



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## **TREASURE COAST SQUARE MALL PUD TRACT B, PARCEL B, PUD REVISED FINAL SITE PLAN (A/K/A Everest Rehabilitation Hospital Treasure Coast)**

Applicant:	CHCT Florida, LLC
Property Owner:	CHCT Florida, LLC
Agent for the Applicant:	Engineering Design & Construction, Inc.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	T039-132
Record Number:	DEV2023090009
Report Number:	2024_0118_T039-132_Staff_Report_Final
Application Received:	10/16/2023
Transmitted:	10/19/2023
Date of Report:	01/18/2024

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### *B. Project description and analysis*

This is a request by Engineering Design & Construction, Inc., on behalf of CHCT Florida, LLC, for approval of a PUD revised final site plan to construct an approximately 40,000-square-foot, 36-bed rehabilitation hospital within Tract B, Parcel B of the Treasure Coast Square Mall PUD. The 5.03-acre site is currently undeveloped wooded land located at the southwest corner of NW Diamond Creek Way and NW Treasure Coast Drive in Jensen Beach. Included is a request for a Certificate of Public Facilities Reservation.

The approved master plan as shown in the 15<sup>th</sup> Amendment to the Treasure Coast Square Mall PUD zoning agreement allocates a maximum of 100,000 square feet of gross leasable area to Tract B, Parcel B. The proposal does not exceed the allowable square footage.

Access is proposed from NW Treasure Coast Drive and NW Mall Loop. Two additional cross access drives are proposed with the west adjacent parcel. The project is located inside the Primary Urban Services District with water and wastewater services available from Martin County Utilities.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Non-Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Pending

**D. Review Board action**

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Plan. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023).

**E. Location and site information**

Parcel number: 19-37-41-005-002-00020-3  
 Existing Zoning: PUD (C) (Treasure Coast Square PUD)

Future Land use: General Commercial

Gross area of site: 5.03 acres

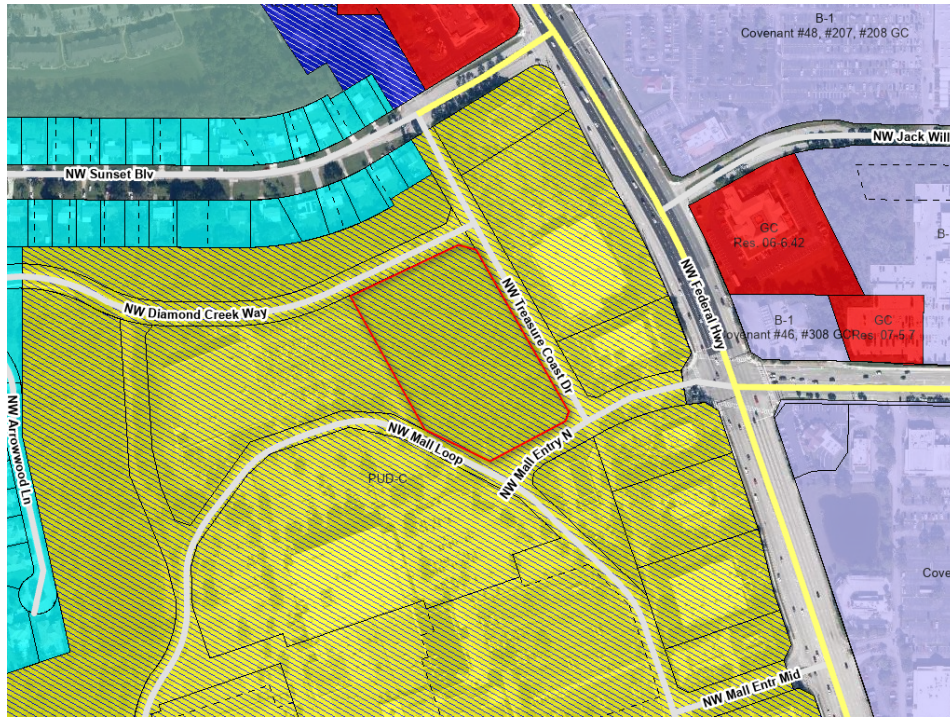
Non-residential gross floor area: 2,417 square feet

**Figure I:  
Location Map**



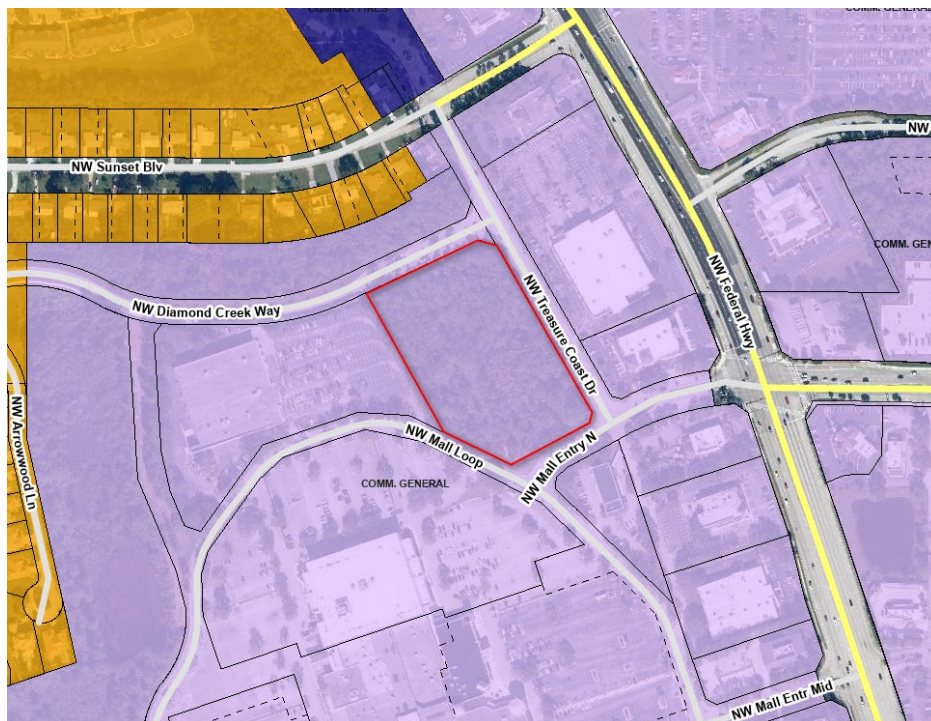


**Figure II:  
Zoning Map**



**Zoning districts of surrounding properties: PUD (C) (Treasure Coast Square PUD)**

**Figure III:  
Future Land Use Map**



**Future land use designation of surrounding properties: General Commercial**

***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Unresolved Issues:**

**Item #1:**

**General**

1. On the development review application, the Applicant should be the Owner or contract purchaser. EDC should be listed in the Agent field.
2. Please provide a completed permission to duplicate copyright materials form from DBA Architects.
3. Page 2 of the disclosure of interest affidavit has not been provided.
4. Draft unity of title:
  - a. Box 1 should be checked, not Box 2.
  - b. Please correct the error (page) in Exhibit A - Legal Description.
  - c. Exhibit A should also include the parcel control number and total acreage.
5. The parcel acreage in the provided legal description should correspond to the acreage shown on the boundary survey.

**Item #2:**

**Site Plan**

1. The title of the site plan should be “Treasure Coast Square Mall PUD, Tract B, Parcel B, Revised Final Site Plan.” Please rename Sheet 2 to be consistent with Sheet 1.
2. Remove site data pertaining to the adjacent parcel to the west (Parcel A of Tract B). Total area should only include the subject parcel (Parcel B of Tract B).

3. Zoning code table:
  - a. Remove the 95' side setback from the table. Instead, please provide the setback to the side property line which runs parallel to NW Mall Loop. Dimension/label the distance and include in the table.
  - b. Remove "(Landscaping)" in the open space column.
  - c. Include the proposed open space percentage.
4. Provide a breakdown for the proposed pervious areas. For example:

Landscape Area	(TBD) S.F.	(TBD) AC	(TBD) 0.00%
Dry Detention	(TBD) S.F.	(TBD) AC	(TBD) 0.00%
Buffer	(TBD) S.F.	(TBD) AC	(TBD) 0.00%
5. The building footprint on the site plan does not appear to include the patient covered entry and the main covered entry which are shown on Sheet A410 of the architectural plans. Please depict these areas on the site plan and adjust the provided setbacks if necessary.
6. On the site plan graphic, please show dimensions for the parking setbacks from the adjacent property lines.
7. Parking
  - a. As Parcel B is currently undeveloped, please remove references to the existing medical building and existing parking. Only include what is proposed on Parcel B.
  - b. The parking rate for the rehabilitation hospital would be based on the hospital rate of 1 space/4 beds plus 1 space/doctor plus 1 space/2 employees. The current breakdown on the site plan only references 1 space/4 beds. Please provide a complete breakdown to reflect this requirement. [MARTIN COUNTY, FLA., LDR §4.624. (2009)].
  - c. The parking data section proposed 145 new spaces. However, the graphic appears to depict 144 new spaces.
8. Please depict the required bike rack and bench. Provide a detail for each as well. Please see Item 4 – Commercial Design within Section H of this report.
9. Provide a detail for any proposed light poles. There are height limitations for pedestrian and vehicular light poles defined in the Commercial Design requirements of MARTIN COUNTY, FLA., LDR §4.873.C (2013). Additional sheets may be added to the site plan if required
10. Remove the wetlands/rare habitat table in the lower left-hand corner.
11. Add Project Team information to include Architect, Landscape Architect, Civil Engineer, Surveyor.
12. Rename the site plan on sheet 4 of the Construction Drawing set as "Horizontal Control Plan" or similar.
13. Provide the revision date on subsequent plans.

**Additional Information:**

**Information #1:**

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within

the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

**H. Determination of compliance with the urban design and community redevelopment requirements –  
Community Development Department**

**Community Redevelopment**

N/A - The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application.

**Commercial Design**

**Unresolved issues:**

**Item #1**

**Minimum Design Elements**

All primary facades on the ground floor shall have at least four of the design features enumerated in MARTIN COUNTY, FLA., LDR §4.872.C.2 (2013) along a minimum of 50 percent of their horizontal length.

**Remedy/Suggestion/Clarification:**

Please provide a table or notes on the architectural plans demonstrating that each of the primary façades has the required minimum design elements.

**Item #2**

**Limitations on Blank Wall Areas**

Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary facade. Control and expansion joints shall be considered blank wall area unless used as a decorative pattern. Wall areas that are adorned using at least one of the design features set forth in MARTIN COUNTY, FLA., LDR §4.872.C.2 shall not be considered blank wall areas. Walls that are adjacent to a pedestrian arcade shall not be considered blank wall areas. [MARTIN COUNTY, FLA., LDR §4.872.C.3 (2013)].

**Remedy/Suggestion/Clarification:**

Blank wall areas in excess of the requirement appear to be present along a portion of the front (southeast) elevation. Please see the wall areas on both sides of the doorway on the partial front elevation, Sheet A505 of the architectural plans.

**Item #3**

**Flat Roofs**

“Flat roofs shall:

- a. Have a parapet of at least 12 inches in height along any primary façade and shall have at least two changes in height of a minimum of two feet along each primary façade.

- b. Provide a three-dimensional cornice treatment along the entire length of the primary façade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs.”

[MARTIN COUNTY, FLA., LDR §4.872.F.2 (2013)].

**Remedy/Suggestion/Clarification:**

Please demonstrate that the primary façades are meeting the requirement in paragraph b. Provide a cornice detail on the architectural plans.

**Item #4**

**Bicycle and Pedestrian Amenities**

Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site. Bicycle racks shall be provided within 50 feet of any customer entrance. Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of six bicycles each. [MARTIN COUNTY, FLA., LDR §4.873.B (2013)].

**Remedy/Suggestion/Clarification:**

Based on the proposed square footage of the building, one bike rack and one bench are required. Please depict these on the site plan and include a detail for each.

**Item #5**

**Shading**

“Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet”. [MARTIN COUNTY, FLA., LDR §4.873.A (2013)].

**Remedy/Suggestion/Clarification:**

Based on the proposed landscaping plans and architectural plans, portions of the sidewalk in the following locations are not provided with adequate vegetative or structural shading:

- a. Along the southeast side of the building
- b. Adjacent to the ADA parking spaces and generator enclosure on the northwest side of the building
- c. Adjacent to the ADA parking spaces and outdoor dining area on the northeast side of the building
- d. Along the sidewalk running generally northwest and southeast through the southern parking area. Please refer to Sheet L2.02 of the landscape plans.

**Item #6**

**Screening of Mechanical Equipment**

“The required screening of roof-mounted mechanical equipment, including air conditioning units and duct work shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment, whichever is lower.” [MARTIN COUNTY, FLA., LDR §4.873.D.1 (2013)].

**Remedy/Suggestion/Clarification:**

Please depict the location of the A/C equipment.



***I. Determination of compliance with the property management requirements – Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Unresolved Issues:**

**Item#1: Environmental Assessment (EA)**

The wildlife survey in the EA does not contain enough information regarding listed species. Please update the EA with following information:

Section 4.32.D, LDR - a list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site based on the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service lists or based upon appropriate critical habitat found on site for protected species. This shall also include the Florida Plant Index under FDACS. The overall list does not need to include all species throughout the state, but the listed species that have the potential to be found in this county.

Section 4.32.E - A field survey and map shall be made showing the areas of the site surveyed for listed species identified pursuant to section 4.32.D, above. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.

**Informational Comment:**

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

## Landscaping

### Unresolved Issues:

Narrative following **Item #\_** headings provides specifics of applicable code sections of the Land Development Regulations Article 4, Division 15. Landscaping, Buffering and Tree Protection.

Paragraphs following the headings **Remedy/Suggestion/Clarification:** provide specific action items that need to be addressed to demonstrate compliance with the regulations.

### Item #1:

#### Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

- a. Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.
- b. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.
- c. Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

### Remedy/Suggestion/Clarification:

Landscape data is not sufficient to review for compliance. Please provide the following information:

- To verify perimeter tree counts, provide perimeter dimensions along property lines adjacent to parking and quantity of respective trees.
- Interior parking landscape areas require 2 – 3” diameter trees per required 500’ area. Identify where these trees are.
- One interior tree median can be omitted if the area and trees are transferred to expand a perimeter area along a roadway. Identify where this transferred area is located.

- Verify percentage of native species utilized. See also Item #7 below.

You may contact staff for a copy of a suggested landscape data template.

Identify locations of mechanical equipment such as AC units or other mechanical equipment.

**Item #2:**

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

- a. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
- b. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
- c. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
- d. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
  - i. Planting material approved as part of the landscape plan.
  - ii. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
  - iii. Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.

**Remedy/Suggestion/Clarification:**

Add the required notes.

**Item #3:**

Interior Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever

linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.

3. Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.
4. Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median, planted singly or in clusters with tree locations not more than 60 feet apart.
5. Interior islands shall measure not less than five feet in width exclusive of curbing and 20 feet in length and may be reduced five feet less than the required parking space length. Such islands shall be placed within rows of parking spaces so that there is at least one interior island for every ten parking spaces or portion thereof. At least one tree shall be required per island with the remainder of the island landscaped with grass, ground cover, mulch, shrubs, or other treatment excluding pavement or sand.
6. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]
7. For vehicular use areas not utilized for off-street parking, but serving the vehicular access or storage needs of the public (stacking lanes for drive-in banks and restaurants), ten percent of the total paved area of such vehicular use area shall be added to interior landscaping.

**Remedy/Suggestion/Clarification:**

See also Item #1 above. Verify that location, size, and tree quantities for interior planting areas and interior tree islands have been provided. A separate exhibit may be helpful.

**Item #4:**

**Landscaping Native Tree Protect & Survey**

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
3. Please provide a justification statement for the proposed removal of any identified protected trees.

Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.

4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

**Remedy/Suggestion/Clarification:**

The pre-app comments had requested that trees in the south east corner be protected and the response “See revised plans” was submitted. No trees on the site are shown to be protected. Trees along the west and east perimeters would appear could also be protected.

While a tree survey has been provided, no tree disposition table or required mitigation has been provided. Below is a sample disposition table to itemize tree protection and replacement tree credits that is needed to calculate required tree mitigation.

# TREE INVENTORY

Tree #	Tree Species		DBH/Height	Proposed Disposition	Mitigate Credits	Preserve Credits
	Common Name	Botanical Name				
6115	LIVE OAK	QUERCUS VIRGINIANA	11"	PRESERVE		2
6116	LIVE OAK	QUERCUS VIRGINIANA	5"	PRESERVE		1
6117	LIVE OAK	QUERCUS VIRGINIANA	4"	PRESERVE		1
6118	LIVE OAK	QUERCUS VIRGINIANA	6"	PRESERVE		1

Preserve credits should be in compliance with Section 4.664.F.1. *Tree preservation credits*. Mitigation credits should be in compliance with the Table in Section 4.666.D.1. *Tree replanting requirements*.

**Item #5:**

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign



substances.

4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

**Remedy/Suggestion/Clarification:**

Provide detail and location for trees to be protected.

**Item #6:**

Landscape Material Standards-Trees

Please demonstrate compliance with the following requirements for proposed trees (Section 4.664.B., LDR):

- a. The following species may be planted but they shall not be used to satisfy the tree requirements unless height restrictions such as proximity to overhead utilities warrant their use as approved by the Growth Management Director: Crape myrtle; Wax myrtle; Japanese privet; Sweet acacia; Annatto; Black calabash; Jaboticaba; Marlberry; Areca palm; Paurotis palm; Seagrape; and, Spineless yucca.

**Remedy/Suggestion/Clarification:**

Note that Crape Myrtle and Wax Myrtle do not meet qualifications to be utilized to as trees.

**Item #7:**

Landscape Material Standards-General

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

- a. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.

**Remedy/Suggestion/Clarification:**

Review plant palette. Red Oak, Southern Magnolia and Ulmus species do not do well in this subtropical region, they are more suited for north to central Florida. It is recommended to select tree species more adapted to Martin County climate zones.

None of the shrubs proposed consist of native species. Revise palette to include a minimum of 75% native shrubs.

**Item #8:**

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665,

LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

**Remedy/Suggestion/Clarification:**

Add these required notes.

**Item #9:**

Landscaping Adjacent To Utilities

Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities. The applicant is required to incorporate the following criteria into the landscape design and such criteria shall be noted on the plans for development adjacent to utilities:

1. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place.'
2. For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines.
3. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line.
4. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
5. No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed

utility pole, guy wire or-pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.

**Remedy/Suggestion/Clarification:**

Are there any utilities in conflict with planting locations?

**Item #10:**

Landscaping Proposed In Easements

Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

"Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

Please provide documentation of justification and cause for consideration of approval of landscaping in required bufferyards that is encumbered by easement and/or utilities. Section 4.663.B.5., LDRs provides that utilities, easements, septic drainfields or other physical improvements shall not be placed in landscape bufferyards, unless approved by the Growth Management Director based on good cause shown.

Provide copies of recorded easements where landscaping is proposed, identifying the easement holder that is to provide the written permissions, as required above.

Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

**Remedy/Suggestion/Clarification:**

Are there any easements on the site?

**Item #19:**

Turfgrass And Groundcover

Please provide that the ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished appearance and reasonably complete coverage upon planting, in accordance with the following (ref. Section 4.664.E., LDR):

- a. The use of drought-tolerant grasses is preferred over traditional turf grass varieties. Grass areas may be sodded, plugged, sprigged or seeded, provided that solid sod shall be used in swales, rights-of-ways or other areas subject to erosion. In areas where grass seed is used, nursegrass seed shall also be sown for immediate effect, and maintenance shall be provided until coverage is completed.

- b. Irrigated turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, provide cover for on-site sewage disposal systems, or provide soil erosion control such as on slopes or in swales; and where turfgrass is used as a design unifier or other similar practical use. Turf areas shall be quantified and identified on the landscape plan.

**Remedy/Suggestion/Clarification:**

Review plans to reduce quantity of turf species. It is suggested to include additional masses of native grasses and groundcovers within large areas of sod proposed.

***K. Determination of compliance with transportation requirements - Engineering Department***

**Traffic**

**Findings of Compliance:**

The proposed development is vested for concurrency purposes by an Essentially Built-Out Agreement entered into by the applicant and Martin County, provided that development is continuing in good faith in accordance with its approved timetable or amendments thereto and no additional impacts are proposed. Therefore, a Traffic Impact Analysis will not be required.

***L. Determination of compliance with county surveyor - Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division***

**Engineering**

**Division 9: Stormwater Management**

1. Please provide the Design Certification language (signed and sealed) within the stormwater management report. (4.384.A.2).
2. Please provide a written narrative and construction details which describes the how perimeter containment is met for the master system along the northern and eastern property boundaries (if applicable).

**Division 14: Parking and Loading**

1. Please provide the details about the shielded lighting which is directed away from residential units and adjacent roadways.

**Development Order Conditions:**

1. Hauling is not permitted. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Electronic Files**

**Item #1**

No AutoCAD dwg file of the boundary survey was received with your submittal.

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater**

**Unresolved Issues:**

**Item #1:**

**Drawings Must Be Approved**

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

**Item #2:**

The applicant must submit an executable, water and wastewater service agreement and payment to the Utilities Department for review prior to the scheduling of a Pre-construction meeting (Send a copy to the Growth Management Department). The 'Water and Wastewater Service Agreement' must be executed,



and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

**Item #3:**

The plan does not provide easements for the utilities to be maintained by Martin County Utilities. The applicant must show utility easements and any lift station easement(s) on the plan. The applicant must also include sketch and legal documents for the easements. These submittals must be made prior to final site plan approval.

**Wellfield Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

**Fire Rescue**

**Findings of Compliance:**

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

**BDA requirements**

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2. If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 [rnorvell@martin.fl.us](mailto:rnorvell@martin.fl.us).

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at [Fire\\_prev@martin.fl.us](mailto:Fire_prev@martin.fl.us).

<https://www.martin.fl.us/resources/bda-codes-and-standards>

### **Emergency Management**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

##### **ADA**

##### **Unresolved issues:**

1. Provide additional proposed sidewalk elevations demonstrating a 2% cross slope and 5% running slope is not exceeded.

#### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

##### **Martin County Health Department**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

##### **Martin County School Board**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments.***

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending Evaluation

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

**U. Post-approval requirements**

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item	Description	Requirement
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

**V. Local, State, and Federal Permits**

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public meeting. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00



Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

\*\*\*Impact fees are required at building permit.

## X. General application information

Applicant/Owner: CHCT Florida, LLC  
3326 Aspen Grove Drive, Suite 150  
Franklin, TN 37067

Agent: Engineering Design & Construction, Inc.  
Brad Currie / David Baggett  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
772-462-2455  
[bradcurrie@edc-inc.com](mailto:bradcurrie@edc-inc.com)  
[davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com)

Engineer of Record: Engineering Design & Construction, Inc.  
David Baggett  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
772-462-2455  
[davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com)

## Y. Acronyms

ADA..... Americans with Disability Act  
AHJ..... Authority Having Jurisdiction  
ARDP..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP..... Comprehensive Growth Management Plan  
CIE..... Capital Improvements Element  
CIP..... Capital Improvements Plan  
FACBC..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection

FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA ..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

**Z. Attachments**

N/A