Landscape Architects ■ Planners ■ Environmental Consultants
LC-0000177
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Bridgeview Residential

Justification Statement

January 13, 2020
April 6, 2020 Resubmittal

Introduction/Request:
On behalf of the Applicant, Atlantic Realty, Inc. and Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO) respectfully requesting the following application be reviewed and approved:

- Future Land Use Amendment from COR – Commercial Office Residential (Martin County) to MF – Multi-Family Residential;
- Rezoning from COR-1 Commercial Office Residential (Martin County) to R-3 Residential / RPUD – Residential Planned Unit Development;
- Major Final Site Plan request for a 212 unit residential development (submitted separately).

The subject site is located on the recently annexed parcel of land located on the northwest corner of State Road 76 (SW Kanner Highway) and SW Martin Highway.

Surrounding Land Use and Zoning:
The request for a future land use amendment, rezoning, and major final site plan is compatible with the surrounding property uses.

	Current Zoning	Current FLU	Existing Use
Subject Area	Martin County – COR1	Martin County – COR	Vacant
North	Martin County - TP	Martin County – Mobile Home	Riverland - Mobile Home Park
South	SW Martin Highway Martin County COR1	Martin County – COR	Vacant
East	SW Kanner Highway City of Stuart - CPUD	SW Kanner Highway – City of Stuart – Commercial	Medical offices
West	St. Lucie River		

Neighborhood Meeting:
The applicant had a meeting with the Riverland Mobile Home Park on December 18, 2019, where there were 6 board/community members and 5 residents present. The overall feeling

for the project was positive, however, only the following concerns were expressed at this meeting:

1. Concern about the wildlife, mainly rats, running into their community during construction. In an effort to curtail the influx of wildlife into Riverland, during the clearing process, Atlantic Residential has committed to first install a 4 foot silt fence that will be buried approx. 6 inches below grade along the entire property boundary. They will then commence the clearing process north to south, which will also help direct the wildlife to the south, away from Riverland and towards the native uplands. Once the clearing is complete, an 8' screen wall and chain-link fence will immediately be installed.
2. Residents wanted chain-link fence to the river. Atlantic Residential will install an 8' chain-link fence (as requested) from the eastern edge of the Wetland Buffer to the northwest property corner.
3. Residents wanted a 6-8' wall, similar to theirs and connecting to their existing wall along Kanner Hwy. The plans indicate an 8' screen wall that will connect to the existing Riverland wall along Kanner Hwy.
4. Riverland residents concerned with "increased crime" from the 3 bedroom units proposed. Atlantic Properties has no data indicating increased crime from providing 3 bedroom units. Their plans continue to show 20 units, out of 212, as 3 bedroom units that will attract and appeal more to young families; especially given the demographics and location within the City of Stuart.
5. Riverland requested that we send them everything that we provide the City. We have continued to provide Riverside with pdf's of every plan that we have provided the City.

Project Description:

The subject property consists of a newly annexed parcel of 15.88 acres located on the northwest corner of SR 76 (also known as Kanner Highway) and SW Martin Highway, which is the continuation of Indian Street.

As noted above, the applicant is proposing a Future Land Use Amendment and a Rezoning to allow a Residential Planned Unit Development with a proposed density of 13.35 du/ac. Proposed is a 212 unit apartment building with the following mix of bedrooms:

- Studio apartments - 20 units
- 1 bedroom - 88 units
- 2 bedrooms - 84 units
- 3 bedrooms - 20 units

212 units

Large Scale Comprehensive Plan Amendment:

Element 1 – Future Land Use Element Goals, Objectives and Policies

Objective A5 – Residential Development – Ensure land use compatibility by grouping complementary land use activities, includes mixed-use land use developments in

appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

Response: As the City of Stuart continues to establish itself as one of Martin County's premier economic hubs, the Applicant is proposing the above described residential development to aid in further stimulating the residential market. It is the applicant's intent to provide a residential use that will not have a negative impact on any adopted levels of services with regards to public utilities. It is important to note, that the future land use, and rezoning requests, from COR to Multi-family Residential will reduce the amount of trips on the adjacent roadways.

Policy A5.2. Development on all vacant, unplatted areas designed as residential should be compatible with any surrounding existing homes.

Response: The subject site is in a unique location as it is bound to the west by the St. Lucie River, and to the south by the Kiplinger Nature Preserve. There is an existing mobile home park to the north, which will make the Applicant's proposal compatible. Further, the Applicant's proposal will enhance the property values in the adjacent areas, and work in synergistic fashion with the existing developments to the north to continue the land use pattern of residential.

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

Response: The existing conditions of the area will not necessarily allow for any additional buffer, however, the applicant will be utilizing a 25' landscape buffer to the north of the site to separate from the existing mobile home park. To the south, the Kiplinger Nature Preserve, and Indian Street, will buffer the existing Whitemarsh Reserve community from the proposed residential.

Policy A5.4. City land development regulations and housing programs should support the provision of housing for very-low-income to moderate-income residents.

Response: The site provides for much needed apartments in the City of Stuart, no workforce housing is being provided. Based on discussions with the City, projects that are lower than 15 du/ac would not need to provide workforce housing.

Policy A5.5. The City shall market itself as a community for families.

Response: This request will allow a mechanism for the Applicant to aid in providing residential stock so that families may have a sense of community.

Policy A5.6. The city shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family and non-residential uses.

Response: The Applicant proposes will not exceed the 45' height requirement. As previously mentioned, it is the intent of the Applicant to provide a 25' landscape buffer between to the north. Further, the Applicant will provide 2.97ac of upland preserve area, which is above the required 2.23ac.

Section 11.01.08 Zoning Map Change Application including Planned Unit Development:

a. The existing land use pattern;

   Response: The proposed project would occur on an undeveloped site which is surrounded by roads and a mobile home park on the northwest corner of SW Kanner Highway and Martin Highway. The subject site is an important corner within the area and will offer the city a viable area for residential homes/apartments that are needed.

b. The possible creation of an isolated district unrelated to adjacent and nearby districts;

   Response: No, the proposed residential community would not create an isolated land use classification. Although, the proposed residential community would have a City of Stuart Future Land Use of Multi-Family and Zoning District of Planned Unit Development, it is consistent with the property to the north, which is a mobile home park which is located in Martin County.

c. The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;

   Response: No. The multi-family land use and proposed project will rely on Martin County Utilities for services which have sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County School Board and concurrency will be reserved at the time of construction plan permitting for the Bridgeveiw RPUD. The streets have adequate capacity.

d. The possible overloading of the city's sewage collection, treatment and disposal facilities;

Response: The property will not connect to the City's Sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities Service district.

e. The possible overloading of the city's drainage system;

Response: All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

f. The existing district boundaries in relation to existing conditions on the subject property;

Response: There are no issues in this regard.

g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate;

Response: The city has shown a trend toward development of residential uses and the need for housing to support the local workforce and young professionals.

h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood;

Response: This type and intensity of development is feasible on the subject property and would not create an adverse impact to nearby neighborhoods.

i. The impact of the amendment upon the flow of light and air to adjacent areas;

Response: This type and intensity of development is feasible on the subject property and would not create an adverse impact upon the flow of light and air to adjacent areas.

j. The impact of the proposed amendment upon property values in the adjacent area;

Response: The change in land use designation from Martin County COR – Commercial Office Residential to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations;

Response: The proposed amendment will not have any adverse impact on the improvement or development of the adjacent property. As previously stated elsewhere in this justification, the Applicant's proposal will be an upgrade to

the existing conditions by establishing a quality residential component, which will aid in increasing the housing stock in Stuart, while also stimulating the tax base.

l. The existence of other adequate sites in the city for the proposed use in land use classifications already permitting such use.

Response: There are few vacant properties in this area of Stuart with a land use of multi-family to provide apartments to existing and future residents.

Architecture:

The proposed project is located on the North West corner of Kanner Highway and Veterans Memorial Bridge in the City of Stuart, Florida. The project is a 212 unit multi-family, for rent community consisting of (2) 4-story apartment buildings. There are two distinct apartment building types. An integrated clubhouse, mailroom and leasing center is located in Building Type 1. Units are planned as studios, one bedroom units, two bedroom units, and three bedroom units. A pool and pool deck amenities are planned for the site. There are ancillary structures typically associated with multi-family rental communities which consists of a maintenance office, pool cabana, and a trash compactor enclosure. Parking is distributed throughout the development as surface parking.

Water/Wastewater and stormwater:

Included with these applications are the conceptual civil engineering drawing including water wastewater and stormwater information.

Environmental:

Generally, the site consists of upland pine, oak and scrubby flatwoods, a mix of sand pine scrub habitat, a bay swamp and ditch wetland system and a portion of disturbed lands present on-site. See included Environmental Assessment report from EW Consultants.

Waiver(s):

Section 6.04.06.B.2 – Transitional regulations:

Buffer width requirements for Multi-Story developments – requirement is 25 feet plus 10 feet per upper floor. The property development is 4 stories of multi-family development – required buffer width is 55 feet.

Section 6.03.02B.4.b – Drainage Specifications – Finished Floor Elevations. Eighteen inches above the crown of the street on which the buildings or structures front. Please see the attached letter from Mackenzie Engineering for justification of this waiver.

Section 6.01.13. Off Street parking – required parking spaces –

- **Multi-family dwelling units for studios or 1 bedroom – 1.5 per unit**
- **Multi-family dwelling units for 2 or more bedrooms – 2 per unit**

The waiver being requested for this development is based on industry standards for other similar multi-family developments. ITE information/data has been included with this application to assist with justifying the parking waiver. In addition, the table below indicates parking ratios for similar multi-family projects that Atlantic Residential has entitled, permitted, constructed and in operation today.

Atlantic Residential Properties								
Existing Project	**No. of Units**	**City of Stuart Requirement**		**Spaces Provided**	**Parking Ratios Provided**		**Building Type**	**Close Proximity to Public Transit?**	**Project Status**
Bridgeview - Stuart, FL	212	1.75 Spaces/Unit		342	1.61 Spaces/Unit		Garden - walk up parking	No	Proposed
Mayfair Reserve - Wauwatosa, WI	236	1.75 Spaces/Unit		347	1.47 Spaces/Unit		Garden - covered parking	No	Stabilized
Revel at the Ballpark - Atlanta, GA	275	1.75 Spaces/Unit		415	1.51 Spaces/Unit		Midrise - covered parking	No	Delivered - In Lease up
Parkview - Palmetto Bay, FL	235	1.75 Spaces/Unit		371	1.58 Spaces/Unit		Midrise - covered parking	No	Entitled - In Permitting
Evoq Town Flats - John's Creek, GA	142	1.75 Spaces/Unit		211	1.49 Spaces/Unit		Garden - walk up parking	No	Delivered - In Lease up
Lumen at Grant Park - Atlanta, GA	238	1.75 Spaces/Unit		308	1.29 Spaces/Unit		Midrise - covered parking	Yes	Stabilized
Total Units	**1338**		**Total Spaces**	**1994**	**Avg. Parking Ratio**	**1.49 Spaces/Unit**			

Conclusion:

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of this application. The Project Managers at Gentile Glas Holloway O'Mahoney & Associates, Inc. are M. Troy Holloway and Patricia Lentini.