Objection to Rezoning of Four Winds Project

Intervenor - Dale Thornberry, 265 S.E. St. Lucie Blvd.

- 40 years as a licensed Contractor
- 16 years as a licensed Florida Building Contractor
- Education in Construction Engineering and Planning at Purdue University
- 20 year owner of Real Estate Investment Company



Statement

We support the removal of the 2 existing dwellings and construction of 3 new single family residences consistent with the current R1 zoning. Any density beyond that should be carefully planned using a PUD Zoning Classification (***see attached*** *for more detailed information*).

PLEASE NOTE: We have also attached a ***signed*** petition with **64** names of local people that will be negatively impacted by this project if it is moved forward and rezoned.


SE Osceola St
1
2
3
E
Condos
SE Four Winds Dr
50' Lots
SE Monterey Ave
Subject Property
Dale & Julie
Lucie Blvd
SE St Lucie Blvd
3D
70°
AQI 34

Important points to consider

- Missing Middle title is quite a stretch given the **lack of walkability** of the neighborhood. ***(See attached)***

- The current zoning allows for building 3 homes where there was only 2.
  Why is a 50% increase in density not enough?

- The average set back on all the properties along St. Lucie Blvd., Four Winds Blvd. and Monterey Ave. are in excess of 25 feet which is the standard for R-1.
  Why does this need to be reduced?

- The average width of the front of the lots in the Kruger Park addition is approximately 74 feet which is nearly the same as the 75 foot lot width requirement in R-1. If they build 3 homes the under the current zoning the lot width would be 83.33 ft.
  Why does this need to be reduced?

- The average lot width on Four Winds Blvd. is 108 ft. This allows for a 2 car wide drive and solves parking concerns.
  Why is 75 ft too large?

- Because **Four Winds Blvd. is only 14' wide** and has center islands, it does **not** allow for street parking in any form.
  Why would this be good for anyone except the owner to jam additional homes with narrow driveways only 15 feet from the property line without consideration for parking?

- Any lot size and driveway configuration that doesn't resemble the three units on the north end of Four Winds Blvd. **WILL** create a health and safety hazard for all the occupants of the condos and West Snug Harbor.

If this is approved, one person wins at the expense of everyone who drives, walks or lives near Four Winds Blvd.

It is the job of city to protect its citizens from this type of overdevelopment.
(See attached)

50' Wide Lots Will NOT work!!!

SE Monterey Ave street parking



- 50' lots with a single car driveway will create parking overflow
- These homes are on average 30' off the property line, which is double from the proposal

Creating a Clear Health and Safety Hazard!



- The average width of a fire engine is 10'4". The road is only 14' wide, leaving less than 4 total feet of roadway left

CONCLUSION: An emergency vehicle such as a fire engine CANNOT safely and expeditiously navigate this roadway with ANY parked vehicles. The zoning must stay R1 to allow for on site parking or it WILL create a health and safety hazard.

7:55 AM Wed Feb 10
missingmiddlehousing.com
72%

MISSING MIDDLE HOUSING



About
Market
Characteristics
Assembly
How to Enable MMH

What is Missing Middle Housing?

Opticos Design founder Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term "Missing Middle Housing," a transformative concept that highlights a time-proven and beloved way to provide more housing and more housing choices in sustainable, walkable places.

#1 characteristic on the list of Missing Middle Housing is *WALKABLE* context!

Missing Middle Housing:

House-scale buildings
with multiple units
in walkable neighborhoods

These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide

Missing Middle

8:00 AM Wed Feb 10

71%

AA

walkscore.com

Walk Score

Get Scores | Find Apartments | My Favorites | Add to Your Site | Log in

Type an address, neighborhood or city

Go

Share

265 Southeast Saint Lucie Boulevard

Add scores to your site

A location in Stuart

Commute to **Stuart fl**

8 min | 13 min | 42 min | View Routes

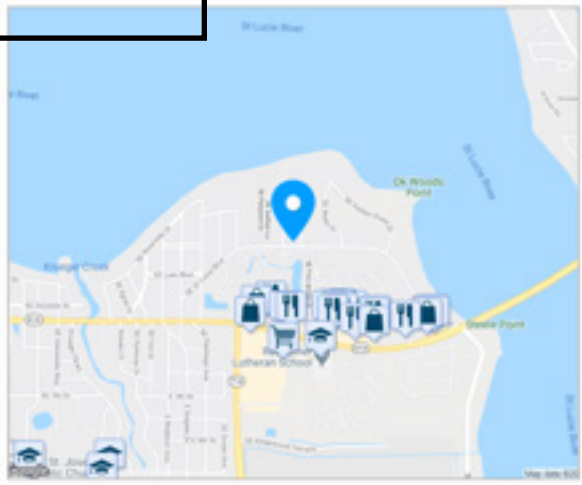
Favorite | **Map** | **Nearby Apartments**

Disqualifies our Neighborhood for Missing Middle Status!

Walk Score 36

Car-Dependent

Most errands require a car.



Bike Score 43

Somewhat Bikeable

Minimal bike infrastructure.

About your score

About this Location



265 Southeast Saint Lucie Boulevard has a Walk Score of 36 out of 100. This location is a Car-Dependent neighborhood so most errands require a car.

Current Stuart R1 zoning accomplishes the purposes set out by the Stuart Comprehensive Plan in accordance with the Florida Administrative Code.

Sec.1.01.01

The City Commission of the City of Stuart deems it necessary to adopt the code to accomplish the following purposes:

1. Guiding and accomplishing coordinated and harmonious development in accordance with existing and future needs of the city.

The proposed project is not coordinated or harmonious with the other properties on Four Winds Blvd.

2. Protecting, promoting, and improving the public health, safety, and general welfare.

The proposed project will endanger the health, safety and welfare of the neighborhood.

3. Balancing the interest of the general public In Stuart and that of individual property owners, and protecting landowners from adverse impacts of surrounding development.

The individual property owner can benefit from increasing the number of homes from 2 to 3 without a zoning change and endangering the surrounding neighborhood.

4. Protecting the character, maintaining stability, and promoting the orderly development of residential, agricultural, business, industrial, recreation and public areas.

The proposed project of adding quasi-multifamily complexes to this corner will create parking chaos for our neighborhood, is a clear public safety hazard, and is not in any way orderly development of our community.

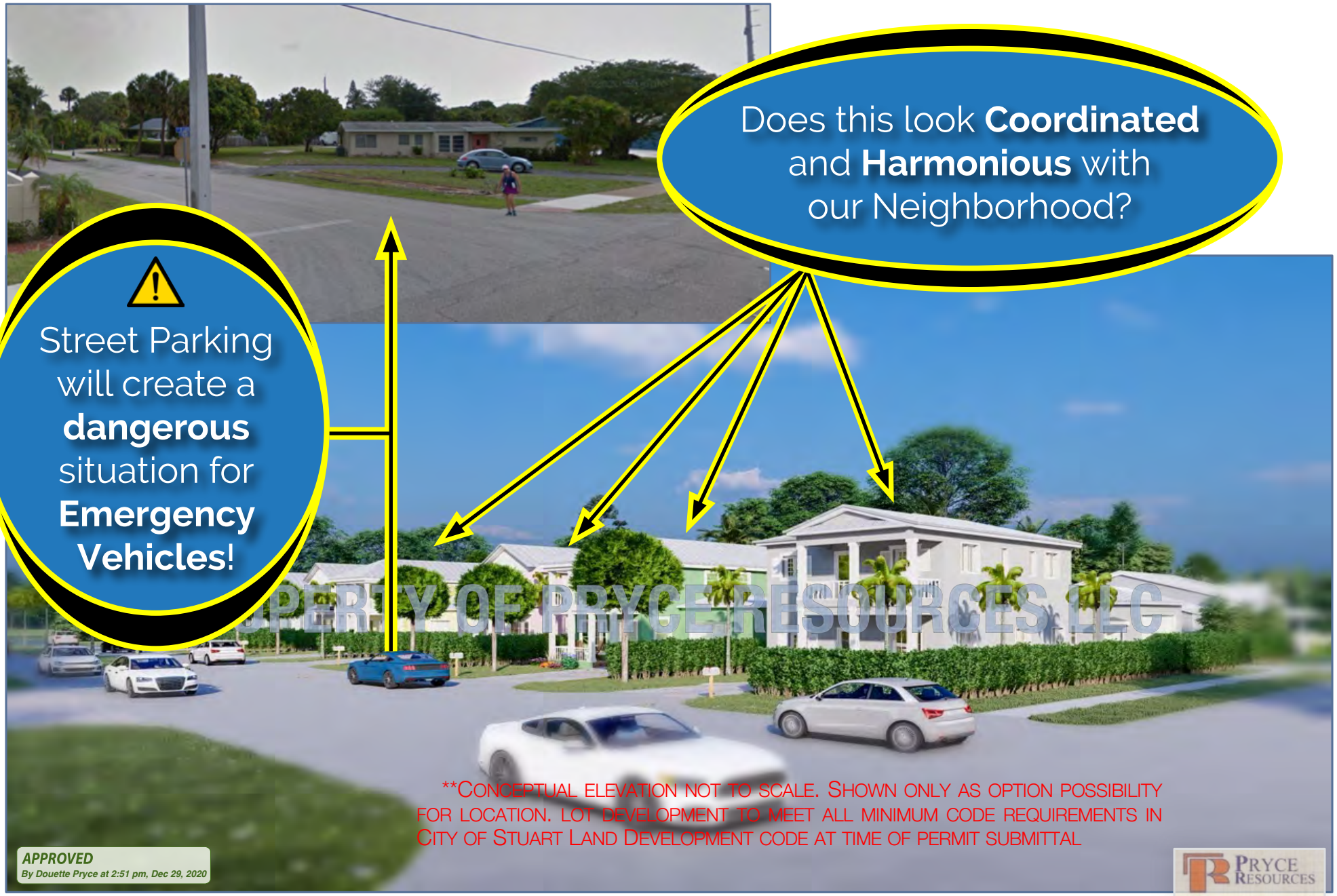
5. Controlling and regulating the growth of the city through the establishment of appropriate standards, including the type, distribution and intensity of development, consistent with future land-use elements and the comprehensive plan.

The current R1 zoning standard is the only standard consistent with the current development pattern of the neighborhood.

6. Protecting the city tax base by enhancing business opportunities and increasing property values through promoting quality improvements, infill development, and redevelopment:

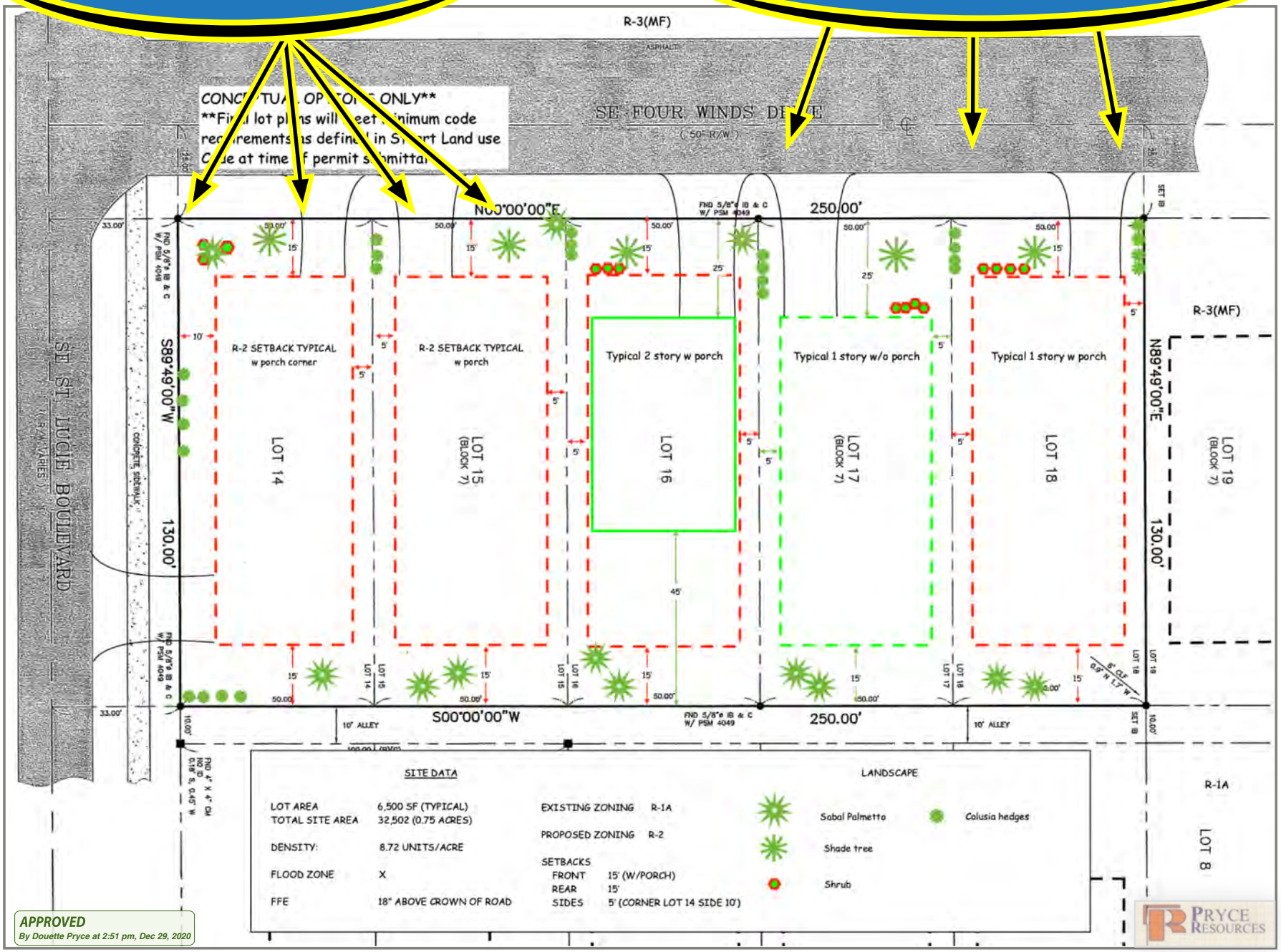
Building three new homes instead of the quasi-multifamily complexes replacing two undermaintained homes will significantly increase the tax base.

CONCEPTUAL ELEVATION *(NE STREET VIEW)*



Where is the **SIDEWALK**?

Do you see **PARKING** for **20 Cars**?



APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

PRYCE RESOURCES

Resident Petition List - P. 1

8

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment	Date
Julieanne K Thornberry	Julieanne K Thornberry	265 SE ST LUCIE BLVD STUART FL 34996		2/2/2021
Kim Roberts	Kimberly K. Roberts	250 SE Four Winds Dr. Stuart, FL 34996	I'm willing to let Julie Thornberry speak for me KR	2/2/2021
Bernard Rogge		250 SE FOUR WINDS DR STUART FL 34996	" BR "	2/2/2021
Sheila West	Sheila West	250 SE FOUR WINDS DR Stuart, FL 34996	" SW "	2-2-2021
Alan E Stamm	ALAN E STAMM	250 SE 202 FOURWINDS DR	AE Stamm	2-2-21
Deb Pappalardo		250 SE Four Winds Dr.	-NO-	2/2/21
Kate Abate	Kate Abate	250 SE Four Winds Dr 103	Yes KA	2/2/21
NATINE WILOTNICK	Natine Wilotnick	250 SE Four Winds Dr. #103	Yes Condo Association ?	2/2/21
Thomas Manning	Thomas Manning	250 SE FOUR WINDS DR	" " Tom	2/2/21
Mario Cirabisi	MARIO CIRABISI	250 SE FOURWINDS DR	Yes MC	2/2/21
ROSALEE CIRABISI	Rosalie Cirabisi	250 SE FOURWINDS DR	Yes RC	2/2/21
HUGO BAGG		200 SE FOURWINDS DR UNIT # 109	YES - HB	2/2/21

Resident Petition List - P.2

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

I am willing to let Dale Thornberry speak on my behalf

Printed Name	Signature	Address	Comment	Date
Zack O Bjorkelew		200 S.E Four Winds Dr.	Yes ZO	2/2/21
MARIE Johnston	Marie Johnston	200 SE Four Winds Dr. #112	YES MJ	2/4/30
PAUL DROPPA	Paul M Droppa	200 SE FOUR WINDS DR #116	YES PMD	2-2-21
RITA CARTER	Rita Carter	200 SE Four Winds #116	Yes RC	2-2-21
GAIL KELLER	Gail Keller	200 SE FOUR WINDS #115	YES GK	2-2-21
Sarah Brouillet	Sarah Brouillet	200 SE Four Wind #211	Yes SB	2/2/21
Richt Perkow	RP	200 SE Four Winds #215	YES RP	2-2-21
Tom McDonell	Thomas McDonell	2075 E Four Winds Dr	yes	2-2-21
Ron Lowe	Ron Lowe	1775E four winds DR	YES R RL	2-2-21
Dale T Abrahamson	Dale T Abrahamson	147 SE Four Winds Dr.	Yes DTA	2/3/21
Lynda A. Abrahamson	Lynda A. Abrahamson	147 SE Four Winds Dr.	Yes LAA	2/3/21
DeDorah Flugm	Dedorah Flugm	2542 SE Osceola St	yes	2/3/21

Resident Petition List - P.3

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

I'm willing to let Dale Thornberry speak on my behalf

Printed Name	Signature	Address	Comment	Date
Cynthia Seeley	Cseeley	2352 SE Osceola Stuart FL 34996	a	2/5/21
Tom Jawke	TJ	201 SE Monterey Ave	Yes TJ	2/5/21
Mike Manning	MIKE Manning	181 SE Monterey Ave Stuart 34994	Yes MM	2/3/21
Rebecca Randy	Rebecca Randy	212 SE Monterey Ave	Yes RD	2/3/21
Jean Rizzo	Jean Rizzo	231 SE Monterey Ave	yes JR	2/3/21
MARY LOU PULTS	Mary Lou Pults	281 SE monterey Ave.	Yes MLP	2/3/21
LARRY TORRENCE	Larry Torrence	271 SE MONTEREY AVE	YES	2/3/21
LYNNE MCMASTER TORRENCE	Lynne McMaster Torrence	271 SE MONTEREY AVE	YES	2/3/21
Jennifer McCarty	Jennifer McCarty	351 SE Monterey Ave	No	2.3.21
Amber Wilson		232 SE Monterey Ave	yes	2-3-21
[illegible]		224 SE Wells Dr	[illegible]	2/2/21
Jane Fenton		183 SE Wells Dr	yes	2/21/21

Resident Petition List - P.4

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

I'm willing to allow Dale Thornberry/Kristal Kan my behalf.

Printed Name	Signature	Address	Comment Yes/No	Date
Karina Walter		262 SE Monterey Ave	Yes KW	02/04/21
Lynn Johnson		200 SE Four Winds Dr.	yes	2/6/21
Roger Berry		301 S.E. Harbor Point	Y S	2/6/21
Thomas Latta		175 SE St Lucie Blv.	Yes	2/6/21
Christine Eley		175 S.E. St. Lucie	Yes	2/6/21
Kathy Peterson		294 SE Sailfish Lane	yes	2/6/21
Janelle McCarter		1508 SE Lark Blvd	yes	2/6/21
Bryan McCarter		1508 SE Lark Blvd	yes	2/6/21
David Orr	DAVID ORR	175 SE Lucie Blvd	Yes	2/6/21
Mary Walsh	M. Walsh	175 SE St Lucie Blvd	No more Flooding	2/6/21
Barbara Berry		175 SE St Lucie Blvd	yes	2/6/21
Karen Foust		175 SE St Lucie Blvd	yes	2/6/21

Resident Petition List - P.5

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment	Date
GAIL WILSON	Gail Wilson	2950 SE Ocean #36-6 Stuart, FL	I'm writing to have Dale Thornberry speak on my behalf.	2/6/21
RoseMarie Pascente	Rosemarie Pascente	2950 SE Ocean Blvd 38-3 Stuart, FL 34996		2/6/21
Rina Jacobelli	Rina Jacobelli	2950 SE OCEAN BLVD #34-5 STUART FL		

Resident Petition List - P.6

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment (I'm willing to let Dale Theriaty speak on my behalf)	Date
JAMES SAVASTANO		315 SE ST. LUCIE BLVD STUART, FL 34996	OUT OF CHARACTER WAY TOO MUCH	2/9/21
Annie MacMillan		42 SE Harbor Point Dr.	" ↑ Agree	02/10/21
Mary Shaw		152 SE Harbor Pt Dr, Stuart	Parking nightmare	02/9/21
Linda Gardner		22 SE Harbor Pt Dr		02/9/21
Bob Gardner		22 SE Harbor Pt Dr		2-9-21
Chris Bullock		253 SE WILLS		2/9/21
Scott Wade		91 SE Harbor Point Dr		2/9/21
Shelley Guedard		540 SE St Lucie Blvd		2/9/21
Rosalie Gobbo		151 SE HARBOR PT DR		2/9/2021
[illegible]		51 SE Harbor Pt. Dr		2/5/21
Vianne Nichol		233 S.E. Wells Dr.		2/9/21
Susan Mondo		222 SE Harbor Pt Dr		2/9/21
Barb Gillins		282 SE Harbor Dr		2/9

Property Image 1



Property Image 2



Property Image 3



Property Image 4



Property Image 5



Property Image 6



Property Image 7

