MEMORANDUM

To: Council Members
From: Staff
Date: June 12, 2020
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 10-01ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Stuart was received on June 1, 2020 and contains one Future Land Use Map amendment. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise the future land use designation on 13.59 acres of land that was annexed by the City on May 8, 2017 from Martin County Commercial Limited and Liberal Multi-Family to City Multi-Family Density Residential, up to 30 dwelling units per acre. The subject property is located west of S.E. Federal Highway, south of S.E. Harrison Street, and north of the Natalie Estates Mobile Home Park. Adjacent Future Land Use designations are County Low Density Residential and Commercial General to the north; County Mobile Home Park to the south; County Medium Density Residential to the west; and City Commercial to the east beyond S.E. Federal Highway. The existing land use pattern surrounding the project area consists of single family residences, industrial uses, vacant land, and a mobile home community. The subject property is currently undeveloped.
The intent of this amendment is to allow construction of 270 multi-family residential units consisting of six 4-story and one 3-story apartment buildings (Springtree Place) on the site. As part of the proposed land use designation amendment, the applicant is requesting a Residential Planned Unit Development (RPUD) zoning designation and site plan approval for the development of the apartments.

The staff report indicates the multifamily land use and the proposed project will rely on Martin County Utilities for water and sanitary sewer services, which has sufficient capacity to serve the proposed project; school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting; and the streets have adequate traffic capacity to accommodate the proposed Springtree Place apartments RPUD.

The staff report states that the type and intensity of the proposed development will not create an adverse impact on nearby neighborhoods as the site is buffered from abutting neighborhoods to the north and west with preserve land. Additionally, the staff report notes that the change in land use designation from County Commercial to a residential land use designation will likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties. On June 12, 2020, Council received correspondence from Alek Loudakis, Martin County Resident, expressing opposition to the proposed amendment. The correspondence is included as Exhibit 5.

**Regional Impacts**

No adverse effects on regional resources or facilities have been identified.

**Extrajurisdictional Impacts**

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 2, 2020. No extrajurisdictional impacts have been identified.

**Conclusion**

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

**Recommendation**

Council should approve this report and authorize its transmittal to the City of Stuart and the Florida Department of Economic Opportunity.

**Council Action – June 19, 2020**

Commissioner Townsend from St. Lucie County moved approval. Vice Mayor Marino from the City of Palm Beach Gardens seconded the motion, which carried with Councilmember Houston abstaining.

**Attachments**
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My name is Alek Loudakis. I live in the Springtree development at 4789 SW Winter Haven Court, Stuart, FL 34997. We are the gated community just South of Coral Gardens. We, along with Coral Gardens, Coral Lakes, and Natalie estates have a fight on our hands with City of Stuart and a Developer called Waypoint. There is a proposed development consisting of seven four-story buildings, 59 feet high with 280 units to be built on a property that used to be zoned Martin county limited commercial. It has been annexed into City of Stuart. I believe that this annexing was requested by the three property owners and a creative realtor in order to get around the density issues of this proposed development. None of us want this built here in its currently planned state, or a revised version for that matter. However, I might have a creative solution. But first, I would like to bullet point some reasons why this proposed project is not compatible to the surrounding homes, and why it is unfair to, not just the surrounding neighborhoods, but all of Martin county residents.

First off I’d like to share that City of Stuart’s land development code uses the word for word dictionary meaning of the word compatible, and that new developments should be compatible with existing real estate. (That of two things should be able to exist or occur together with out conflict.). Just the fact that 100 people or at five city and county meetings voicing their conflict and concerns is really enough to see that this is not Compatible. These are legitimate concerns, not just a bunch of grumps worried about property values and living next to children.

The project is too dense: This project is too much for the surrounding neighborhoods and will create conflict with traffic issues concerning new apartment dwellers and the neighborhoods involved. School bus stops and over crowded schools are concerning and also traffic related problems compounding with that. This density seems to be the root cause of all of the compounding conflicts and concerns that make this proposed development not Compatible. Furthermore, it has already had a negative effect on our community. It has created tension and fights within our HOA and at meetings. One person has sold and moved already, and many others including my wife and I are considering selling and moving because of it. Does this seem like harmony?

This developer wants to put two exits and two entrances to this development. One set will be on Harrison street in Coral gardens with a gate, and one set on Springtrees easement road. In both of these locations the roads aren't in great shape in the first place and are also too narrow. In addition to that, there is already horrible traffic flow in those two locations. To leave Springtree onto US1 and go north you must cross three lanes of traffic to get to a turning lane to make a u-turn. If you want to get back in heading from the south, you have to
make another u-turn on US1 at Harrison street to get home. Now, imagine adding close to 600 cars to that equation and think about what that must be like simply leaving and coming home from work every day. The back ups waiting to get to that turning lane and out of Springtree will be ridiculous. The exit and entrance to Harrison will cause a lot of problems for coral gardens and coral lakes as well. Harrison is extremely narrow. This exit and entrance will be very close to US1 with a gate. Imagine the cars backed up on US1 and Harrison waiting for just 50 or 100 cars only to get in. Did I mention it is also a school bus stop! On top of that, coral gardens already has cut through traffic issues. Traffic calming devices you say? Those do nothing for the amount of traffic. It just slows it down, which will make it worse, and damages the resident's vehicles over time. They have since then changed the Harrison entrance to US1 because they know that it is a bad idea. However, now all of the traffic must cross the same 3 lanes to get to the u-turn lane, including us in spring tree. This will be very bad as people will be rushing across to fill up the u-turn lane.

Schools and children: pinewood elementary is already at or over capacity in the first place. Secondly many children are also walking to school up to 2 miles. Some of the spring tree residents have to walk their children south on US1 for their bus stop. Many of these children walk to pinewood through coral gardens where a lot of this cut through in a hurry traffic goes. Note that now that there is no entrance on Harrison now, those cars will still be cut through this residential neighborhood from Pomeroy to get to the US1 entrance. They already have traffic accidents every month at coral gardens and Pomeroy. Does a kid need to get hit for the powers that be to be proactive instead of typically reactive? Or, are they just in a hurry too, to generate some tax revenue, that we all know they are thirsty for? They were in such a hurry, that they actually had a meeting during the Covid lockdown. Yeah courts are closed so no injunctions can be filed. Heck the builder doesn't want to put an entrance to US1 and they say DOT won't let them because they don't want to creat anymore interruptions on US1. I find this laughable, there are turn ins off of US1 every 50 feet everywhere else, and in my opinion I feel they just don't want to effect their bottom line or profits by losing a building, or some parking spots, or shifting their development plan around. Since then a US1 entrance have appeared. They have been lying the whole way through.

The buildings are too high: These buildings are 4 stories and 60’ high maxing out code. I also read something that said code is only 3 stories, but whatever. This is a quality of life concern, and also a privacy concern to me. Especially in this particular location. The building will also be too close to the properties buttting up to the development in both spring tree and Coral Gardens. Spring tree has provided this developer a 300’ buffer by way of our preserve which my house butts up to, and the developer only offers 50 ft while they need 55’ per code. This buffer is inadequate. The third and fourth floor residents of this project will be looking straight down into my pool patio and straight through my kitchen and living room window being able to watch my entire life. I won't mention some of the things I do on my pool patio or in fact my living room, but lets think of what the new residents children and what they might see going on in an adults house. These buildings are going to be much much closer to the homes in coral gardens. I think only a hundred feet. I could only image the buildings towering over their every
move in life and then for all that traffic to dump out onto their street as well. I feel bad for them. This is not compatible.

Flooding: when you cover up that much dirt with pavement, where is all the water going to go? The ditch along coral gardens and the developers retention pond are not enough to direct hurricane waters effectively. Coral lakes and Coral Gargens have already had flood problems with out this development. I ran into my high school chemistry teacher at a meeting voicing that concern. Our preserve is also a flood zone or wetland. What about sewage for a project this dense? Our river is going to feel that. Look at Ft Lauderdale. They constantly have sewer breaks that go right into the waterways. Recently we have had reticulum amounts of rain. There are flooded and closed roads in the area, and some neighbor hoods are literally under water. Some cars are in driveways completely submerged in the area.

It's unfair to residents of Martin county and the surrounding neighborhoods: Martin county has a slow growth policy. Many of us moved here and moved back here because of that. Many of us moved from places like Broward county, Palm Beach County, Orlando ect. for a reason. That reason is quality of life, stable neighborhoods, and a small town feel. Basically, we don't want this area to turn into the grid locked craziness palm beach and Broward counties are. Also, City of Stuart seems to be looking at 1.2 million tax revenue and impact fees a year generated from this proposed development that is literally in the middle of Martin county. If this is built, the developer and city stand to make millions while Martin county residents get nothing but the conflict it will cause and the short end of the shaft. Our schools won't see much, our firefighters, teachers, sheriff ect won't get anything from it. Furthermore, what happens when we allow this flood gate for huge development in our area, and what happens when city of Stuart decides to allow someone else to rezone your back yard? This is not compatible. This is conflict. Get off of our lawn!

The new development will be for sale in five to seven years as stated by the applicant:

First off I don't believe that they will get the rent they are asking at $1400 a month for a one bedroom apartment. Who wants to look at me on my patio in my birthday suit trimming my basil plant in the morning, and who wants to overlook beautiful US1 for that kind of money? This building is also stick frame construction. Who's to say that when this development is sold in 10 years that the new owner is going to maintain it well, or not turn it into low income housing? Who's to say in 15 years that this development won't just be held together by a bunch of termites holding hands?

Will the developer scale down its development plans, or will they walk away? :

Of course our community is putting up a fight. This project was tabled concerning
the size, height, and a few other things. Maybe there needs to be a traffic light. Maybe the buildings should only be two stories tall. The retention pond needs to be reshaped for code. They aren’t offering any improvement to the roads of which they intend to use. There are no sidewalks, no street lights, parking issues etc. We are whittling away at what they want, and that is a good start, but is it good enough for us and them as well as the city? It really just seems to me that they are trying to fit a square peg into a round hole, or ten pounds of junk into a 5 pound bag. Maybe our commissioners will choose to see that instead of tax dollars. If they can see that, maybe these builders will realize this is not worth it for them to build. If our commissioners decide to allow this building, the only way I feel the community will get a fair handshake in this deal is in the court house. I know spending public funds isn’t good for us, but after all, it is City of Stuart’s public funds on the line, not Martin County’s. With the turn out of the meetings from three different Martin County neighborhoods we could have more than enough money to cover attorneys fees and court costs if each house hold donated $100.00. Some have offered more, much more. That may not be needed because our HOA already has their own attorney. We also have another one standing by. However, like I said, they rushed this thing through not expecting people to show up because of Covid. Well we showed up. Only 10 people at a time were aloud to enter the room, with masks, and spread out. Some were able to watch via zoom from a building down the street. The funny thing is, that while we are all spread out in the middle of a pandemic, social distancing, they still want to increase the density of our back yard. Meanwhile the courts are closed and we can’t file in court. Really crappy of them.

Obviously this is a controversial proposed development: When your community packs the room at every meeting, you might want to check your controversy scale. In this case, it is through the roof. We are not against growth. We are not against families as a the commission implied at the meeting 2 weeks ago. We are just against the size and speed of this growth, and the amount of family’s boxed into one narrow spot, blocking us into our community, and racing through neighborhoods. This is not slow growth. This is large fast growth just for the sake of growth. This growth, just for the sake of growth, is the same ideology of the cancer cell. This type of growth is terminal to small town USA. This proposed development approval will be the flood gate that opens us up to even more of it, and I don’t want to stand idle while it happens. I want to keep Martin county Martin county.

Is this proposed development just a waste of time?: In my opinion, I don’t really like the idea of this development even if the developers do agree to chop two stories off the top of the buildings. I still think it will be too dense. Case and point, a two story development near pine crest lakes was ordered to be torn down in 1999 because it was not comparable, or compatible with existing homes. They basically rushed the project through and got shot down afterwards. I don’t think the developer will agree to scaling back that much, and if not, should just walk away completely. If the project is approved in its current plan, or even a revised smaller plan, I find it hard to fathom that a trial judge would be so derelict in his or her duties to construe that this proposed development is in line with city of Stuart or Martin County’s land development codes, statutory or common law.
intensions. I think Martin County made it clear back then that regulations of this type would be enforced. Maybe that is why the property owners wished to be annexed into City of Stuart instead. Seems pretty shady to me. Heck I heard a few days ago that the third parcel owner hasn’t even accepted the applicants offer. (the real reason there is now an entrance on US1 and not Harrison) This also shows that these properties have sat here for a long time for a reason. It’s not that “we don’t have commercial builders knocking down our doors to buy in this area” like the mayor said at a meeting. It is because the sellers of the parcels have been holding their breath until they are blue in the face waiting for pie in the sky offers. They have been on the market. They haven’t been in the market. What a waste of time all of this would be if the third seller decided to keep his property. On the other hand, what if he does sell and what if we do go to court? Or better yet, what if it doesn’t have to go so far as the courts at all? What if this developer realizes that this spot is not a good fit for them and decides to walk away, or what if they get shot down completely? Basically what I’m saying is let’s not make it a waste of time at all. Let’s see if we can make everyone happy, well at least almost everyone.

I read an article about pulte group wanting to build town homes next to a 55 and up community that is tabled right now because the elderly don’t want the children living next door. Like I said, our community is not against growth, and family’s, and we know something will go on that property one day anyways. Let’s create a win win with City of Stuart. Waypoint will have to go kick rocks, but they can always go find a metropolitan area where they are used to building these monsters. Why don’t we see if pulte group would like to build their town homes or some single family homes behind spring tree instead of next to the retirement community? That way the development will be compatible. That way City of Stuart will get a win out of possibly two loses. That way, our communities won’t feel cramped or have to battle all of the compound issues evolving around waypoints apartments. That way we don’t have to stand up against our own, or in this case, someone else’s elected officials. Especially elected officials that have treated our concerns like a formality to just get over since day one. One minds, that were already made up.

P.S. For all involved in this decision, I feel strongly about urging you to look closely into this, and oppose City of Stuart’s request. Thank you all for your time.

Alek Loudakis

407-697-4549

Aloudakis@gmail.com
Dear Eubanks,

I am a resident of Natalie Estates, lot 11, 4800 SE Federal HWY, Stuart, FL. Natalie Estates is an over 55 mobile Home HOA. My husband and I picked Martin County as our retirement home due to hometown feel of Stuart, lack of urban growth with multi story towers and friendliness of residents.

The proposed Springtree development has not addressed several issues which will impact the citizens of Coral Gardens, Springtree, Natalie Estates, Martin County, Florida DOT, and EPA. It should not be approved in its present form.

1. The proposed 4 story multi-unit structures with 280 family units will be an eyesore along busy Route 1 as there are not any buildings of that height. The height of the structures guarantees a loss of our privacy as it offers full views of our properties. I thought Martin County did not allow any units that tall.

2. The storm water drainage is an issue that we are constantly addressing in our communities. Martin county seems to be struggling to keep drainage ditches effective. It looks as though drainage would need to be added to other side of route 1. The project plans in present form would increase the storm water problems in the neighboring communities.

3. Route one is a very busy roadway. The impact of 270 households on the traffic flow has not been properly address. Would the Florida DOT widen the road to allow for this impact? The proposed plan did not take into account the emergency exit from Natalie Estates into Springtree. The exit had to be opened this weekend for Natalie Estates traffic this weekend resulting from closure of main our entry due to road damage.

4. The proposed development did not address how the southern boundary community, Natalie Estates, would be protected from negative impact. There is no buffer zone.

5. The developer has not indicated how they plan to be good neighbors or adequately addressed the benefit of their project.

Please do not approve this project in its present form. I look forward to hearing from you as well as all who

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Department of Economic Opportunity, Bureau of Comprehensive Planning
Attention: Ray Eubanks, Plan Processing Administer
State Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120
receive a copy of this correspondence. Feel free to contact me at anytime.

Sincerely

Cheryl Long
Natalie Estates Board member
207 989-1655

The following were copied:
South Florida Water Management District; Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit
Treasure Coast Regional Planning Council; Stephanie Heidt, AICP, Economic Development and Intergovernmental Programs Director
Department of Transportation, District Four; John Kramer, P.E., District Planning and Environmental Administrator
Department of Agriculture and Consumer Services (county amendments only); Comprehensive Plan Review
Department of Education; Mark.Weily@fldoe.org
Department of Environmental Protection; Plan Review
Department of State; Robin Jackson, Historic Preservation Planner
Florida Fish and Wildlife Conservation Commission
City of Stuart Development Department; Tom Reetz, Senior Planner
Dear Mr. Eubanks:

I am a resident and member of the board of directors of Natalie Estates, 4800 SE Federal Highway, Lot 167, Stuart, FL 34997. Natalie Estates is a over 55 resident owned community. My husband and I moved here thirteen years ago because we liked the small town feel of the area and the friendly people. Since that time there has been growth in the area but a in keeping with the established feel of the area. There are no structures above two stories in the area. We like the lack of urban growth. We strongly object to the proposed construction that would abut our property.

The proposed Springtree development has not addressed several issues that will impact the neighboring communities of Natalie Estates, Springtree, and Coral Gardens, plus the Stuart school department, Martin County, Florida DOT and EPA.

We have also heard that this builder has a history of building developments of this sort and in a couple of years selling them off and they become low income housing which definitely does not belong in this area.

1. The proposed 3 and 4 story multi-unit structures with 270 individual and family units will add at least 500+ individuals to the area. They will be unsightly from our neighborhoods as well as from busy US Route 1. The height of the buildings guarantees us a loss of privacy since the structures easily are higher than anything else surrounding them.

2. The local school department is currently at full to over full capacity. With three bedroom units the amount of students will greatly increase.

3. The level of traffic on US Route 1, which especially during the months of October to May is already incredible will increase dramatically. There is not a way that I can see to safely increase the size of the road to handle more traffic. There is also an emergency exit shared by Springtree and Natalie Estates in case of something occurring in either park that would block their only exits. It has been used by both neighborhood at different times. The exit through Natalie Estates could not handle the volume of traffic an emergency at the new Springtree would create. Our speed limit is 15 mph, our roads narrow as well as our bridge. We are currently using this emergency exit due to a sinkhole in the middle of our bridge.

4. The proposed development does not take into consideration a buffer zone on its southern end bordering Natalie Estates. There is definitely a negative effect on us with additional vehicles, people and the resulting noise.

5. Storm water drainage is also an issue in the area. Having woodland there now helps Constructing large buildings and paved parking lots will increase storm water drain off considerably. Martin county seems to be struggling to keep drainage ditches effective as it is.

6. The builder has not addressed how this will benefit the area. None of the abutting communities can see no benefit to us at all.
7. The only environmental studies that have been done by the builder and have not addressed all issues.

Please do not approve this project as proposed. No 3 or 4 story buildings to destroy the area. Keep Stuart and Martin County out of urban growth. We have no desire to live in the “city” or we would have chosen to live elsewhere.

I look forward to hearing from you as well as from anyone who receives this letter.

Sincerely

Connie Dodson
Resident and Member of the Board of Directors of Natalie Estates
772-219-0652 land line or 774-991-1893 cell

Sent from my iPad
We also just lost our full price offer on our home today solely because of this project. Now we can even escape from this. We had our dream property picked out and under contract. That fell through too. Thank you so much City of Stuart, for what you do for Martin county residents. Whoever is making this decision please stop this project ...

On Tue, Jun 16, 2020 at 09:22 Alek Loudakis <aloudakis@gmail.com> wrote:
New issue .... Natalie estates exit bridge collapsed from the flooding and rains, and are now also using spring trees private drive to exit.

On Mon, Jun 15, 2020 at 13:23 Alek Loudakis <aloudakis@gmail.com> wrote:
The last line In the letter was supposed to say “Open minds that were already made up”. I drafted the letter on my phone sitting in my truck on shift ...

On Mon, Jun 15, 2020 at 13:10 Stephanie Heidt <sheidt@tcrpc.org> wrote:

You are most welcome.

Stephanie Heidt, AICP

Economic Development and

Intergovernmental Programs Director

Treasure Coast Regional Planning Council

772.221.4060 Office

772.475.3863 Cell

sheidt@tcrpc.org

Thank you for being one of the two that replied. Lol.
Thank you for your correspondence related to the City of Stuart comprehensive plan amendments. This has been included as part of our review.

If you have questions, please do not hesitate to contact me.

Stephanie Heidt, AICP

Economic Development and

Intergovernmental Programs Director

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Schools and children: pinewood elementary is already at or over capacity in the first place. Secondly many children are also walking to school up to 2 miles. Some of the spring tree residents have to walk their children south on US1 for their bus stop. Many of these children walk to pinewood through coral gardens where a lot of this cut through in a hurry traffic goes. Note that now that there is no entrance on Harrison now, those cars will still be cutting through this residential neighborhood from Pomeroy to get to the US1 entrance. They already have traffic accidents every month at coral gardens and Pomeroy. Does a kid need to get hit for the powers that be to be proactive instead of typically reactive? Or, are they just in a hurry too, to generate some tax revenue, that we all know they are thirsty for? They were in such a hurry, that they actually had a meeting during the Covid lock down. Yeah courts are closed so no injunctions can be filed. Heck the builder doesn’t want to put an entrance to US1 and they say DOT won’t let them because they don’t want to create anymore interruptions on US1. I find this laughable, there are turn ins off of US1 every 50 feet everywhere else, and in my opinion I feel they just don’t want to effect their bottom line or profits by losing a building, or some parking spots, or shifting their development plan around. Since then a US1 entrance have appeared. They have been lying the whole way through.

The buildings are too high: These buildings are 4 stories and 60’ high maxing out code. I also read something that said code is only 3 stories, but whatever. This is a quality of life concern, and also a privacy concern to me. Especially in this particular location. The building will also be too close to the properties butting up to the development in both spring tree and Coral Gardens. Spring tree has provided this developer a 300’ buffer by way of our preserve which my house butts up to, and the developer only offers 50 ft while they need 55’ per code. This buffer is inadequate. The third and fourth floor residents of this project will be looking straight down into my pool patio and straight through my kitchen and living room window being able to watch my entire life. I won’t mention some of the things I do on my pool patio or in fact my living room, but lets think of what the new residents children and what they might see going on in an adults house. These buildings are going to be much much closer to the homes in coral gardens. I think only a hundred feet. I could only image the buildings towering over their every move in life and then for all that traffic to dump out onto their street as well. I feel bad for them. This is not compatible.

Flooding: when you cover up that much dirt with pavement, where is all the water going to go? The ditch along coral gardens and the developers retention pond are not enough to direct hurricane waters effectively. Coral lakes and Coral Gardens have already had flood problems with out this development. I ran into my high school chemistry teacher at a meeting voicing that concern. Our preserve is also a flood zone or wetland. What about sewage for a project this dense? Our river is going to feel that. Look at Ft Lauderdale. They constantly have sewer breaks that go right into the waterways. Recently we have had reticulum amounts of rain.
There are flooded and closed roads in the area, and some neighborhoods are literally under water. Some cars are in driveways completely submerged in the area.

It’s unfair to residents of Martin county and the surrounding neighborhoods: Martin county has a slow growth policy. Many of us moved here and moved back here because of that. Many of us moved from places like Broward county, Palm Beach County, Orlando ect. for a reason. That reason is quality of life, stable neighborhoods, and a small town feel. Basically, we don’t want this area to turn into the grid locked craziness palm beach and Broward counties are. Also, City of Stuart seems to be looking at 1.2 million tax revenue and impact fees a year generated from this proposed development that is literally in the middle of Martin county. If this is built, the developer and city stand to make millions while Martin county residents get nothing but the conflict it will cause and the short end of the shaft. Our schools won’t see much, our firefighters, teachers, sheriff ect won’t get anything from it. Furthermore, what happens when we allow this flood gate for huge development in our area, and what happens when city of Stuart decides to allow someone else to rezone your back yard? This is not compatible. This is conflict. Get off of our lawn!

The new development will be for sale in five to seven years as stated by the applicant:

First off I don’t believe that they will get the rent they are asking at $1400 a month for a one bedroom apartment. Who wants to look at me on my patio in my birthday suit trimming my basil plant in the morning, and who wants to overlook beautiful US1 for that kind of money? This building is also stick frame construction. Who’s to say that when this development is sold in 10 years that the new owner is going to maintain it well, or not turn it into low income housing? Who’s to say in 15 years that this development won’t just be held together by a bunch of termites holding hands?

Will the developer scale down its development plans, or will they walk away?

Of course our community is putting up a fight. This project was tabled concerning the size, height, and a few other things. Maybe there needs to be a traffic light. Maybe the buildings should only be two stories tall. The retention pond needs to be reshaped for code. They aren’t offering any improvement to the roads of which they intend to use. There are no sidewalks, no street lights, parking issues ect. We are whittling away at what they want, and that is a good start, but is it good enough for us and them as well as the city? It really just seems to me that they are trying to fit a square peg into a round hole, or ten pounds of junk into a 5 pound bag. Maybe our commissioners will choose to see that instead of tax dollars. If they can see that, maybe these builders will realize this is not worth it for them to build. If our commissioners decide to allow this building, the only way I feel the community
will get a fair handshake in this deal is in the court house. I know spending public funds isn’t good for us, but after all, it is City of Stuart’s public funds on the line, not Martin County’s. With the turn out of the meetings from three different Martin County neighborhoods we could have more than enough money to cover attorneys fees and court costs if each house hold donated $100.00. Some have offered more, much more. That may not be needed because our HOA already has their own attorney. We also have another one standing by. However, like I said, they rushed this thing through not expecting people to show up because of Covid. Well we showed up. Only 10 people at a time were aloud to enter the room, with masks, and spread out. Some were able to watch via zoom from a building down the street. The funny thing is, that while we are all spread out in the middle of a pandemic, social distancing, they still want to increase the density of our back yard. Meanwhile the courts are closed and we can’t file in court. Really crappy of them.

Obviously this is a controversial proposed development: When your community packs the room at every meeting, you might want to check your controversy scale. In this case, it is through the roof. We are not against growth. We are not against families as the commission implied at the meeting 2 weeks ago. We are just against the size and speed of this growth, and the amount of family’s boxed into one narrow spot, blocking us into our community, and racing through neighborhoods. This is not slow growth. This is large fast growth just for the sake of growth. This growth, just for the sake of growth, is the same ideology of the cancer cell. This type of growth is terminal to small town USA. This proposed development approval will be the flood gate that opens us up to even more of it, and I don’t want to stand idle while it happens. I want to keep Martin county Martin county.

Is this proposed development just a waste of time?: In my opinion, I don’t really like the idea of this development even if the developers do agree to chop two stories off the top of the buildings. I still think it will be too dense. Case and point, a two story development near pine crest lakes was ordered to be torn down in 1999 because it was not comparable, or compatible with existing homes. They basically rushed the project through and got shot down afterwards. I don’t think the developer will agree to scaling back that much, and if not, should just walk away completely. If the project is approved in its current plan, or even a revised smaller plan, I find it hard to fathom that a trial judge would be so derelict in his or her duties to construe that this proposed development is in line with city of Stuart or Martin County’s land development codes, statutory or common law intensions. I think Martin County made it clear back then that regulations of this type would be enforced. Maybe that is why the property owners wished to be annexed into City of Stuart instead. Seems pretty shady to me. Heck I heard a few days ago that the third parcel owner hasn’t even accepted the applicants offer. (the real reason there is now an entrance on US1 and not Harrison) This also shows that these properties have sat here for a long time for a reason. It’s not that “we don’t have commercial builders knocking down our doors to buy in this area” like the mayor said at a meeting. It is because the sellers of the parcels have been holding their breath until they are blue in the face waiting for pie in the sky offers. They have been on the
market. They haven’t been in the market. What a waste of time all of this would be if the third seller decided to keep his property. On the other hand, what if he does sell and what if we do go to court? Or better yet, what if it doesn’t have to go so far as the courts at all? What if this developer realizes that this spot is not a good fit for them and decides to walk away, or what if they get shot down completely? Basically what I’m saying is let’s not make it a waste of time at all. Let’s see if we can make everyone happy, well at least almost everyone.

I read an article about pulte group wanting to build town homes next to a 55 and up community that is tabled right now because the elderly don’t want the children living next door. Like I said, our community is not against growth, and family’s, and we know something will go on that property one day anyways. Let’s create a win win with City of Stuart. Waypoint will have to go kick rocks, but they can always go find a metropolitan area where they are used to building these monsters. Why don’t we see if pulte group would like to build their town homes or some single family homes behind spring tree instead of next to the retirement community? That way the development will be compatible. That way City of Stuart will get a win out of possibly two loses. That way, our communities won’t feel cramped or have to battle all of the compound issues evolving around waypoints apartments. That way we don’t have to stand up against our own, or in this case, someone else’s elected officials. Especially elected officials that have treated our concerns like a formality to just get over since day one. One minds, that were already made up.

P.S. For all involved in this decision, I feel strongly about urging you to look closely into this, and oppose City of Stuart’s request. Thank you all for your time.

Alek Loudakis

407-697-4549

Aloudakis@gmail.com
I am hoping you might be able to help us with fighting the proposed development Springtree Apartments (270 apts) on US 1. All of the communities around it are in Martin County and all are against this colossal tragedy except the City of Stuart which has annexed it or will be. I am confused by the whole process. The City of Stuart appears to want it badly regardless of the people that will be affected and even, their own rules, regulations and guidelines. Zoning rules for some but not for all.

My development is Natalie Estates (55+ community) and we border the south side on US 1, Stuart. We would be most affected by the additional traffic. Yet, we have been left out of the loop. So we are late fighting this.

The additional south bound traffic especially during the season could have deathly consequences. We depend upon the break in traffic from the Monroe stop light. Springtree Apt. residents will take that opening, thus decreasing, or eliminating ours. We have a very short distance to cross three lanes to make our U-turn so we may head north.

Can you imagine four story buildings plus roofs next mobile homes and single family homes. It will feel like living next to skyscrapers. It is not “compatible” to anything for miles. This developer claiming “compatibility” says “crooked” to me.

Is there anything you can do to stop them? I understand they are one vote away from done. The little guys need help.

Sincerely,
Wes & Deb Platt
And our elder neighbors not tech savvy:)
And our part time neighbors not here yet
Department of Economic Opportunity,
Bureau of Comprehensive Planning
Attention: Ray Eubanks, Plan Processing Administer
State Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120

Dear Eubanks,

I own lot #79 in Natalie Estates, 4800 SE Federal HWY, Stuart, FL. Natalie Estates is an over 55 mobile Home HOA. My husband and I picked Martin County because of the hometown feel of Stuart, lack of urban growth with multi story towers and friendliness of residents.

The proposed Springtree development has not addressed several issues which will impact the citizens of Coral Gardens, Springtree, Natalie Estates, Martin County, Florida DOT, and EPA. It should not be approved in its present form.

1. The proposed 4 story multi-unit structures with 280 family units will be an eyesore along busy Route 1 as there are not any buildings of that height. The height of the structures guarantees a loss of our privacy as it offers full views of our properties. I thought Martin County did not allow any units that tall.

2. The storm water drainage is an issue that we are constantly addressing in our communities. Martin county seems to be struggling to keep drainage ditches effective. It looks as though drainage would need to be added to other side of route 1. The project plans in present form would increase the storm water problems in the neighboring communities.

3. Route one is a very busy roadway. The impact of 270 households on the traffic flow has not been properly address. Would the Florida DOT widen the road to allow for this impact? The proposed plan did not take into account the emergency exit from Natalie Estates into Springtree. The exit had to be opened this weekend for Natalie Estates traffic this weekend resulting from closure of main our entry due to road damage

4. The proposed development did not address how the southern boundary community, Natalie Estates, would be protected from negative impact.
There is no buffer zone.

5. The developer has not indicated how they plan to be good neighbors or adequately addressed the benefit of their project.

Please do not approve this project in its present form. I look forward to hearing from you as well as all who receive a copy of this correspondence. Feel free to contact me at anytime.

Sincerely Jo-Anne Gendel 410-371-9790

The following were copied:
South Florida Water Management District; Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit
Treasure Coast Regional Planning Council; Stephanie Heidt, AICP, Economic Development and Intergovernmental Programs
Director Department of Transportation, District Four; John Kramer, P.E., District Planning and Environmental Administrator
Department of Agriculture and Consumer Services (county amendments only);
Comprehensive Plan Review
Department of Education; Mark.Weily@fldoe.org
Department of Environmental Protection; Plan Review Department of State;
Robin Jackson,
Historic Preservation Planner Florida Fish and Wildlife Conservation Commission City of Stuart Development Department; Tom Reetz, Senior Planner