospital Ave - 13.92 acres 501 SE Osceola St. - .88 acres 509 SE Riverside Dr. - .84 acres 707 SE Osceola St - .45 acres 711 SE Osceola St - .33 acres Total Site – 16.43 acres
<i>Present Use</i>		Decades of use and periodic improvements have left Martin Memorial Hospital in outdated and obsolete condition. The project consists of expanding and renovating the existing hospital. The current room conditions date back to the original construction and are in dire need of upgrades relative to “state of the art” technology, mechanical/electrical systems, patient safety and interior environment. The project will correct code and functional deficiencies that has developed over the years.
<i>Subject Property Land Use</i>		Institutional and Office-Residential
<i>Adjacent FLU</i>	<i>North</i>	St Lucie River / Public/ Low Density Residential
	<i>South</i>	Office-Residential
	<i>East</i>	Office-Residential / Public / Low Density Residential
	<i>West</i>	Office-Residential
<i>Subject Property Zoning</i>		Hospital and R-3 Multi-Family/Office
<i>Adjacent Zoning</i>	<i>North</i>	St Lucie River / Public / R-1 Single-Family
	<i>South</i>	R-3 Multi-Family/Office
	<i>East</i>	R-3 Multi-Family/Office / Public / R1-A Single-Family Estate
	<i>West</i>	R-3 Multi-Family/Office
<i>Proposed Use</i>		Expansion and redevelopment of the Martin Memorial “Hospital North” campus
<i>City Approvals</i>		Review to be completed during the site plan approval for permitting.
<i>Brief Explanation</i>		The intent of this application is to consider the Development Agreement for the Master Facilities Plan, to guide phased expansion and redevelopment of the Martin Memorial Medical Center.
<i>Staff Recommendation:</i> Subject to the attached development conditions staff offers no objection to the approval of the Development Agreement between the City of Stuart and Martin Memorial Medical Center, Inc. for a Master Facilities Plan to guide development activities through the year 2027 on the hospital campus.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

- A. Requirements for Application** – The application for the Development Agreement has been noticed in accordance with the requirements set forth in Sections 11.02.00 of the Land Development Regulations.
- B. Site Posting Date:** 11-20-2017
- C. Mail Notice Postmark:** 11-16-2017 to property owners within 300 feet
- D. Publication Date:** First Reading – Published on August 7, 2017 for August 14, 2017 CC meeting; Second Reading – Published on December 4, 2017 for December 11, 2017 CC meeting.

II. DEVELOPMENT AGREEMENT RESOLUTION NO. 76-2017 See Attachment “A” to this report.

III. APPLICATION See Attachment “B” to this report.

IV. HISTORY OF THE SITE

Martin Medical Center (MMC or Hospital) is a non-profit hospital and health care facility that was originally built in the late 1930s on SE Osceola Street between SE Amerigo Avenue and SE Illinois Avenue. MMC saw significant growth in the 1970's, expanding to 316 beds in the North Tower with vertical construction from one-story to six-story facility for efficient operation of the hospital. It has been 40 years since the north tower officially opened. The facility is inefficient in function with outdated medical equipment, overcrowded emergency care, inefficient design, and semi-private rooms. Double bed rooms do not offer adequate space for patient care. By creating more single bed rooms, MMC can provide sufficient space for medical equipment and more effective practice. Expansion of existing facility is needed to meet the needs of current medical practices and hospital design standards.

V. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment “C”)

Parcel 1: The hospital main campus, which includes but not limited to hospital, medical offices and ancillary uses and services and a parking garage, consists of 15.64 acres in size, located at 200 SE Hospital Avenue, 501 SE Osceola Street and 509 SE Riverside Drive. The subject property has a Future Land Use designation of Institutional and a Zoning District designation of Hospital.

Direction	Current Use	Zoning	Future Land Use
North	St Lucie River	N/A	N/A
South	Professional and Medical Offices/St Mary's Episcopal Church	R-3 Multi-family /Office	Office-Residential

East	Additional parking lot for the hospital; City-owned parcels for Amerigo Stormwater Utility Improvement Project; single-family residential	R-3 Residential Multi-family/Office and Public and R1-A Single-Family Estate	Office-Residential / Public/Low Density Residential
West	Professional Office/Stuart Alliance Church	R-3 Residential Multi-family /Office	Office-Residential

Parcel 2: The near campus consists of .79 acres in size, located at 707 & 711 SE Osceola Street. The subject property has a Future Land Use designation of Office-Residential and a Zoning District designation of R-3 Residential – Multi-Family/Office. Recently the City Commission approved a conditional use for parking addition to be constructed in two phases on these two parcels to serve the hospital campus.

Direction	Current Use	Zoning	Future Land Use
North	City-owned parcels for Amerigo Stormwater Utility Improvement Project; single-family residential	Public and R-1 Single-family	Public and Low Density Residential
South	Professional and Medical Offices/St Mary's Episcopal Church	R-3 Residential Multi-family /Office	Office-Residential
East	Professional and Medical Offices	R-3 Residential Multi-family/Office	Office-Residential
West	Hospital campus	Hospital	Institutional

B. Project Description

The City's Land Development Code requires that any future development exceeding 45 feet in height must be approved via a Master Facilities Plan for the hospital district for hospital use and development. Further, the City's Code of Ordinances requires that the Master Facilities Plan must be approved in a form of a "Development Agreement" as defined in Florida Statute Section 163.3220.

In accordance with the definition of the Master Facilities Plan recently agreed to by MMH and approved by the City Commission, the agreement's duration is 10 years with an option for extension by agreement of both parties. The Agreement includes a Master Facilities Plan that establishes development standards including building height, setbacks, building coverage, impervious/pervious area, finished floor elevation, etc., as well as the City's Land Development Code to the extent it is not in conflict with the Master Facilities Plan.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the use is consistent with the Institutional Future Land and Office-Residential Designation:

The Institutional land-use category is connected with private facilities that fulfill a public or quasi-public purpose or that is similar in nature or function to public facilities, and including public facilities. These include schools, nursing homes, hospitals, churches, cemeteries, utilities, transmission towers, clubs, day care centers, and adult congregate living facilities.

The Office/Residential land-use category is connected with mixed-use category which allows offices and living residential quarters in the same building or in adjacent buildings. Zoning controls the compatibility of these buildings with adjacent land uses. Commercial uses are allowed.

A letter of opinion has been provided by the legal counsel representing Martin Memorial Center stating that the proposed Master Facilities Plan and associated Development Agreement is consistent with the City's Comprehensive Plan and the Land Development Code (See attached Master Facilities Plan). The City Attorney concurs with this opinion.

D. Technical Review by Other Agencies

Each department will have an opportunity to provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff finds the proposed development agreement and MFP to be consistent with the Commission-approved MFP definition.