MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

December 19, 2019

City of Stuart
Public Works Department
121 Flagler Avenue
Stuart, FL 34994

Re: Bridgeview Apartments
Service Availability Letters

To whom it may concern:

Bridgeview Apartments proposes to construct two (2) apartment buildings with 212 dwelling units located at northwest corner of Kanner Highway and Indian Street, Stuart, Florida. The parcel is located north of the Veterans Memorial Bridge, south of Riverland Mobile Home Park development and west of the newly built Martin Memorial Hospital. Below is a list of service availability:

- **Phone** – *AT&T.*
- **Cable** – *AT&T.*
- **Electric** – *Florida Power and Light (FPL).*
- **Water & Wastewater** – *City of Stuart Utilities.*
- **Solid Waste** – *City of Stuart Waste Management.*
- **School –** *Martin County School District.*

Please see attached correspondence with each provider at the end of this letter.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) -834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

**James P Virga**
Manager OSP Engineering

**AT&T Florida**
329 NW Dixie Hwy
Stuart Florida 34994

T 772-692-2774
Jv3965@att.com
att.com

December 20, 2019

Enel Jean-Juste
Project Manager
MacKenzie Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990

RE: Bridgeview Apartments, PN 40-38-41-001-051-00000-2

Enel Jean - Juste:

This letter is in response to your request for information on the availability of service at the above Bridgeview Apartments – NW Corner SE Indian St and S Kanner Hwy in Stuart Florida, Parcel ID: 40-38-41-001-051-00000-2 by **AT&T.**

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for Bridgeview Apartments will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Bridgeview Apartments in Stuart, FL.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
James P Virga
329 NW Dixie Hwy
Stuart Florida 34994
Wireline Access-Construction and Engineering

AT&T

Florida Power & Light Company

December 11, 2019

Enel Jean-Justice/MacKenzie Engineering
1172 SW 30th st, suite 500
Palm City, Fl 34990

Re: Bridgeview Apartments
NW Corner of Kanner Hwy & Indian Street, Stuart, FL

Dear Enel:

Thank you for contacting FPL early in your planning process. At the present time FPL has sufficient capacity to provide electric service to your property. We have facilities available currently available at this location.

Please advise me early in the planning process once the final plans have been approved. This information will help us to provide you with the best service in accordance with applicable rates, rules and regulations. You may also respond to us through www.fpl.com. Please contact me if you have any questions.

Sincerely,

Rob Morris

Senior Technical Specialist

# Martin County School District

## General School Capacity Analysis

**This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.**

**Applicant/Project:** **Bridgeview Apartments**
**Project#:** **Parcel - #40-38-41-001-051-00000-2**

**Date Received:** **1.7.2020**

**Applicant Request:** **Pre-Application for Rezoning FLU & Master Site Plan**

**Student Generation Calculation:**

| | |
|---|---|
| Residential Units | **212** |
| Current Student Generation Rate | **.229** |
| **Elementary** | 21 |
| **Middle** | 12 |
| **High** | 15 |
| **Total Forecasted** | **49** |

**School Zone Enrollment & Permanent Capacity:**

| CSA | 2019-2020 (as of 10/11/19) Enrollment | 2023-2024 COFTE Projected Enrollment | LOS Concurrency Capacity |
|---|---|---|---|
| Stuart Zone – Elementary (Pinewood, Port Salerno, JD Parker Elem) | 2226 | 2299 | 1978 |
| South Zone – Middle (Anderson Middle, Murray Middle) | 1770 | 1724 | 2009 |
| Stuart Zone – High Martin County High | 2179 | 2338 | 2160 |

Note: Current Enrollment reported from FOCUS, October Counts

**Comments:**

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and high school LOS Concurrency is currently over capacity, and projected to continue. Middle schools currently are projected to have capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time a Final Concurrency Determination will be conducted. Mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied based on Final analysis.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**
Phone: 772-223-3105, ext. 134
Email: evermak@martin.k12.fl.us