



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 55-2017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE PERMIT FOR ADDITIONAL REQUIRED PARKING TO MARTIN MEMORIAL MEDICAL CENTER, INC. ON A PROPERTY WITHIN THE RESIDENTIAL (R-3) ZONING DISTRICT AND LOCATED AT 707 SE OSCEOLA STREET AND 711 SE OSCEOLA STREET, STUART; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Section 6.01.11 (Location of required parking spaces) and Section 6.04.07 (Landscaping requirement for parking area) of the Land Development Regulations of City of Stuart, Martin Memorial Medical Center, Inc. (The "Applicant") filed an application on May 5, 2017 for a Conditional Use Permit to allow site improvement to provide additional required parking in on two properties located on the north side of SE Osceola Street, at 707 SE Osceola Street and 711 SE Osceola Street; and

WHEREAS, the owner has requested that the proposed parking addition is to be constructed in two phases (Phase 1 and Phase II); and

WHEREAS, the City Commission held a properly noticed hearing on June 12, 2017, to consider the application of the Petitioner to approve the conditional use; and



Inst. # 2642723
Bk: 2933 Pg: 2863 Pages: 1 of 23
Recorded on: 6/27/2017 3:33 PM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$197.00

WHEREAS, at a public hearing the applicant has shown by substantial competent evidence that the proposed site improvements does not create any detrimental effects on adjacent properties, within three hundred (300) feet of the proposed location; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: Subject to the conditions attached hereto, the City Commission hereby grants a Conditional Use Approval to Martin Memorial Medical Center, Inc., as the owner of the property located at 707 SE Osceola Street and 711 SE Osceola Street. This conditional use is not assignable or transferable.

SECTION 2: The purpose of the Conditional Use approval is to allow additional required parking on non-contiguous property located within 500 feet to serve the principal use and allow variance from certain code requirements for the parking area landscaping to maximize parking spaces.

SECTION 3: A legal description of the property is set forth in “**Exhibit A**” attached hereto and made a part hereof by reference. A map depicting the property is attached hereto as “**Exhibit B**” and made a part hereof by reference; and conditions of development for the property are attached hereto as “**Exhibit C**” and made a part hereof by reference.

SECTION 4: The following documents on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as “**Exhibit D**”, hereinafter the “Development Documents”, shall be deemed a part of the development conditions applicable to the Property:

1. **Phase I and Phase II Parking Addition for Martin Memorial Hospital Site Plan prepared by Evergreen Engineering, Inc., Last Revised 05/21/17.**
2. **Phase I and Phase II Landscape Plan prepared by Lucido & Associates, last Revised 05/16/17.**
3. **List of variances to Sections 6.01.11 and 6.04.07 for Conditional Use Application, prepared by Evergreen Engineering, Inc., dated May 30, 2017.**

SECTION 5: This resolution shall be effective upon its adoption by the City Commission, and proper execution by the Owner.

SECTION 6: The complete execution and recording of this resolution by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this resolution shall be void.

Resolution #55-2017
Martin Memorial Medical Center, Inc.
Conditional Use Approval


Commissioner CAMPENNI offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner GLASS LEIGHTON and upon being put to a roll call vote, the vote was as follows:

TROY A. MCDONALD, MAYOR
KELLI GLASS LEIGHTON, VICE MAYOR
JEFFREY A. KRAUSKOPF, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
TOM CAMPENNI, COMMISSIONER

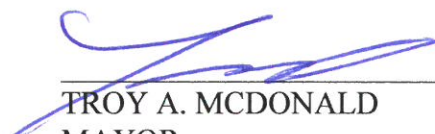
YES	NO	ABSENT	ABSTAIN
X			
X			
X			
		X	
X			

ADOPTED this 12TH day of JUNE, 2017.

ATTEST:



CHERYL WHITE
CITY CLERK



TROY A. MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:



MIKE MORTELL
CITY ATTORNEY

STATE OF Florida :
COUNTY OF Martin



ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING RESOLUTION, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE FOREGOING RESOLUTION. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS RESOLUTION MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS RESOLUTION, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Dana A. Nilson
Print Name: Dana A. Nilson

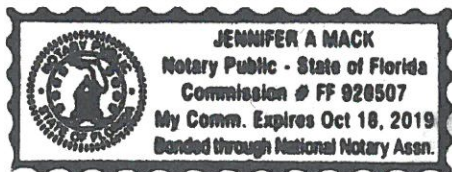
Karen Lee
Print Name: Karen Lee

Martin Memorial Medical Center, Inc.

By: *Charles R. Cleaver*
Charles R. Cleaver, Sr. Vice President and
Chief Financial Officer

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Resolution No. 55-2017 was acknowledged before me this 13th day of June, 2017, by Charles R. Cleaver, Sr. Vice President and Chief Financial Officer, of Martin Memorial Medical Center, Inc.



Jennifer A. Mack
Notary Public, State of Florida
My Commission Expires: October 18, 2019
Notary Seal

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____

Resolution #55-2017
Martin Memorial Medical Center, Inc.
Conditional Use Approval

Exhibit A
Legal Description

707 SE Osceola Street

Lots 8, 9 and the West twenty (20) feet of Lot 10, Block 6, HILDABRAD PARK, according to the Plat thereof recorded in Plat Book 2, Page 64, public records of Martin County, Florida.

711 SE Osceola Street

The East 40 feet of Lot 10 and all of Lot 11, Block 6, HILDABRAD PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 64, of the public records of Martin County, Florida.

Exhibit B
Location Map



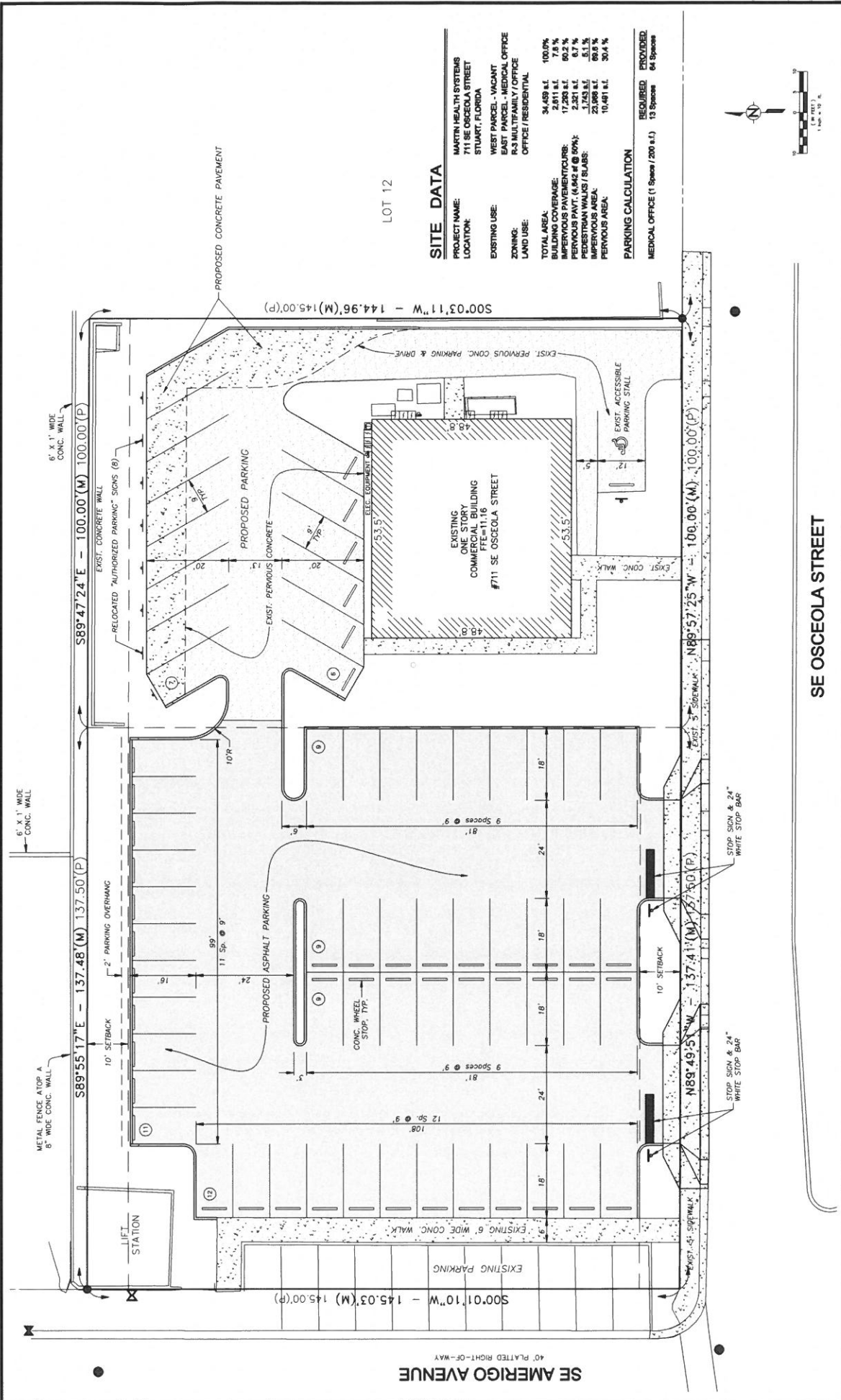
Exhibit C
Conditions of Approval

1. Timetable of development shall be as follows:

Phase I – The site permit shall be obtained within 30 days of the Conditional Use approval.

Phase II – The site permit shall be obtained no later than December 2018 and complete construction with inspection passed no later than December 2019.

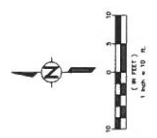
2. Lighting shall comply with Section 6.07.00 of the Land Development Code and reviewed by Police for CPTED/Crime Prevention recommendations. Lighting shall include shields to direct the light away from the residential development to the north of the property.
 3. The Engineer of Record must provide signed and sealed as-built survey/drawings.
 4. The Engineer of Record must demonstrate the off-site detention area will accommodate the additional storm water discharge/flow.
-



LOT 12

SITE DATA

PROJECT NAME:	MARTIN HEALTH SYSTEMS
LOCATION:	711 SE OSCEOLA STREET STUART, FLORIDA
EXISTING USE:	WEST PARCEL - VACANT
ZONING:	EAST PARCEL - MEDICAL OFFICE R-3 MULTIFAMILY / OFFICE
LAND USE:	OFFICE / RESIDENTIAL
TOTAL AREA:	34,459 s.f. 100.0%
BUILDING COVERAGE:	2,811 s.f. 7.8%
IMPERVIOUS PAVEMENT:	17,203 s.f. 50.2%
PERVIOUS PAVT. (4.842 ft @ 50%):	2,321 s.f. 6.7%
PEDESTRIAN WALKS / SLABS:	1,743 s.f. 5.1%
IMPERVIOUS AREA:	23,898 s.f. 69.0%
PERVIOUS AREA:	10,491 s.f. 30.4%
PARKING CALCULATION	
REQUIRED	PROVIDED
MEDICAL OFFICE (1 Space / 200 s.f.)	13 Spaces
	64 Spaces



SE OSCEOLA STREET

**PROPOSED PARKING ADDITION FOR
MARTIN MEMORIAL HOSPITAL**

9011 SW OLD KANSAS AVE
STUART, FLORIDA 34997

EVERGREEN ENGINEERING, INC.
300 North Colorado Avenue, Stuart, FL 34994
PHONE (772) 223-1005 FAX (772) 781-0519

REVISION		DATE	BY	REASON
1	REVISION	01/25/17	BY	REASON
2	REVISION	01/25/17	BY	REASON

SEAL

DATE

FL. REG. NO. 3490

CONTRACT NUMBER 1514

SCALE

1"=50'

DATE

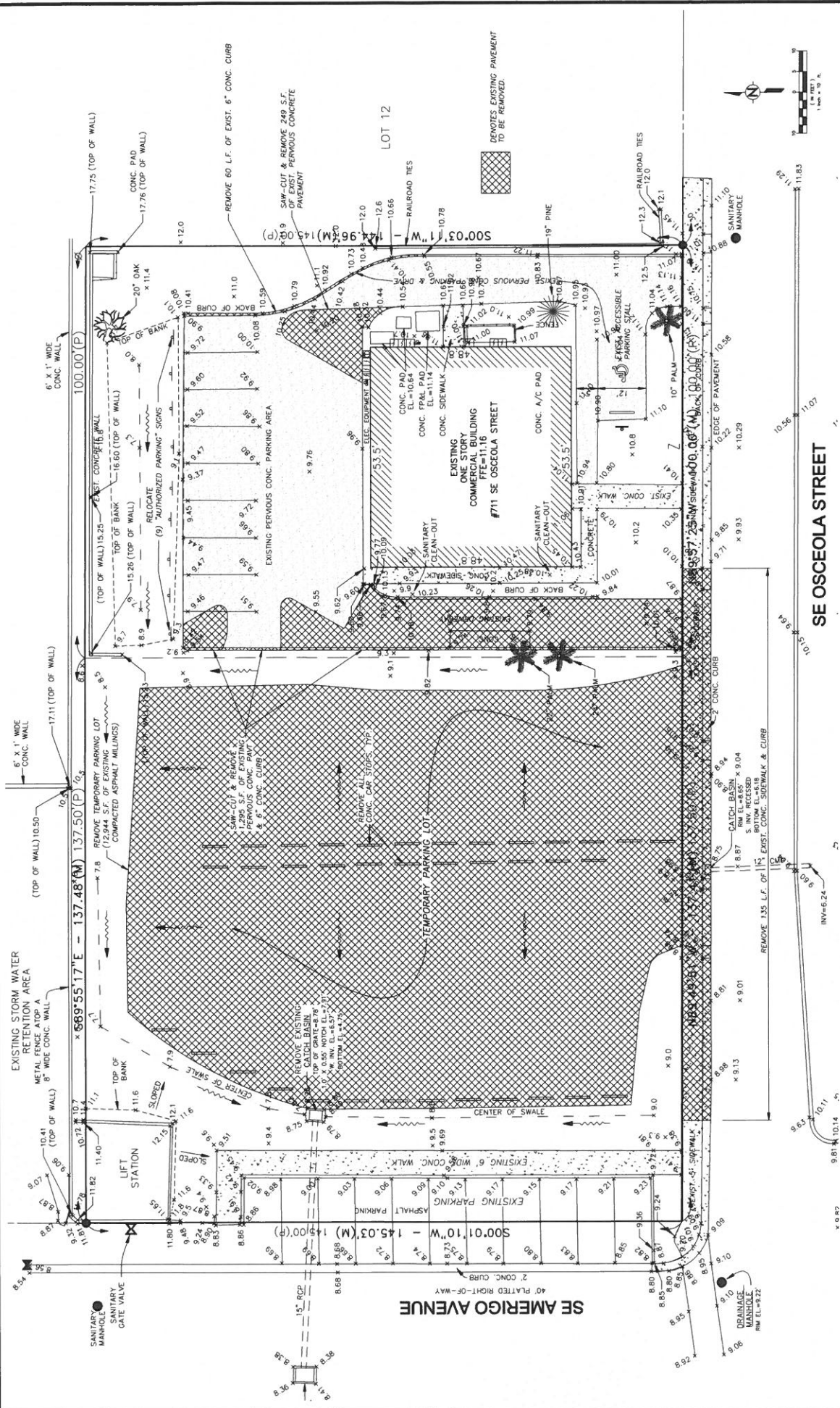
01/25/17

BY

03

JOB NUMBER

2 5

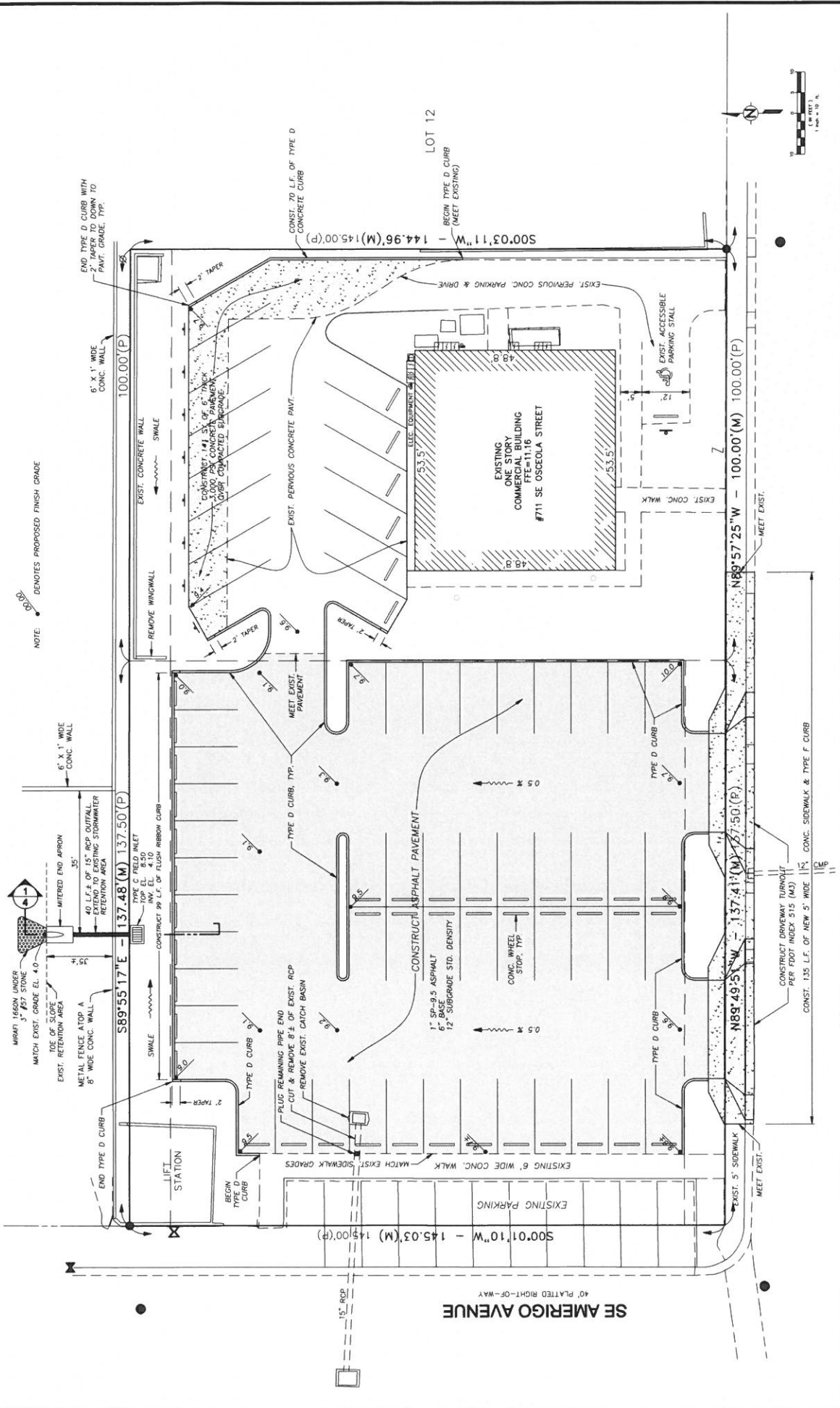


**PROPOSED PARKING ADDITION FOR
MARTIN MEMORIAL HOSPITAL**

9011 SW OLD KANSAS AVE
STUART, FLORIDA 34997

EVERGREEN ENGINEERING, INC.
300 North Colorado Avenue, Stuart, FL 34994
Phone (772) 223-1005 Fax (772) 781-0519

DEMOLITION PLAN			
NO.	DATE	REVISION	BY
1	01/21/17	ADDITIONAL PARKING LOT	RE
2	01/21/17	ADDITIONAL PARKING LOT	RE
3	01/21/17	ADDITIONAL PARKING LOT	RE
4	01/21/17	ADDITIONAL PARKING LOT	RE
5	01/21/17	ADDITIONAL PARKING LOT	RE
6	01/21/17	ADDITIONAL PARKING LOT	RE
7	01/21/17	ADDITIONAL PARKING LOT	RE
8	01/21/17	ADDITIONAL PARKING LOT	RE
9	01/21/17	ADDITIONAL PARKING LOT	RE
10	01/21/17	ADDITIONAL PARKING LOT	RE
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96	01/21/17	ADDITIONAL PARKING LOT	RE
97	01/21/17	ADDITIONAL PARKING LOT	RE
98	01/21/17	ADDITIONAL PARKING LOT	RE
99	01/21/17	ADDITIONAL PARKING LOT	RE
100	01/21/17	ADDITIONAL PARKING LOT	RE



**PROPOSED PARKING ADDITION FOR
MARTIN MEMORIAL HOSPITAL**

9011 SW OLD KANSAS AVE
STUART, FLORIDA 34987

EVERGREEN ENGINEERING, INC.
300 North Colorado Avenue, Stuart, FL 34994
PHONE (772) 223-1005 FAX (772) 781-0519

PAVING, GRADING & DRAINAGE PLAN			
NO.	DATE	BY	REVISION
1	01/28/17	INC.	INITIAL
2	01/28/17	INC.	REVISED

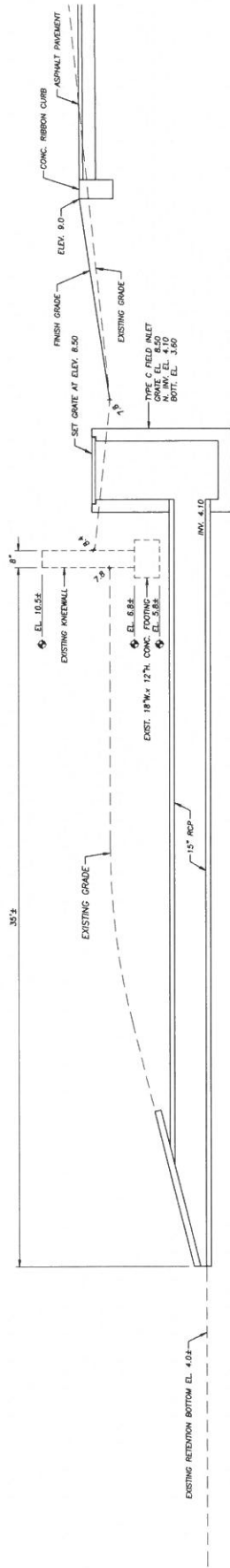
SCALE: 1" = 40'

DATE: 01/28/17

BY: INC.

PROJECT: 17-000

SHEET NO. 4 OF 5



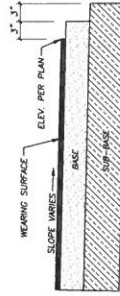
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SECTION

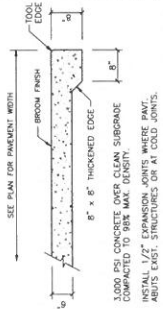
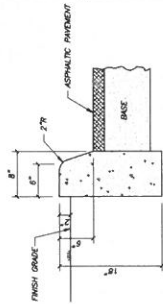
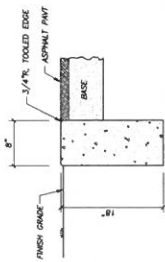
1

Site Clearing and Erosion Control Plan Notes

- The goal is to prevent air and water-borne pollution from leaving the site. No land clearing may commence until all fencing is erected as follows.
- Standard silt fence shall be erected at boundaries of site excepting existing access ramps required for construction access and office access to existing uses.
 - The existing catch basin within the site shall be covered with filter fabric, Mfrat 160N or approved equal.
- Demolition and grading shall then be initiated and completed promptly within the confines of these erosion control measures. If conditions are dry and windy, watering to control dust is required. Silt fencing must be maintained at all times, and any failure that results in sediment migration corrected and sediment removed from the premises.
- The existing catch basin shall be relocated and oriented to drain through the existing knee wall and into the retention area to the north. This relocation should be done when site grading is complete enough to drain the site north to the swale called for in the plans.
 - Filter fabric shall be maintained under the grate of the relocated catch basin to control sediment discharge north.
 - The existing RCP extending into the site shall be removed to the east edge of existing sidewalk and the remaining pipe sealed with a concrete plug and wrapped with filter fabric prior to backfill.
 - Authorization to install erosion control devices shall be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box.
 - No additional land clearing shall commence until a satisfactory inspection of the required silt fence and fabric over control structure has been obtained.
 - Soil stabilization and subgrade compaction shall be completed within 5 days of sod removal.
 - Following certification of occupancy for the development, all barricades and erosion control devices shall be removed and disposed of by the contractor.



PAVING SPECIFICATIONS:
WEARING SURFACE: 1" MIN. THICK SP-8.5 ASPHALT/CONC.
BASE: 4" MIN. THICK SP-8.5 ASPHALT/CONC.
SUB-BASE: 12" SURFACED COMPACTED TO 98% MAX. DENSITY PER AASHTO-T99
SUB-BASE: 12" SURFACED COMPACTED TO 98% MAX. DENSITY PER AASHTO-T99



CONCRETE PAVEMENT

2

TYPE D CONCRETE CURB

3

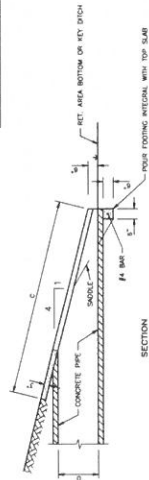
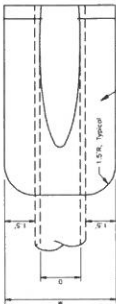
CONCRETE RIBBON CURB

4

ASPHALT PAVEMENT

5

DIMENSIONS & QUANTITIES			
D	C	M	(CUBIC YDS.)
12"	6.50'	4.63'	0.40
12"	6.50'	4.63'	0.40
12"	7.48'	4.62'	0.47
24"	9.71'	5.50'	0.80
30"	11.85'	6.00'	0.78
30"	14.18'	6.57'	0.89



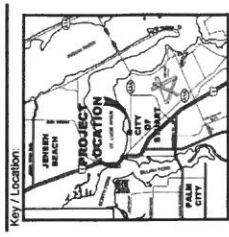
MITERED END APRON DETAIL

6

PROPOSED PARKING ADDITION FOR
MARTIN MEMORIAL HOSPITAL
STUART, FLORIDA 34997
9011 SW OLD KANSAS AVE
EVERGREEN ENGINEERING, INC.
300 North Colorado Avenue, Stuart, FL 34994
Phone (772) 223-1005 Fax (772) 781-0519

DETAILS & SPECIFICATIONS

SCALE: 1" = 10'-0" HORIZONTAL, 1" = 4'-0" VERTICAL
DRAWN BY: JLS
CHECKED BY: JLS
DATE: 01/28/17
SHEET NO: 5 OF 5



Project Team:	Client & Primary Owner:	Lead Planner /	Engineer:
	Marlin Memorial Medical Center 1000 N. 10th St. Stuart, Florida 34986	Ludlow & Associates 771 East Ocean Boulevard Stuart, Florida 34984	Wood-Hickman, Inc./Engineering 1000 N. 10th St. Stuart, Florida 34986

**Martin Health System
Harrell Property**

City of Stuart, FL

Phase 1 Landscape Plan


Date	By	Description
04.13.17	DC	Landscape Plan
05.16.17	DC	Per Current file Conditions



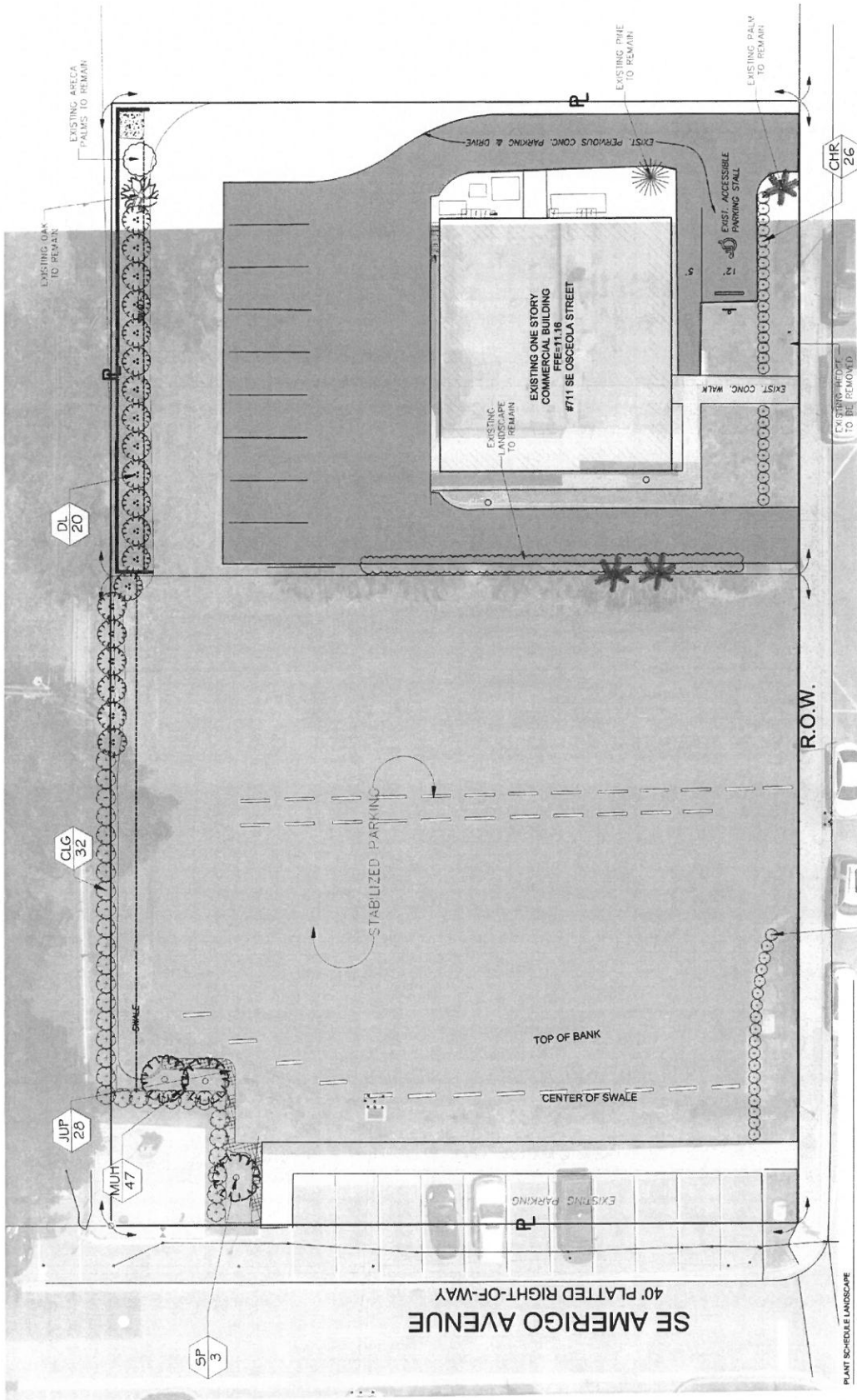
SCALE: 1" = 10'

0 5' 10' 20'










REC. # 1019
Thomas P. Lucido

Designer	DC	Sheet	
Manager	PG		
Project Number	16-600		
Municipal Number			
Computer File			

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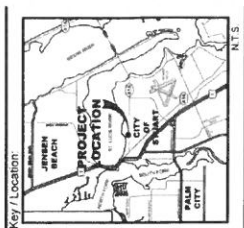


SE OSCEOLA STREET
70' PLATTED RIGHT-OF-WAY

PLANT SCHEDULE LANDSCAPE			
PLANT TYPES	CODE	NOTATION NAME / COMMON NAME	QTY
	D	Dryas octopetala / Arctic Pop	15, 12 CAL 3"
	3"	Small plantain / Sage Pop	15, 8" 10" CI 1" 14 CAL 3"
	CODE	NOTATION NAME / COMMON NAME	QTY
	CW	Chamaenerion maculatum / Red / Red To Chamaenerion	30, 24" 18" 12" 9" 12" 3" 10" 3"
	CU	Chamaenerion maculatum / Red To Chamaenerion	75, 4" 11" 3" 3" 3" 3" 3" 3"
	CODE	NOTATION NAME / COMMON NAME	QTY
	MA1	Malva sylvestris / Malva	15, 12" 18" 12" 3" 10" 3"
	CODE	NOTATION NAME / COMMON NAME	QTY
	3"	Small plantain / Sage Pop	15, 12" 18" 12" 3" 10" 3"



1770 220 2100, Fax 0772 223 0229



Project Team:	Client & Property Owner:	Land Planner & Land Use Architect:	Engineer:
	Myers Research National Center c/o The MCH Eller, Florida 32909	Lyette & Associates 751 East Ocean Boulevard Gulf, Florida 32904	Hardy Holzman & Leppner Engineering Inc. 10000 Highway 90 Gulf, Florida 32904

**Martin Health System
Harrell Property**

City of Stuart, FL

Phase 2 Landscape Plan

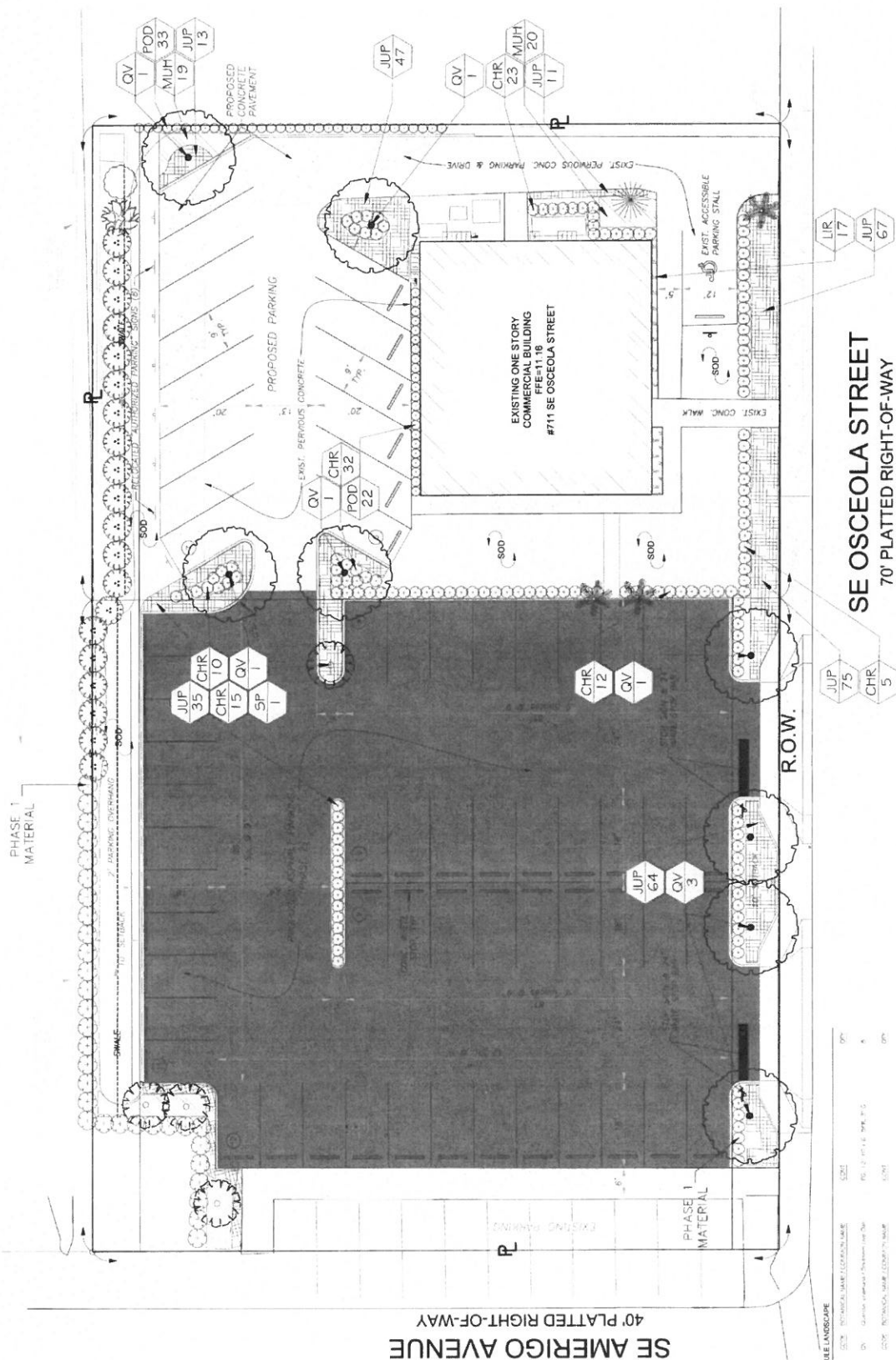
Date	By	Description
4/12/17	DC	Landscape Plan

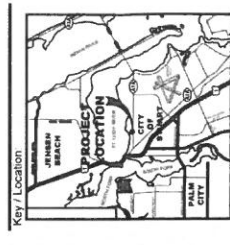


SCALE 1" = 10'

Designer:	DC	Steel
Manager:	PG	
Project Number:	10-000	LA-2

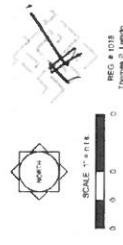
Computer File 16-5000 LANDSCAPE PLAN - Phase 2 Transmittal drawing

[illegible]



Martin Health System
Harrell Property

Date	By	Description
04-13-17	DIC	Landscape Plan



Designer	DC	Street
Manager	PO	
Project Number	16-400	
Municipal Number		
Computer File		

16-400 LANDSCAPE PLAN - Phase 2 Trans

LA-4

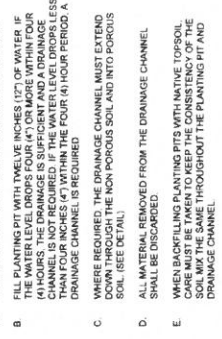


NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



NOTES

1. ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8" OF PAVEMENT AND/OR CURB.
2. ROOT BARRIER SHALL BE "BIO-BARRIER 20" DEPTH OR APPROVED EQUAL.
3. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.





EVERGREEN ENGINEERING, INC.

Martin Memorial Hospital North

Additional Conditional Use Application Information

May 30, 2017

City Staff requested the applicant submit additional discussion of two sections of the Land Development Code applicable to the temporary and permanent parking submitted for Conditional Use Approval.

LDR Sec. 6.01.11. Location of required parking spaces.

- A. Parking is not required in the Old Downtown District (see map 3.01.03.F.1.a.i.a of this Code). Elsewhere, all required parking spaces shall be located on the same real property upon which is located the principal use served thereby. The term "same real property" means the principal use site and the parking site are in the same ownership. Alternatively, the owner or lessee of the principal use site may hold an ownership or leasehold interest in the parking site.

The proposed parking is consistent with the intent of this section of code because the ownership of the subject lots and the main hospital campus is the same. With the abandonment of the Amerigo Avenue Right-of-way in lieu of the City acquiring the "buffer lots", the main campus and the subject lots are now contiguous. In addition to being contiguous, the Master Facilities Plan (which will be submitted within the coming week), provides clarity and lists 'parking in support of Medical Campus' as an allowable use. The conditional use permit will no longer be needed upon adoption of the Master Facilities Plan. On Wednesday, April 5, 2017, a neighborhood meeting was held to discuss the Master Facilities Plan and the future planning of the Martin Medical Center campus. The subject lots and their use to accommodate immediate parking needs was thoroughly discussed with the residents and no concerns or comments were identified.

- B. If the site of the principal use and the location of required parking to serve the principal use are not contiguous, the nearest portion of the parking site shall be located within 500 feet of the front entrance to the principal use as measured by a safe and convenient pedestrian route including appropriate signage to delineate the route. As used in this subsection, "contiguous" requires a common boundary and does not include properties separated by a road, alley, or other public right-of-way. City of Stuart Land Development Code Chapter 6 6-10 Required parking spaces located on the site of the principal use shall not be relocated elsewhere except by Major Conditional Approval issued by the city commission as provided in this Code. Required parking spaces which are located on contiguous property or on property within 500 feet of the site of the principal use shall not be relocated to a more distant location from the site of the principal use as measured by a safe and convenient pedestrian route except by a Major Conditional Approval issued by the city commission as provided in this Code. On and after

January 12, 1998, a new use of property, including the expansion or intensification of an existing use, may result in an increase in the number of required parking spaces generated by uses of the property as determined in accordance with this Code. Such additional spaces shall be located either on the site of the principal use or on property contiguous to the site of the principal use, or on property within 500 feet of the front entrance to the principal use site as measured by a safe and convenient pedestrian route. The route shall include appropriate signage to delineate the route site. In the event six or more of the additional required parking spaces will be located on property within 500 feet of but not contiguous to the site of the principal use, the location of the six or more additional spaces shall be approved by Major Conditional Use Approval issued by the city commission as provided in this Code. (Ord. 1537-98, 1-12-98)

Measured by the path of existing sidewalks and cross-walks that lead from the proposed parking to the main entrance of the hospital, it is more than 600 feet from most remote parking space to the front entrance. This is the LDR section that requires a Conditional Use Permit because the distance from parking to main entry exceeds 500 feet.

- C. A "unity of title" document in a form acceptable to the city attorney may be required by the city development director to restrict the use of the parking area or site to parking. A unity of title document shall be filed in the office of the city development director and shall be recorded in the public records of Martin County, Florida.

Parking may not be the ultimate use of the property. Improvements to the parking garage that are now under construction will add parking to the campus. However, visitor parking is a problem during season during the day. It remains to be seen whether over time the Master Plan evolves toward more structured parking and another building where the parking is now proposed. Again, retaining existing zoning will protect the neighbors from higher land use intensity allowed within the main campus.

LDR Sec. 6.04.07. Parking areas for multi-family and all non-residential developments.

- A. Parking area landscaping adjacent to streets. On the site of a multi-family or a nonresidential development which includes a parking area not entirely screened visually by an intervening building from abutting streets, landscaping shall be installed as follows: City of Stuart Land Development Code Chapter 6 6-53

1. A landscaped strip of land not less than ten feet in width shall be located between the parking area and the abutting street.

Parking along Amerigo adjacent to the proposed parking already exists, as does a 6' sidewalk extending into the subject lot. Efficient design around existing conditions prevents compliance with this section along Amerigo. The remainder of boundary conditions comply.

2. The landscaping provided within the landscaped strip shall include: a. One tree for every 30 linear feet of required landscape strip planted singly or in clusters, not be more than 50 feet apart, located between the common lot line and the parking area; and b. A hedge, wall, berm or other durable landscape barrier placed along the outside perimeter of the strip

adjacent to right-of-way; and c. Other landscaping, such as shrubs or vines, planted five feet on-center along the street side of a wall; and d. Grass, ground cover, or other landscape treatment.

Comply

3. Shrubs comprising a hedge shall be planted in the landscaped strip at 24 to 30 inches on-center.

Comply

4. Not less than 25 percent of the strip shall be ground cover.

Comply

5. Property located between the strip and parking area shall also be landscaped with grass or other ground cover at a minimum. Refer to Landscaping Exhibit C, Example of Commercial Development.

Comply

B. Adjacent to private property. On the site of a multi-family or a non-residential development which includes a parking area not entirely screened visually by an intervening building from abutting private property, landscaping shall be installed as follows:

1. A landscaped strip of land not less than five feet in width shall be located between the parking area and the abutting private property.

Exceeds requirement. The proposed landscape plan for Phase 1 shows a complete landscape planting plan for the northern property line with emphasis on landscape material which provides screening above the height of the existing block wall. Martin Health System is committed to providing this buffer with Phase 1 to insure it is in place now and will have the benefit of time to mature in advance of any permanent use and new building on site.

2. The landscaping provided within the landscaped strip shall include: a. One tree for every 30 linear feet of required landscape strip planted singly or in clusters, not be more than 50 feet apart, located between the common lot line and the abutting private property; and b. A hedge, wall, berm or other durable landscape barrier placed along the outside perimeter of the strip adjacent to property line; and c. Other landscaping, such as shrubs or vines, planted five feet on-center along the street side of a wall; and d. Grass, ground cover, or other landscape treatment.
- City of Stuart Land Development Code Chapter 6 6-54

Comply

3. Shrubs comprising a hedge shall be planted in the landscaped strip at 24 to 30 inches on-center.

Comply

4. Not less than 25 percent of the strip shall be ground cover.

Comply

5. Property located between the strip and parking area shall also be landscaped with grass or other ground cover at a minimum.

Comply

B. Parking area interior landscaping.

1. For a major development, not less than 50 percent of the required landscaping shall be interior landscaping exclusive of required buffer. Interior landscaping shall be located around the periphery of structures and interspersed throughout parking areas.

Non-comply. Loss of 125 parking spaces per floor closed due to parking garage repairs requires we maximize the spaces within this proposal to compensate to the maximum extent possible. The problem with this section of code is the existing MMH campus is certainly a major development, with nice landscaping, but we cannot extend this particular requirement into the parking lot interior without losing function.

2. A landscaped area not less than five feet wide, consisting primarily of shrubbery, shall be provided along the sides of the building which abut a parking area. A landscaped area not less than two feet in width shall be provided along the sides and rear of a building where abutting an on-site service or access driveway. The landscaping located along the sides and rear of buildings which abut a parking area or driveways shall include a hedge, one tree for every 30 linear feet, and ground cover. This landscaping may be clustered to allow for creativity and flexibility in design with the approval of the city development director.

Not applicable, as there is no building proposed.

3. Interior landscaping shall include not less than one tree for every 500 square feet or fraction thereof of interior landscaped area. Interior landscaped areas shall be located in such a manner as to divide and break up the expanse of paving. (Ord. No. 1453-96, 6-1-96)

Comply

4. Vehicles may not encroach more than two feet into any interior landscaped area. Two feet of said landscaped area may be part of the required depth of each abutting parking space.

Comply

5. Interior landscaped islands shall be provided between every ten parking spaces. Each interior island shall be not less than six feet in width. Each interior island shall contain not less than one shade tree and a combination of shrubs, ground cover, grass, and mulch. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 24 inches.

The proposed permanent parking lot is non-compliant in that we have one row of 11 spaces and one row of 12 spaces. Again, we are trying to maximize this alternative parking lot for function in serving the entire campus.

6. Terminal landscaped islands shall be provided at the end of each parking row. Full terminal landscaped islands shall be not less than ten feet in width and two parking spaces in length. Other terminal landscaped islands shall be not less than ten feet in width and one parking space in length. The length of these islands may be five feet less than the required parking space length. Each terminal island shall contain not less than one shade tree per 18 feet in length and a combination of shrubs, ground cover, grass and mulch.

One terminal island does not comply with width requirement due to parking and aisle configuration constraints.

7. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than one shade tree every 20 linear feet thereof planted singly or in clusters provided that no trees shall be located more than 50 feet apart and a combination of City of Stuart Land Development Code Chapter 6 6-55 shrubs, ground cover, grass and mulch. Trees shall be planted between parking spaces as shown on Landscaping Exhibit C, Example of Commercial Development. Any hedge materials located within an interior landscaped median shall be maintained at a height of not more than 24 inches.

Non-comply. The design presented is optimized for parking, hence the median between the interior rows of parking will not fit into the site.

8. Not less than 50 percent of trees used in parking area interior landscaping shall be shade trees.

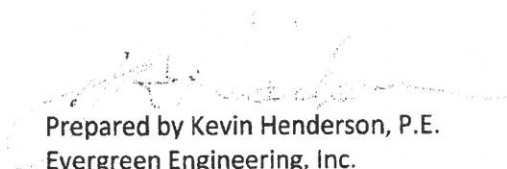
Comply

9. Interior landscaped islands may be used for surface water storage under the following conditions: a) Such islands shall be not less than ten feet in width. b) The slope of the median shall not exceed 4:1, and no median shall be more than 1 1/2 feet below the top of the pavement of the parking area. c) Medians utilized for surface water storage shall be curbed with six-inch curbs with openings spaced to alleviate erosion of the island or median. Openings shall have erosion protection (i.e., concrete flumes with energy dissipators) installed from the top of the pavement of the parking area to the bottom of the swale. d) If the median is designed for transmission of stormwater, the median shall contain raised inlets to provide retention; however, no organic mulch or small-leaf trees shall be permitted within the island or median. e) Tree species planted in the median shall be proven adaptable to standing water. Otherwise, interior and terminal landscaped islands and medians shall not be utilized for surface water storage and shall be filled or crowned.

Not applicable, as none of the landscaping is proposed for retention purposes except for the north landscape buffer which is also a swale conveying surface drainage. The north buffer complies.

10. Underground parking structures and multi-level parking structures shall have a landscaped buffer 20 feet in width on the front lot line. The landscaped buffer shall be measured at right angles to the property line unless a wider area is specified as part of the district regulations.

Not applicable


Prepared by Kevin Henderson, P.E.
Evergreen Engineering, Inc.

3/20/17



City of Stuart

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City Clerk Department
Mary R. Kindel
Deputy City Clerk

mkindel@ci.stuart.fl.us

June 22, 2017

Clerk of the Circuit Court
Attn: Recording
P.O. Box 9016
Stuart, FL 34995

RE: PLEASE RECORD:

**Resolution No. 55-2017; Additional Required Parking - Martin Memorial Medical Center
Conditional Use Approval**

Please record the above named documents into the public records of Martin County. Upon completion, please return the original document back to my attention via inter-office mail.

Should you have any questions or comments, please do not hesitate to contact me at 772-288-3599 or mkindel@ci.stuart.fl.us.

Thank you,

Mary R. Kindel
Deputy City Clerk

Enc.