



SITE PLAN APPROVED



**BARON LANDINGS | 308-UNIT APARTMENTS
21.44 AC | STRATEGIC LOCATION**

6801 S KANNER HIGHWAY, STUART FL 34997

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE



**BARON LANDINGS
STUART**



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BARON LANDINGS APARTMENTS SITE PLAN APPROVED LAND

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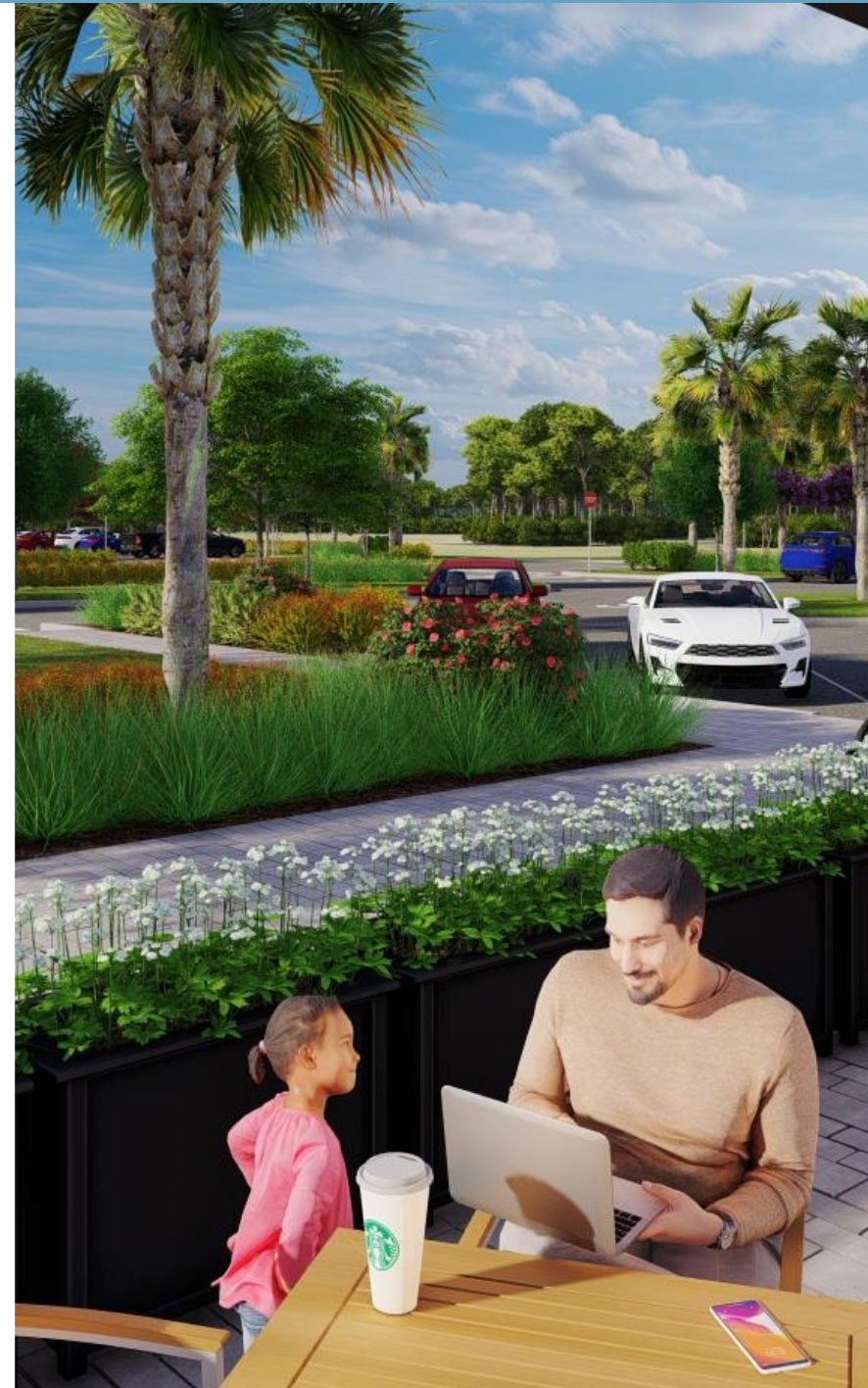
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PROPERTY SUMMARY

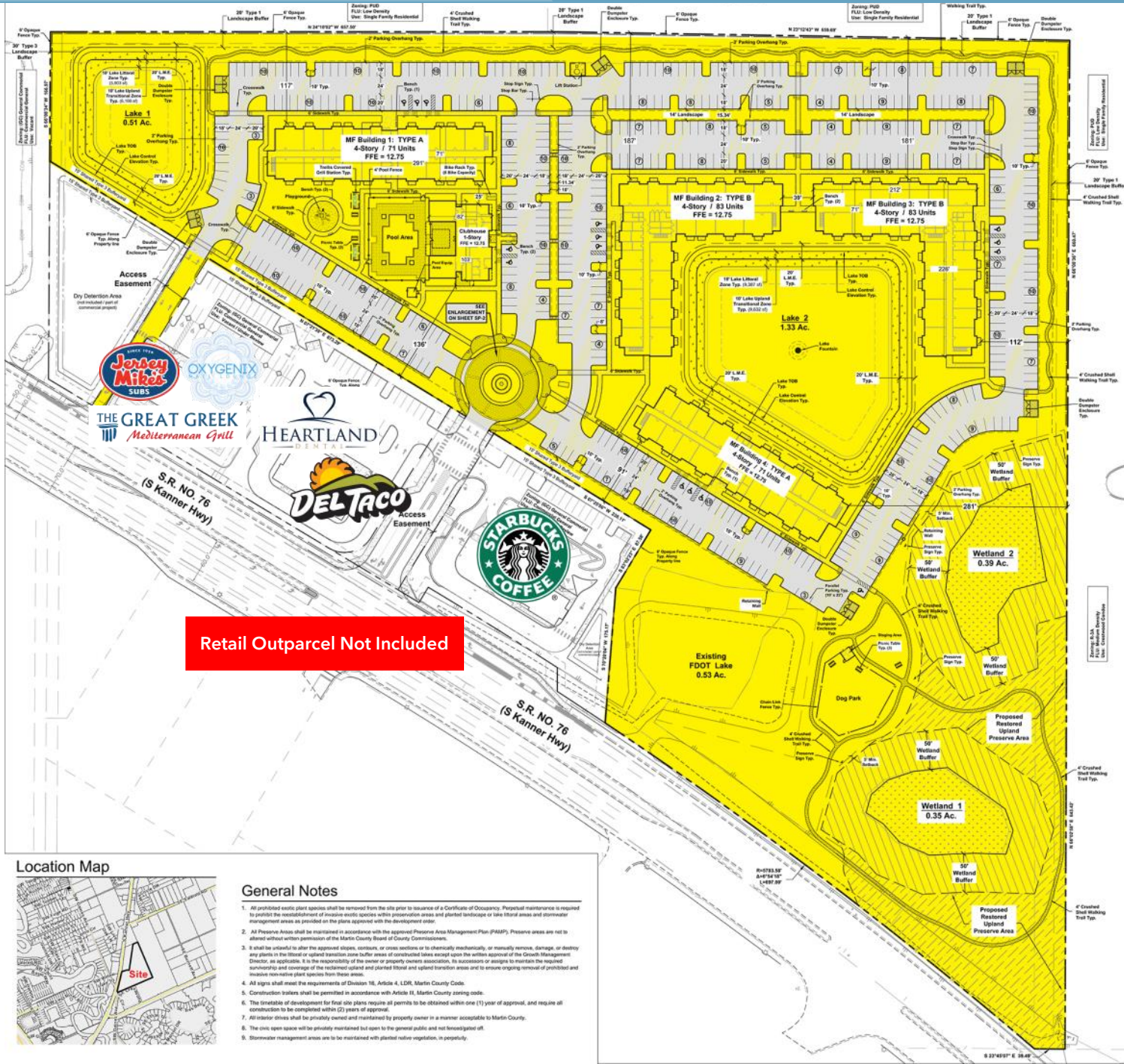
Introducing Baron Landings, an exceptional 21.44-acre land site with an approved site plan for a dynamic residential development comprising 308 luxury apartment units spread across four contemporary buildings. Situated along the bustling S Kanner Highway in Stuart, this property offers unparalleled potential for investors and developers seeking to capitalize on the increasing demand for multifamily housing in the region.

Key Features

- **Strategic Positioning:** Baron Landings occupies a strategic position within Stuart's rapidly evolving landscape, offering investors the chance to capitalize on the region's burgeoning multifamily housing market.
- **Proximity to Major Highways:** The property's close proximity to I-95 and US-1 facilitates convenient commuting and ensures easy access to a wide array of amenities.
- **Convenient Amenities:** The presence of established brands such as Starbucks, Del Taco, and Heartland Dental on the adjacent commercial outparcels adds significant value to the property, attracting a diverse clientele and enhancing its commercial viability.



CONCEPTUAL SITE PLAN



Retail Outparcel Not Included

Location Map



General Notes

1. All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Prudent maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with this development order.
2. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP). Preserve areas are not to be altered without written permission of the Martin County Board of County Commissioners.
3. It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the forest or upland transition areas buffer areas of prohibited areas except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required ownership and coverage of the restricted upland and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
4. All signs shall meet the requirements of Division 18, Article 4, LDR, Martin County Code.
5. Construction trailers shall be permitted in accordance with Article 11, Martin County zoning code.
6. The timetable of development for final site plans require all permits to be obtained within one (1) year of approval, and require all construction to be completed within (2) years of approval.
7. All interior drives shall be privately owned and maintained by property owner in a manner acceptable to Martin County.
8. The site open spaces will be privately maintained but open to the general public and not fenced off.
9. Stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

PROPERTY DETAILS

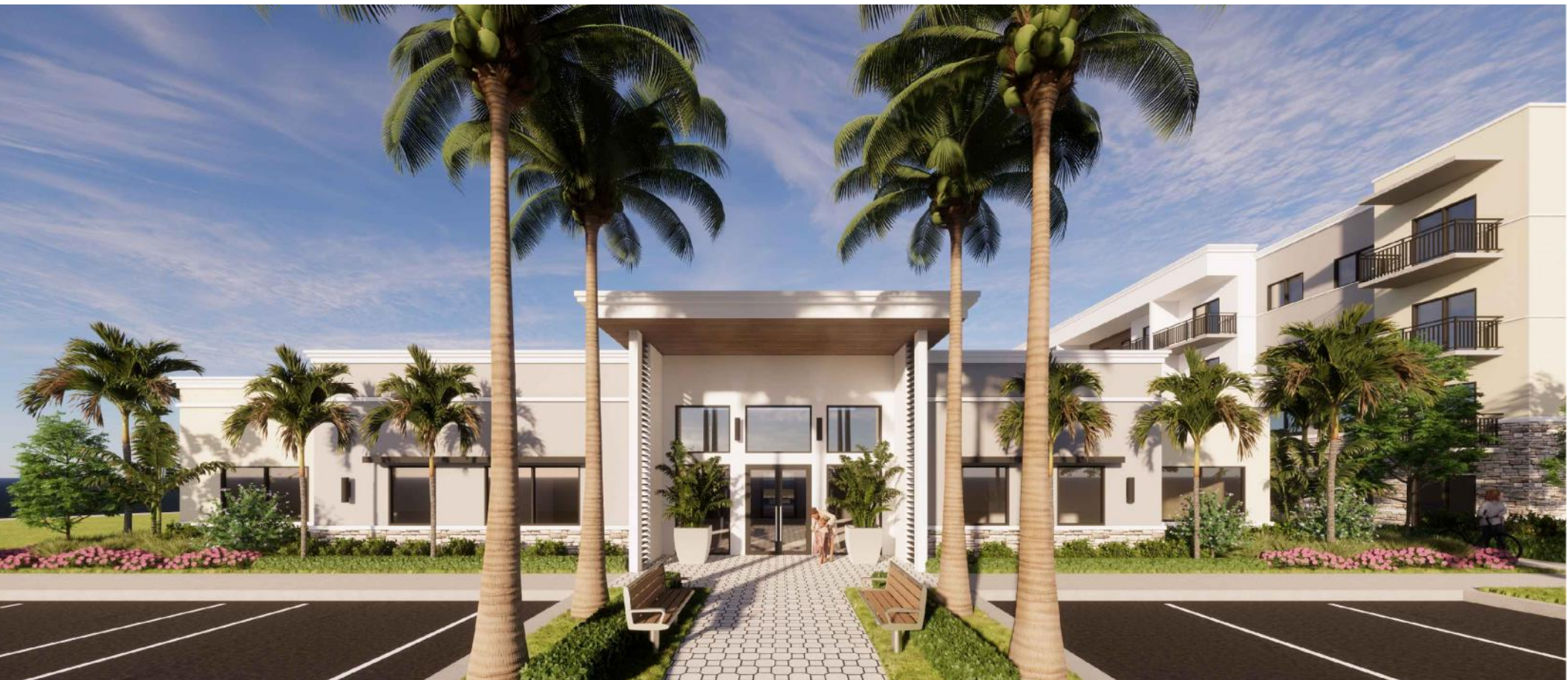
6801 S KANNER HIGHWAY, STUART FL 34997

PRICE	Call For Pricing
NO. OF UNITS	308
NO. OF BUILDINGS	4
ACREAGE	21.44 AC
FRONTAGE	+/- 1,540'
TRAFFIC COUNT	41,000 AADT (2022)
NORTHBOUND TRAFFIC	8,112 (AM) 12,579 (PM)
SOUTHBOUND TRAFFIC	8,295 (AM) 12,825 (PM)
ZONING	PUD-C
LAND USE	Commercial General
PARCEL ID	55-38-41-000-043-00030-2



BUILDING SPECS

MF Bldg. / Type	Total Units	1 Bedroom	2 bedroom	Bldg. Coverage	Gross Floor Area
Building 1: Type A	71 Units	55 Units	16 Units	20,256 SF	75,700 SF
Building 2: Type B	83 Units	44 Units	39 Units	25,782 SF	97,672 SF
Building 3: Type B	83 Units	44 Units	39 Units	25,782 SF	97,672 SF
Building 4: Type A	71 Units	55 Units	16 Units	20,256 SF	75,700 SF
Clubhouse	None	None	None	8,093 SF	6,175 SF



BUILDING ELEVATIONS



1 BUILDING ELEVATION
1/16" = 1'-0"



2 BUILDING ELEVATION
1/16" = 1'-0"

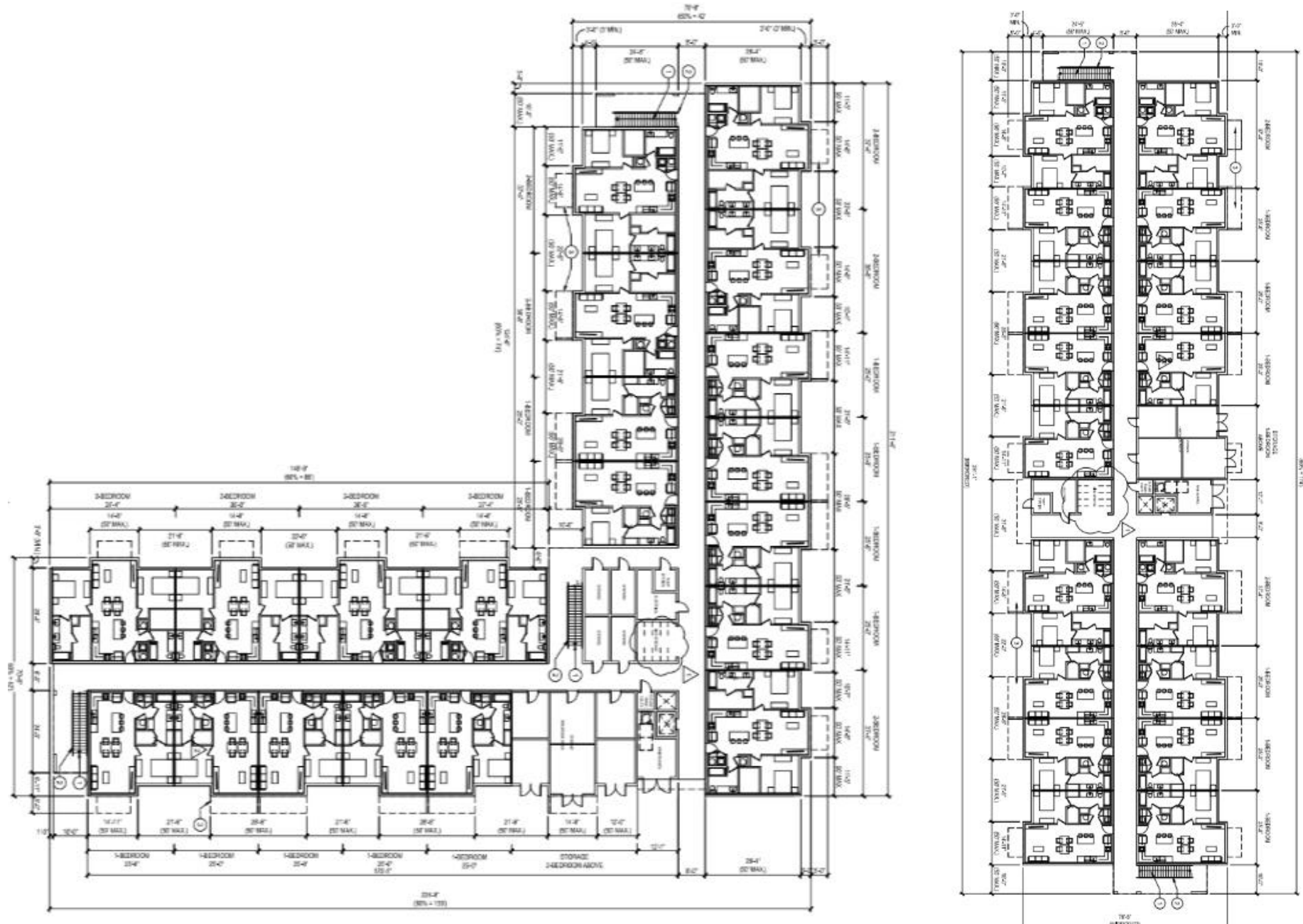


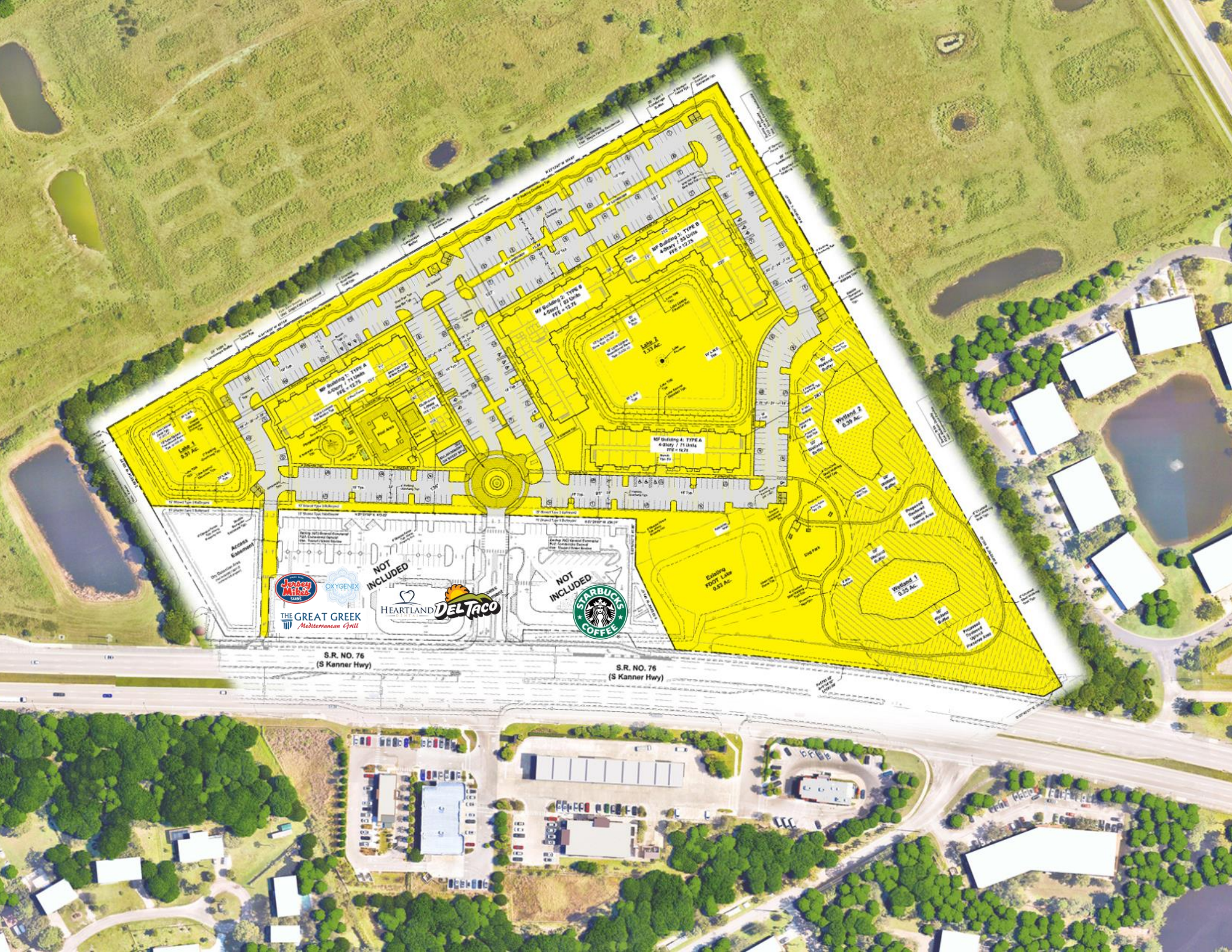
3 BUILDING ELEVATION
1/16" = 1'-0"



4 BUILDING ELEVATION
1/16" = 1'-0"

FLOOR PLANS





HIDDEN KEY
28 TOWNHOMES
(PERMITTING)

HIDDEN KEY
172 APARTMENTS
(IN CONSTRUCTION)

SAILFISH CAY
61 TOWNHOMES
(APPROVED)

COSTCO
378 APARTMENTS
(PERMITTING)

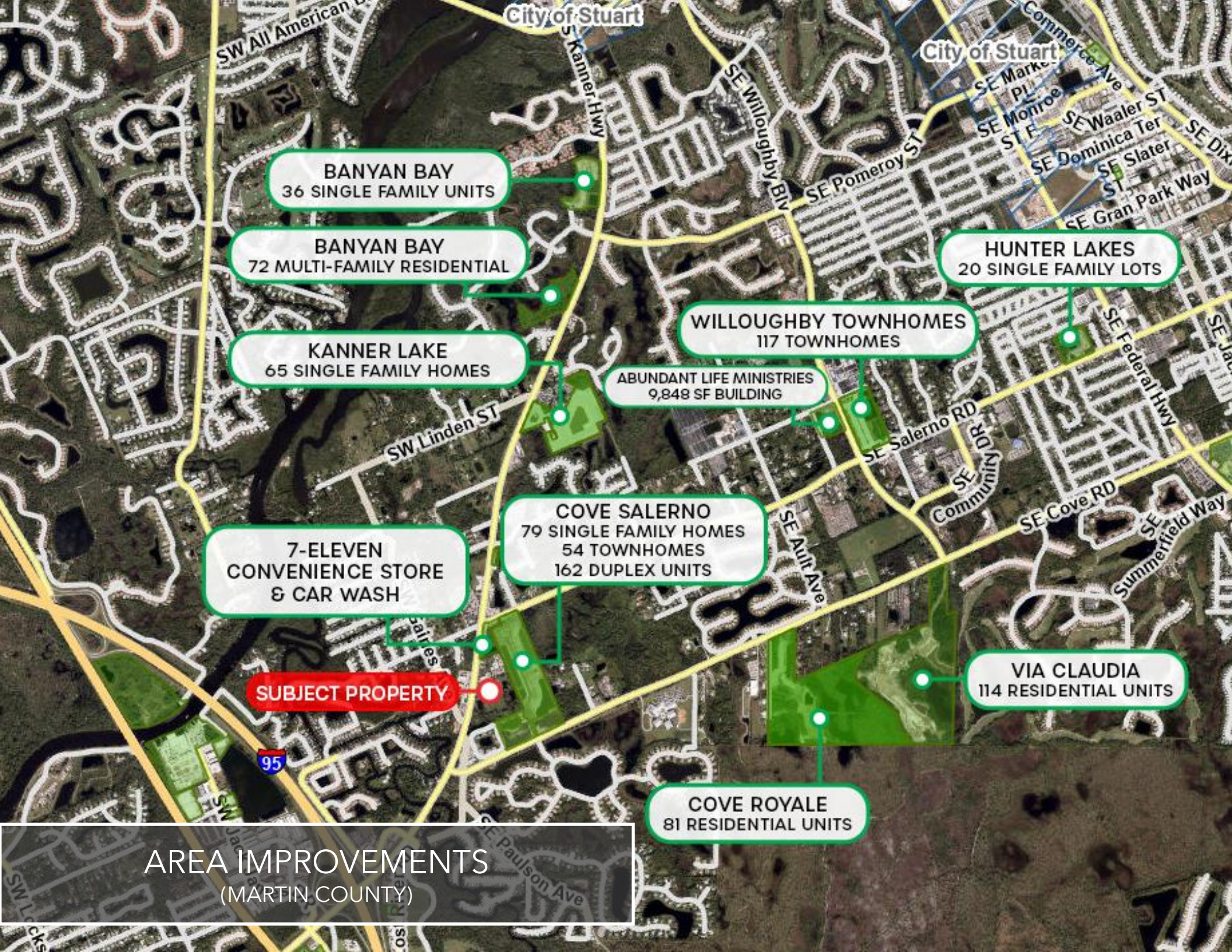
BRIDGEVIEW
212 APARTMENTS
(IN CONSTRUCTION)

WAYPOINT APTS
270 APARTMENTS
(IN CONSTRUCTION)

EDEN
COMMERCIAL & APARTMENTS
(IN REVIEW)

SUBJECT PROPERTY

AREA IMPROVEMENTS
(CITY OF STUART)



BANYAN BAY
36 SINGLE FAMILY UNITS

BANYAN BAY
72 MULTI-FAMILY RESIDENTIAL

KANNER LAKE
65 SINGLE FAMILY HOMES

WILLOUGHBY TOWNHOMES
117 TOWNHOMES

ABUNDANT LIFE MINISTRIES
9,848 SF BUILDING

HUNTER LAKES
20 SINGLE FAMILY LOTS

**7-ELEVEN
CONVENIENCE STORE
& CAR WASH**

COVE SALERNO
79 SINGLE FAMILY HOMES
54 TOWNHOMES
162 DUPLEX UNITS

SUBJECT PROPERTY

VIA CLAUDIA
114 RESIDENTIAL UNITS

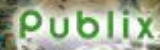
COVE ROYALE
81 RESIDENTIAL UNITS

AREA IMPROVEMENTS
(MARTIN COUNTY)

COMING SOON



98 TOWNHOME DEVELOPMENT



KHovnanian Homes
79 SINGLE-FAMILY HOMES
54 TOWNHOMES
162 DUPLEX UNITS



**BARON LANDINGS
STUART**

LIVE LOCAL ACT

LARGEST INVESTMENT IN HOUSING OPPORTUNITIES IN HISTORY

SB 102 appropriates \$711 million for housing projects through the Florida Housing and Finance Corporation (FHFC), the largest investment in housing ever in state history. This investment is nearly double the 2022-2023 investment.

- 🏠 **\$259 million** for the SAIL Program for low interest loans to developers. \$150 million of these funds is recurring for certain specified uses, such as projects near military installations.
- 🏠 **\$252 million** for the SHIP Program for incentives for local governments to create partnerships to preserve and produce housing.
- 🏠 **\$100 million** for the second year of the Hometown Heroes Program to provide down payment and closing cost assistance to hometown heroes wanting to purchase their first home.
- 🏠 **\$100 million** for FHFC to implement a loan program to alleviate inflation-related cost increases for FHFC-approved housing projects.

INCENTIVIZING HOUSING DEVELOPMENT

- ↑ Creates a new tax donation program to allow corporations to direct certain tax payments to help fund housing programs and increases tax credits available through the Community Contribution Tax Credit Program from 14.5 million to 25 million.
- ↑ Provides up to a \$5,000 refund for sales tax on building materials for housing units funded through FHFC and broadens FHFC's ability to invest in housing for children in foster care or who are aging out.
- ↑ Codifies the Hometown Heroes down payment assistance program in law and increases the borrowing limit per loan to \$35,000.
- ↑ Expands eligibility for the Job Growth Grant Fund to authorize public infrastructure projects that support housing.

Will Biden Admin's Proposed Budget Move the Affordable Housing Needle?

[Emily Gallagher](#) · April 2, 2023

It's no secret that the U.S. is facing a major housing shortfall, the multifamily sector alone needs to add 4.35 million apartment units by 2035 just to meet projected demand, and that's bad news for housing affordability. Competition for housing has become more intense, driving up prices and making it more difficult for low-income households to find affordable options. Of course, less housing stock equals higher rents, which creates more wealth for landlords. But the reality is much more complicated.

As the housing crisis deepens, pressure is mounting for policymakers to address the issue. A recent survey published on behalf of the National Association of Home Builders revealed that the majority of Americans want the federal government to take initiative in the production of more housing, and that overwhelming support has reached the White House. The Biden administration just released its 2024 Fiscal Year budget request, and quite a bit has been set aside for affordable housing initiatives. While the proposal will likely be deemed too extravagant for the Republican-controlled House, it's still an opening bid for Congressional bargaining as both sides negotiate the final budget.

The 176-page proposed budget outlines trillions of dollars worth of spending, with \$111 billion set aside for housing and development-related tax proposals. Key highlights of this spending include \$10 billion for state and local governments to increase supply, \$3 billion for competitive grants to support rent relief, and \$385 million for Tenant Protection Vouchers (which is a massive increase from last year's budget). Tenant Protection Vouchers provide monthly rent subsidies on behalf of the government to eligible households, and with the increased voucher funding, even if the funding gets whittled down somewhat during Congress' adjudication, it's big news. Not only do more vouchers cast a wider safety net for low-income families in need of housing assistance, it's major for influencing the country's overall housing stock as the increased funding will make Rental Assistance Demonstration (RAD) conversions, the process of converting public housing properties to long-term Section 8 rental assistance contracts with private owners, more accessible.

Read More About It: <https://www.propmodo.com/will-biden-admins-proposed-budget-move-the-affordable-housing-needle/>

DIVISION 5. - PLANNED UNIT DEVELOPMENTS

Sec. 3.241. - Purpose and intent.

The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

Sec. 3.242. - Applicability of standards of this article to PUD.

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10.

Sec. 3.243. - Status of previously adopted PUD agreements.

All PUD agreements adopted prior to the effective date of this ordinance shall continue to be governed by the terms of such agreements. All PUD zoning designations shall be indicated on the Zoning Atlas.

Sec. 3.244. - Standards for PUD zoning agreements.

All PUD zoning agreements, as well as amendments to such agreements,

shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article.

Areas designated Agricultural on the Future Land Use Map shall not be eligible for PUD zoning.

Areas designated Agricultural Ranchette on the Future Land Use Map shall comply with all applicable policies of the Comprehensive Growth Management Plan. In particular, any PUD within the Agricultural Ranchette Future Land Use designation shall be consistent with the following:

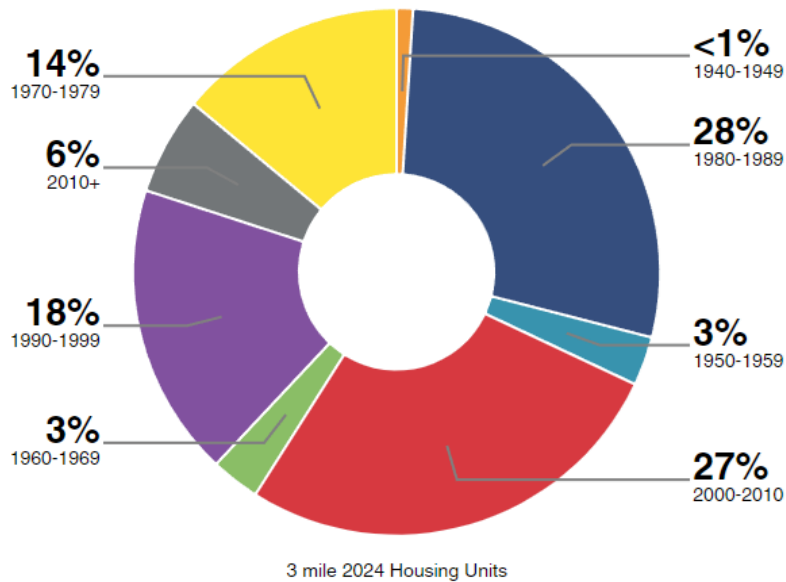
The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character.

DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2020 Population	3,006	28,571	77,493
2024 Population	2,907	27,238	77,986
2029 Population Projection	3,026	28,283	81,795
Annual Growth 2020-2024	-0.8%	-1.2%	0.2%
Annual Growth 2024-2029	0.8%	0.8%	1.0%
Median Age	52.9	51.6	51.5
Bachelor's Degree or Higher	24%	30%	30%
U.S. Armed Forces	2	23	106

Households	1 mile	3 mile	5 mile
2020 Households	1,266	11,935	33,373
2024 Households	1,200	11,282	33,448
2029 Household Projection	1,247	11,716	35,111
Annual Growth 2020-2024	-0.6%	-0.8%	0.4%
Annual Growth 2024-2029	0.8%	0.8%	1.0%
Owner Occupied Households	1,107	9,708	26,374
Renter Occupied Households	139	2,008	8,737
Avg Household Size	2.3	2.3	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$43.1M	\$376.1M	\$1B

Homes By Year Built



Household Income

