



Bridgeview Residential

Justification Statement

Rev: September 20, 2019

Introduction/Request:

On behalf of the Applicant, Atlantic Realty, Inc. and Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO) respectfully request review and approval of the submitted request for a Voluntary Annexation of a parcel of land located in Martin County abutting the City limits of Stuart, Florida. Further, the applicant will be requesting a future land use amendment from Martin County COR – Commercial Office Residential Designation to the City of Stuart MF – Multi-Family Residential designation and a Rezoning from COR1 – Commercial Office Residential 2 to RPUD - Residential Planned Unit Development.

Site Description:

The subject site is 15.88 acres of undeveloped 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 annexation is consistent 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		

Potential Costs:

- An estimate of the direct public costs to provide capital facilities for City utilities and other municipal services required by the development;**

Development of this property in the city will result in no direct public costs for the provided capital facilities for City utilities and other municipal services required by the development.

However, development of the property in the City will generate an estimated \$252,288 in City Impact Fees for parks, transportation and public safety.

2. An estimate of the ad valorem tax revenues to be generated by the subject property at the current millage rate both prior to and after development;

Ad Valorem Tax Revenues

Taxing Authority	Millage	Land Assessed	Taxes	Building Value	Taxes
County - General Fund-Op	6.5971	768,890	\$5,072.44	9600000	\$63,332.16
School - General Fund	4.1140	768,890	\$3,163.21	9600000	\$39,494.40
School - Discretionary	0.7840	768,890	\$575.13	9600000	\$7,180.80
School Capital Outlay	1.5000	768,890	\$1,153.34	9600000	\$14,400.00
School Addtnl Voter Mil	0.5000	768,890	\$384.45	9600000	\$4,800.00
Childrens Services Ordncs	0.3618	768,890	\$278.18	9600000	\$3,473.28
FL - Inland Navigation Dist	0.0320	768,890	\$24.60	9600000	\$307.20
City of Stuart - General Fund	4.7500	768,890	\$3,652.23	9600000	\$45,600.00
City of Stuart - Debt Service	0.2462	768,890	\$189.30	9600000	\$2,363.52
South Florida Water Management	0.2936	768,890	\$225.75	9600000	\$2,818.56
					\$183,769.92

\$14,718.63

\$198,488.55 Total

3. An estimate of the residential population increase of the City after development;

Residential Population Increase	
City of Stuart Impact Fees	\$259,856.64
Martin County Impact Fees	\$1,557,067.81
School Impact Fees	\$1,816,924.45
Development Fees	\$8,243.00
Total	\$3,642,091.91

Construction Costs – estimated hard costs for the project - \$24,000,000.00.

Comprehensive Plan Consistency:

Element I, Goal Statement A – Maintain and enhance Stuart’s quality of life, natural beauty of small town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County.

Response: The proposed residential development will provide opportunities for needed multi-family apartments/condominium that is consistent with the City’s goal of providing stable neighborhoods in the City.

Element I, Objective A2 – Enhance public access to and public views of the St. Lucie River waterfront through implementation of the following policies. Policy A2.1 – City development regulations to implement his objective shall continue to contain provisions which allow cluster development, planned unit developments, mixed uses, limitations on impervious surfaces, and other innovative land development techniques. Such techniques shall be designed to maintain existing open space for recreation, groundwater recharge, and waterfront views.

Response: The proposed residential planned unit development will provide for clusters of the multi-family and will also provide for a proposed raised boardwalk to the river.

Element I, Objective A.7: Future Land Use Categories

Response: The applicant will also be requesting a Future Land Use Designation to Multi-Family.

Element I, Objective A.8: Land Development Regulations

Response: The proposed development will meet or exceed all City of Stuart LDR requirements for a residential planned unit development.

Element I, Objective B1, Policy B1.4 – Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City.

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.

Element II: Transportation

Response: Concurrency with capacity/level of services will be met by the plan that is proposed.

Element IV: Infrastructure

Response: The proposed development will address the public facilities that will be required for the development.

Element V: Conservation, Objective A.1: Surface Water Quality – Stormwater plans shall adhere to the City of Stuart master Drainage Plan. In an effort to benefit surface water quality, a program to eradicate all invasive exotic trees and vegetation shall be implemented.

Response: Stormwater system shall meet the requirements as outlined and will meet the 3-day, 25-year storm event, with overflow for major storms directed to native areas, roadways.

Element V, Conservation, Objective A.5. Natural Systems – Native habitats shall be protected. Invasive exotic trees and vegetation shall be removed. Wetlands shall be protected.

Response: The proposed site will maintain the existing wetlands on site, the wetlands will be have a 50 foot buffer which will be averaged to not less than 25 feet through the PUD Agreement. The minimum average width of the upland buffer shall be 50 feet and at no point less than 25 feet.

Element V, Conservation, Objective A.6 Wildlife Protection – All endangered/threatened species shall be protected. Development sites shall be surveyed for protected species. The status of the City of Stuart as a bird sanctuary shall be maintained.

Response: An Environmental Assessment will be provided as part of the Rezoning application to determine if there are any species of wildlife present on site.

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.