

Save our Stuart

Citizens against a four story 196-172 Unit Development next to

Poppleton Creek Park

By Luke Latham

My Background

- Moved to FL in 2005
- Escaped Broward for Stuart in 2009
- Recently took VESIP after nearly 12 years of service to MCFR
- Exercise Science background

My Inspiration



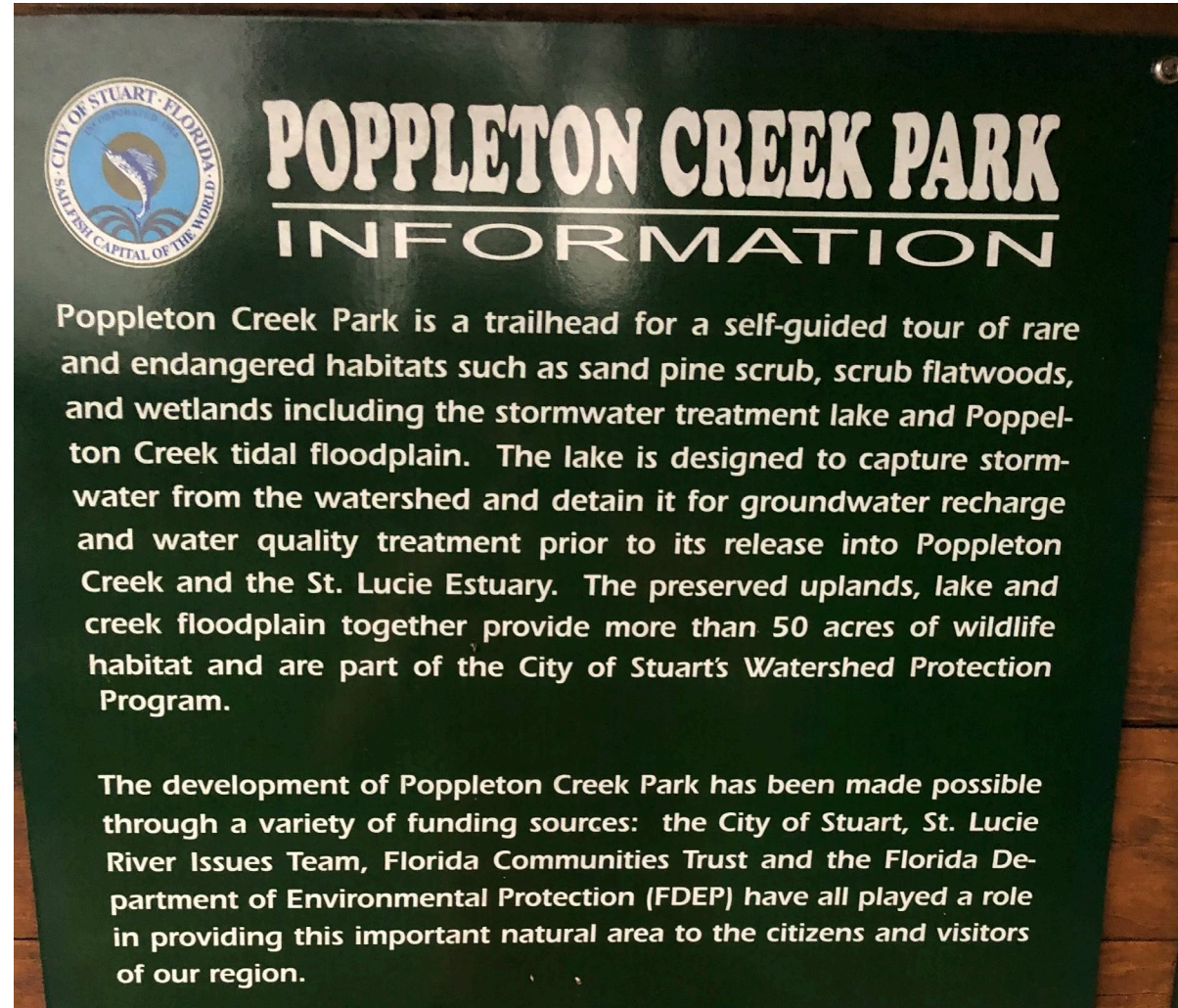
Taken February, 28th 2021 at 6:26 AM
On Poppleton Creek Park Bridge



By March 8th: We collected over 200 petition signatures

- Seaside by Meritage Residents
- VilaBella Residents
- Town Park North Condominium Residents
- Poppleton Creek Park Patrons

“Important Natural Area to the Citizens and Visitors of our Region”



POPPLETON CREEK PARK INFORMATION

Poppleton Creek Park is a trailhead for a self-guided tour of rare and endangered habitats such as sand pine scrub, scrub flatwoods, and wetlands including the stormwater treatment lake and Poppleton Creek tidal floodplain. The lake is designed to capture stormwater from the watershed and detain it for groundwater recharge and water quality treatment prior to its release into Poppleton Creek and the St. Lucie Estuary. The preserved uplands, lake and creek floodplain together provide more than 50 acres of wildlife habitat and are part of the City of Stuart's Watershed Protection Program.

The development of Poppleton Creek Park has been made possible through a variety of funding sources: the City of Stuart, St. Lucie River Issues Team, Florida Communities Trust and the Florida Department of Environmental Protection (FDEP) have all played a role in providing this important natural area to the citizens and visitors of our region.

We're all in this Together

- County Commissioner in attendance at 3/8/21 Meeting
- Local Bus Route is Called “Marty” not “Stuey”
- City of Stuart Website Contains Link for Martin Votes

Please Note

- The petition does not ask for no development
- Rather that it not exceed 15 dwelling units per acre

Petition to not approve Central Parkway Lofts to exceed 15 units per acre

Petition summary and background	To preserve the slow growth of the city of Stuart and the beauty of the Poppleton Creek Dog Park
Action petitioned for	We, the undersigned, are concerned citizens who urge the Stuart City Commission to act now by voting against allowing Central Parkway Lofts to exceed code 2.07.00.D3 Density, by not allowing the development to exceed 15 dwelling units per acre.

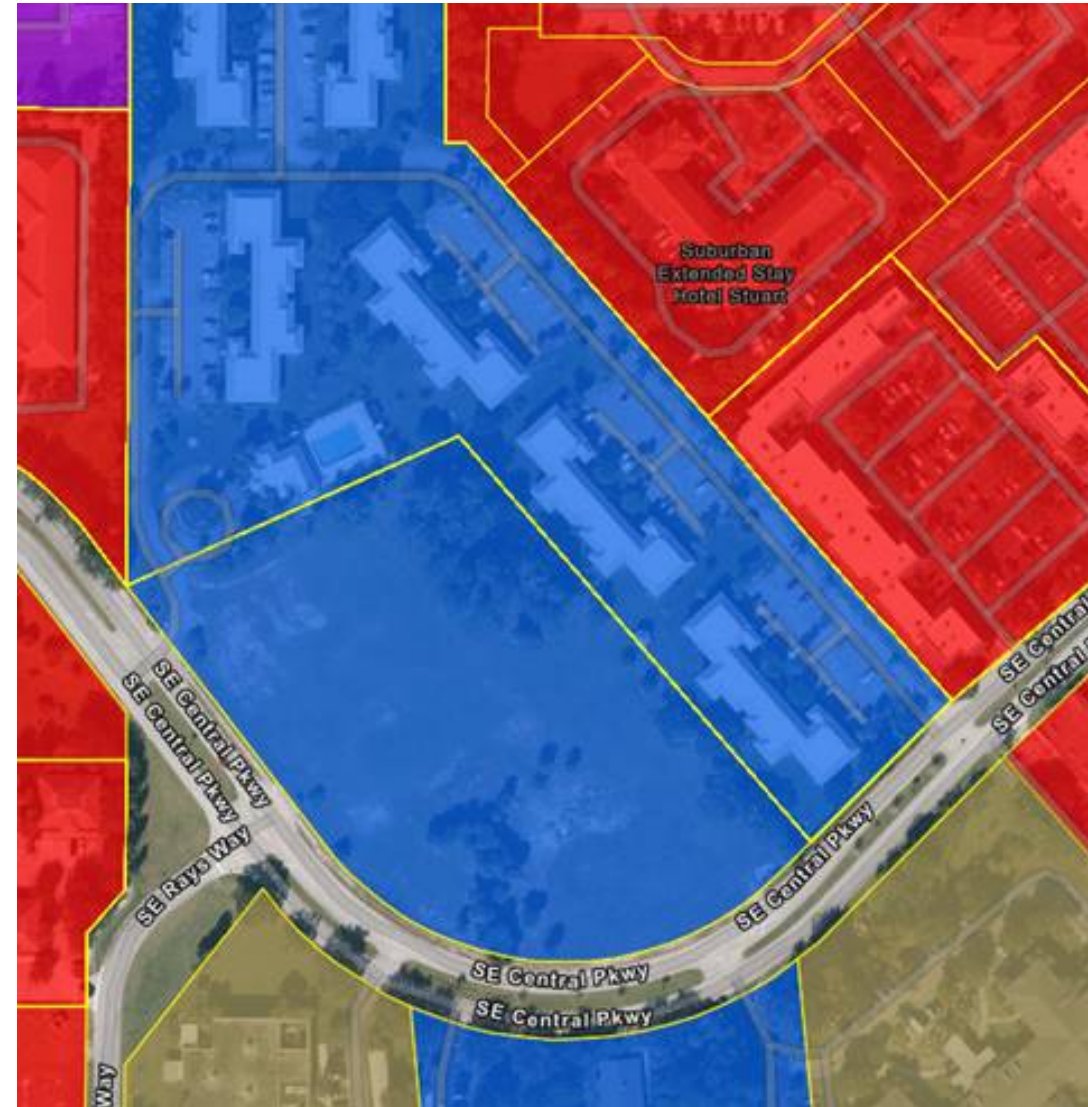
Traffic ?

- Central Parkway Lofts the first domino to fall



Zoned R-3... up to 30 du/ac if approved by City Commission

- The precedent has been set
- $4.88 \times 30 =$ an additional 146 units



In addition...

- Hidden Key Apartments approved by city commission = 28 units
- As of 3/29/2021 Seaside by Meritage only half filled = 35 units still to be inhabited



SE Hancock St

SE Central Pkwy

SE San Jose St

SE Alhambra Ave

SE Seville St

SE Harper St

SE Federal Hwy

S Kanner Hwy

SE Central Pkwy

SE Rays Way

Verizon Wireless

Coming Soon: 405-380 Additional Units to the near vicinity

- Central Parkway Lofts 196-172
- Progressive Properties 146 potentially
- Hidden Key Apartments 28
- Remainder of Seaside by Meritage 35

Not to mention...

- When, not if Willoughby Extension comes through
- Yes, Mackenzie Engineering & Planning Inc. projects for 2024 traffic conditions.
- However...

Traffic Impact Analysis: 1/17/2021



Intersection Analysis

No intersection analysis are required or needed. It is acknowledged that performing a westbound left from Central Parkway to southbound Kanner Highway is very difficult during the peak hour of travel.

Safety Issues ?

- Speed
- U-turns
- Parallel Parking

U-turns ?

ACCESS

The project proposes two points of access as follows:

- Eastbound Central Parkway – Right-in / Right-Out
- Westbound Central Parkway – Right-in / Right-Out

Units on the south side of Central Parkway will be required to travel on eastbound Central Parkway. If residents desire to travel west to Kanner Highway, the vehicles will make a U-turn at the full median opening 815 west of SE Ray's Way, which is about 350 east of the south project entrance.

Units on the north side of Central Parkway will be required to travel on westbound Central Parkway. If residents desire to travel east to US-1 or SE Ray's Way, the vehicles will make a U-turn at the full median opening 1,450 west of SE Ray's Way, which is about 200-250 feet west of the north project entrance.



SE Hancock St

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SE San Jose St

SE Alhambra Ave

SE Seville St

SE Harper St

SE Federal Hwy

S Kanner Hwy

SE Rays Way

SE Central Pkwy

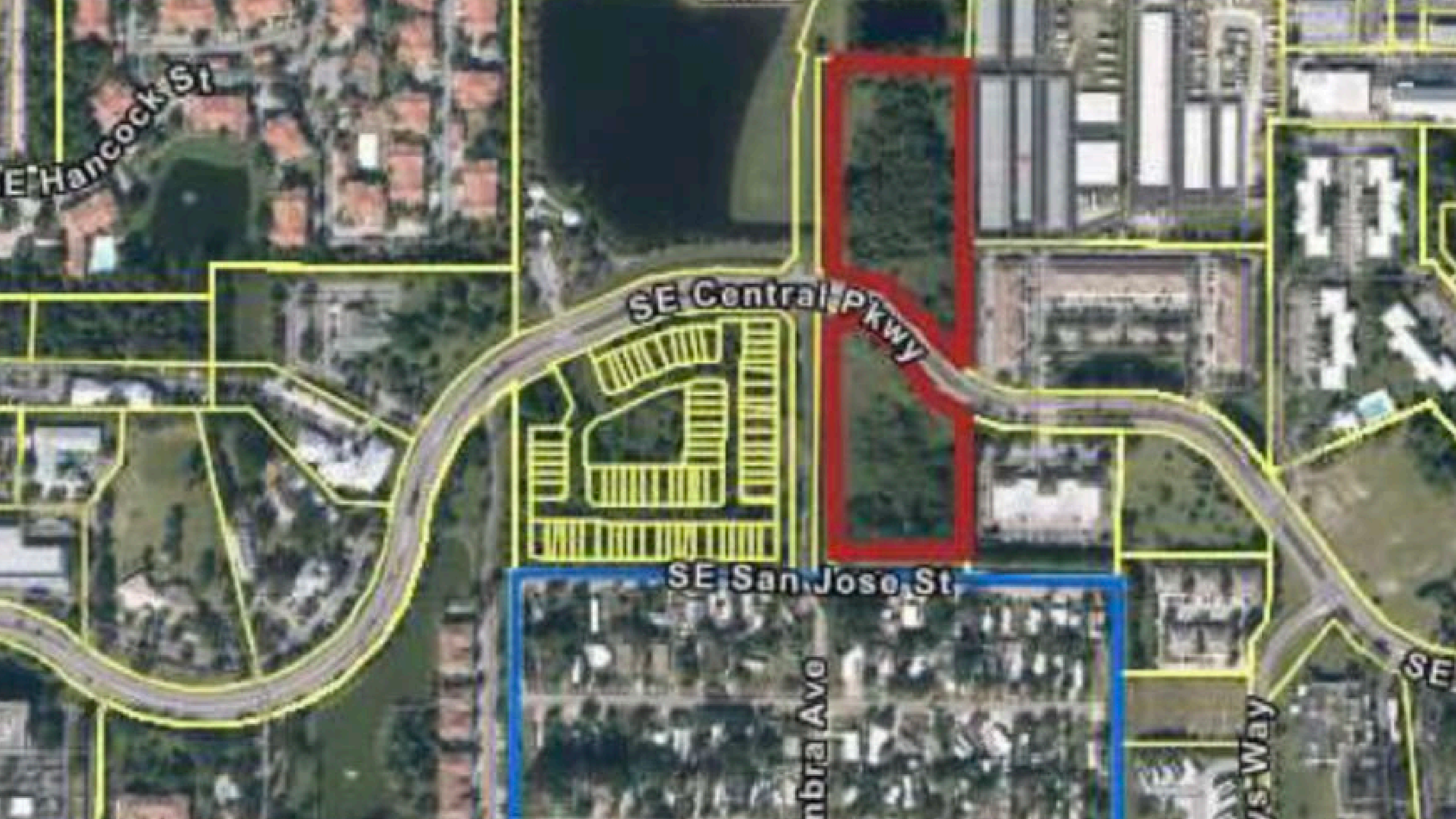
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Parallel Parking Westbound ?





E Hancock St

SE Central Pkwy

SE San Jose St

Ambra Avo

S Way

SE

The Heart of the matter:

- Central Parkway Lofts is not congruent with the City's comprehensive Plan
- Policy 1.A5.2 : Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes

From Seaside Pool Looking East (towards VillaBella)



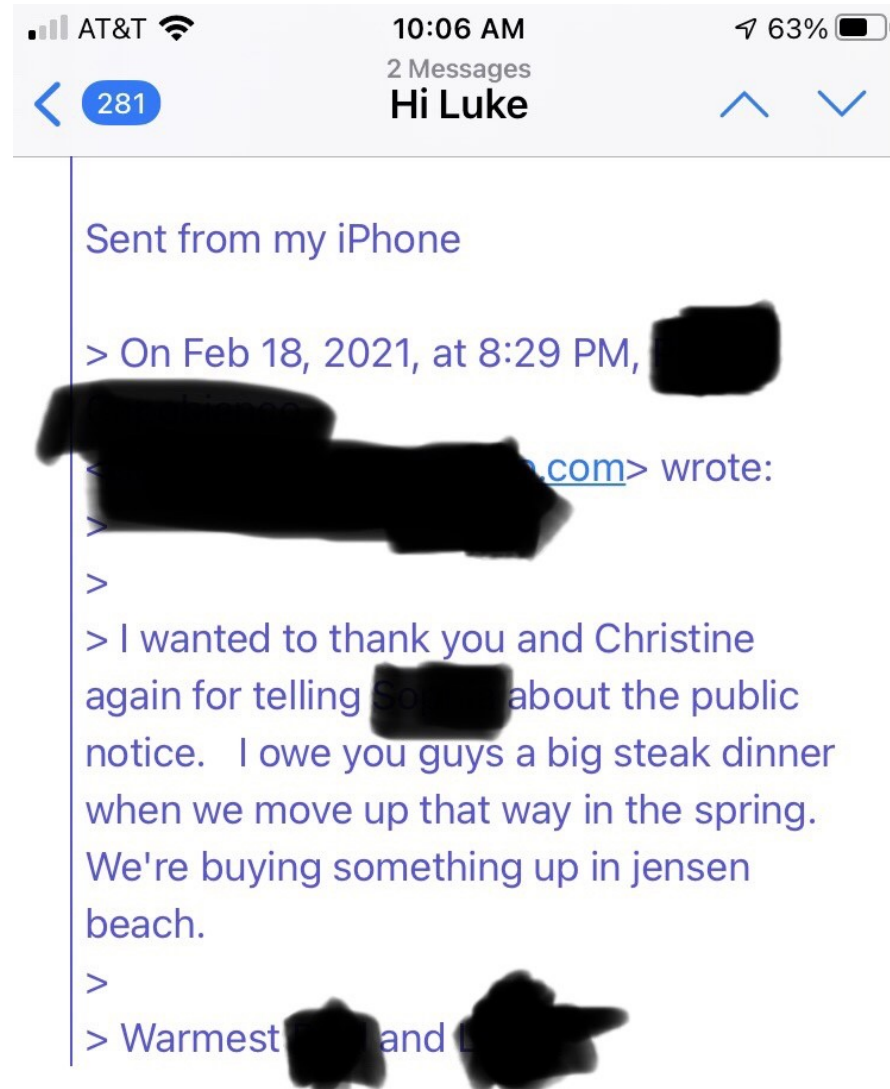
Current view looking West (towards VillaBella)



Current View Looking West (towards Lofts)



The unfortunate Seaside Residents who purchased along the east wall





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SE Central Pkwy

SE San Jose St

SE Alhambra Ave

SE Harper St

SE Federal Hwy

SE Central Pkwy

SE Rays Way

SE Seville St

S Kanner Hwy

Verizon Wireless

Policy 1.A5.3

- Whenever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve orderly land use transition

Densities (dwelling units/acre)

Nearby Residential Communities

- Villa Bella: 8 du/ac.
- Seaside: 10 du/ac.
- Towne Park: 11 du/ac.
- Estates at Stuart: 6 du/ac.

Central Parkway Lofts

- 26 du/ac.



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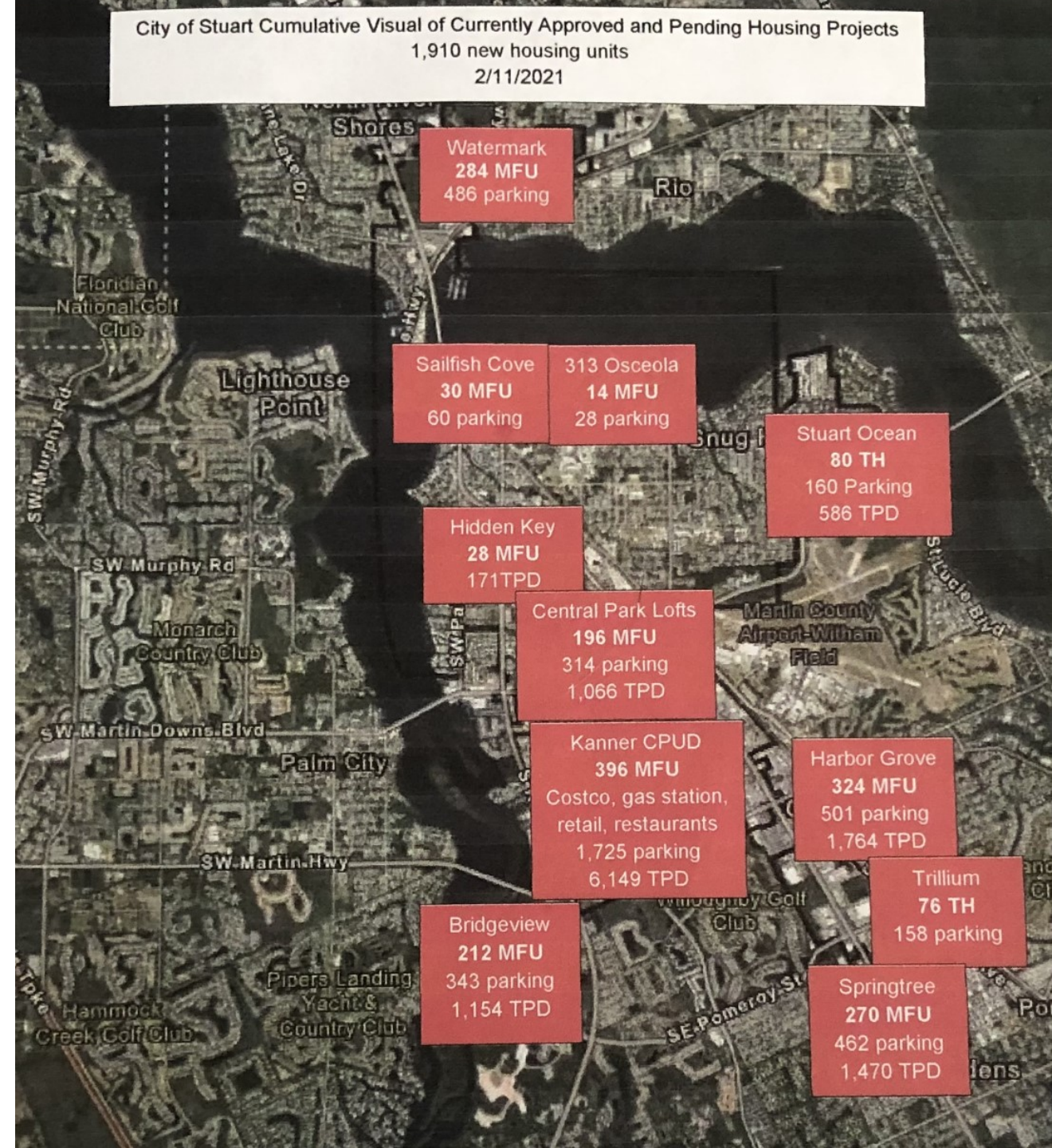
Objective 1.A6-Neighborhood Stability

- Established residential neighborhoods shall be protected from the intrusion of competing intense uses through adherence to the Future Land Use Map, densities and intensities established in the Future Land Use Element, implementation of the City's Land Development Regulations, and control of traffic and access for the protection of the established residential uses.

Before, During, Since 2005 a lot has happened

- Towne Park North Condominiums
- Estates at Stuart
- VilaBella
- Poppleton Creek Watershed Project
- Poppleton Creek Dog Park, Bridge, & Pavilion
- Seaside by Meritage

- Courtesy
 - Jennifer Snyder
 - Linday Kay Richards



Objective 2.A5 (Refers to width of Roadway Corridors)

- However the spirit of this objective is congruent with the ideas contained within the rest of the Comprehensive Plan
- **“Through smart growth principles ... the City shall maintain its small-town character.”**

Small town character/charm

- Subjective
- Similar to obscenity- Justice Stewart
- You “know it when you see it.”













