



## **McCarty & Associates**

**Land Planning and Design**

**www.McCartyLandPlanning.com**

**309 SE Osceola St. Suite 104**

**Stuart FL 34994**

**772-341-9322**

### **Sportfish Marina Resort**

#### **Justification Statement**

The proposed Sportfish Marina Resort is located 304 SE Flagler in Stuart FL. The property is comprised of +/- 0.633 acres and is identified by Parcel ID number 32-37-41-004-019-00010-3. The Sportfish Marina Resort will be a 37-room boutique hotel that will provide lodging and marina accommodations with 49 wet slips. The project will provide a pool, grilling area, laundry facilities and balcony/terrace with views of the St. Lucie River and Roosevelt bridge. This will be one of the first boutique hotel destinations in the Stuart downtown.

The subject property is located within the Urban Waterfront CRA zoning district which permits a wide variety of uses, one of which is a hotel/motel and marina. The proposed use is consistent with the development pattern and uses located along the waterfront of downtown. The Sportfish Marina Resort will complement the downtown and draw people to our quaint city.

As per the City of Stuart Development Department Rezone Real Property Application, the applicant must provide written justification supporting the application and demonstrating how the application complies with the following:

***-Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and***

**Response:** The proposed marina resort is consistent with the Comprehensive Plan of the City of Stuart. The project is compatible and compliments the existing uses in the immediate area and downtown. The surrounding properties consist of uses that are compatible with the proposed use. Utilities and public services are available with adequate capacity and levels-of-service to accommodate the proposed project.

***-Complies with the relevant development standards of the City of Stuart Land Development Code***

**Response:** The proposed UPUD significantly complies with the City of Stuart Land Development Code. Please refer to the proposed site plan, landscapes and architectural plans for further details demonstrating compliance with the LDRs.