

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@martin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

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Sincerely,

Lise' Meadows

Martin county resident- lost lake

8272 Se Paurotis lane

Hobe sound, FL 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling

Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

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Sincerely,

Lise' Meadows

Martin county resident- lost lake

8272 Se Paurotis lane

Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

**Caution: This email originated from an external source.
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Hobe sound, Fl 33455

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Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
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Follow Up Flag: Follow up
Flag Status: Flagged

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Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

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Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <dtonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

We are opposed to all the Amendments and Zoning Protections, that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council. the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion

The Regional Planning Council at the costly of \$100,000 recommended to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being "railroaded" through before the 2 New Commissioners have a chance to Vote. Mr. Ciampi actually lost his election if you compare the votes for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages" to the new Golf Course plan that originally in their application, said there would be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

**Caution: This email originated from an external source.
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Commish@martin.fl.us; sheard@martin.fl.us; eciampi@martin.fl.us; dsmith@martin.fl.us;
hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us;
swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us;
pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rml111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

[Sent from the all new AOL app for iOS](#)

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

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The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

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Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: **Comp Plan Changes**

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

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Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

**Caution: This email originated from an external source.
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Sincerely,

Candy Hile

Sent from my  PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

**Caution: This email originated from an external source.
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Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.


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Sincerely,

Candy Hile

Sent from my  PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

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Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

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Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

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Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From: [Clyde Dulin](#)
To: [Joan Seaman](#)
Cc: [Samantha Lovelady](#); [Paul Schilling](#)
Subject: FW: Comments for 9/12/24 LPA Meeting
Date: Wednesday, September 11, 2024 2:52:48 PM

This public comment can be attached to each Plan amendment on the 9-12-24 LPA agenda. Thanks.

From: Denise Belizar <wridea@aol.com>
Sent: Wednesday, September 11, 2024 1:16 PM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Commissioners <Commissioners@martin.fl.us>
Subject: Comments for 9/12/24 LPA Meeting



I request that my remarks below be included in the public comments at the aforementioned meeting. Thank you.

- Continuing amendments to our County's comprehensive plan to accommodate more "Rural Lifestyle" changes are uncalled for and are being rushed through without adequate time for public review and comment. There is no need to rush these changes through at this time. What is being hidden here, and why?
- Why are the "golf cottages" being proposed to double in occupancy? Wasn't the original plan for these cottages only recently submitted to begin with? What has changed to necessitate this request?
- What happened to the promise that the Rural Lifestyle change was a one-time-only thing?
- I strongly oppose the drive to ram these four amendments through so quickly, and request that they be tabled for now so that they can be explained in detail in a public forum. Martin County residents deserve to be informed about what these amendments mean, what they will cost, and how they will affect our county's lifestyle, economy and environment.

denise belizar
wridea@aol.com
772-971-0430

From: [Paul Schilling](#)
To: [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#)
Subject: FW: URGENT REQUEST
Date: Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST



LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

From: [Kate Miller](#)
To: [Paul Schilling](#); [Comish](#)
Subject: no amendments to the comp plan.! No sneaking amendments in over the summer!
Date: Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455



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MAGGY HURCHALLA

NATHANIEL P. REED

FOUNDER

BERNHARD M. AUER

September 9, 2024

Mr. Paul Schilling
Growth Management Director
Martin County Administrative Center
2401 SE Monterey Rd
Stuart, FL, 34994

Subject: CPA 24-13 Drainage and Ground Water Aquifer Recharge

Dear Mr. Schilling:

The Guardians of Martin County appreciate the efforts of staff and consultants to make improvements to Chapter 13 of the Comprehensive Plan as part of the Evaluation and Appraisal Report process. We specifically acknowledge and appreciate the addition of verbiage in several sections regarding Sea Level Rise and its consequences. We have reviewed the proposed Amendments and offer the following comments/suggestions:

Section 13.1.C(1) Paragraph 2, Control of Water, Lines 4-7. The Guardians request that an acknowledgement be added reflecting that Sea Level Rise also exacerbates conditions of saltwater intrusion. Specifically, we request the following insertions, using strikethrough and underline formatting:

As sea level rises, saltwater intrusion is exacerbated, and flood risks increase within the areas that tidally discharge for are connected to tidal areas. Consequently, saltwater intrusion, flood protection and the level of flood protection must be considered in water management as well as future flood risk associated with sea level rise, as applicable.

As a result in inaction on the part of Martin County and the State of Florida in acquiring lands in the headwaters with the footprint of the Comprehensive Everglades Restoration Plan (CERP) and within the Optimal Boundaries of Jonathan Dickinson State Park and the Atlantic Ridge Preserve State Park, the Guardians have partnered with The Conservation Fund and the Treasured Lands Foundation, a Hobe Sound based non-profit land trust, to create the Loxa-Lucie Headwaters Initiative.

◆ PROTECTING THE MARTIN COUNTY DIFFERENCE SINCE 2003 ◆

THEGUARDIANSOFMARTINCOUNTY.COM and SAVEMARTINNOW.COM

P.O. Box 1489, Hobe Sound, FL 33475 | (772) 546-7480

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REGISTRATION# CH30115

We have engaged the community in this effort, completed acquisition of two parcels, and have initiated fundraising on a third parcel, all with the goal of creating a permanently-protected ecological corridor between the South Fork of the St. Lucie River and Kitching Creek and the Loxahatchee River. As such, we are keenly aware of the need to protect and/or restore base flows into these and the Indian River Lagoon.

We therefore object to the total deletion of Policy 13.2A.11, and request that it be amended, as follows:

Policy 13.2A.11 Protection of base flow needs, Martin County shall protect the base flow needs of the estuary. ~~and monitor the Everglades settlement to ensure protection of base flows.~~

Additionally, the Guardians are concerned that, in spite of extensive efforts to address existing water quality deficiencies, the quality in many of our surface waters has continued to deteriorate. While existing Policy 13.4A.4 identifies that protecting water quality in the South Fork of the St. Lucie Estuary is a “Project Priority”, recent actions of approving large-scale-developments without requiring water quality monitoring is counter-productive to this stated priority. We therefore request the following modification:

Policy 13.4A.4. Project priority. Martin County shall give highest priority to projects that reduce harmful impacts on the St. Lucie River. Martin County will require continuous in-stream water quality monitoring for all new development projects that discharge into the St. Lucie Estuary. Monitoring parameters shall include, but not be limited to nutrients, heavy metals, coliform, herbicides and pesticides and their breakdown components, pharmaceuticals, PFOS and PFAS. Monitoring of discharge waters shall be initiated prior to the initiation of construction and continue for a minimum period of one year following build-out of the facility. If the monitoring reveals that discharge from the facility fails to meet applicable state water quality standards and/or adversely affects water quality in the receiving body, the property owner shall have the responsibility to perform whatever corrective actions that may be needed to permanently address the deficiency(ies).

Please distribute this correspondence to the members of the Local Planning Agency, existing County Commissioners, Commissioners-elect, and the TCRPC consultant, and add it into the Record for NPH-5, Comp Plan Amendment # 24-1212.

Thank you for your consideration. If you have any questions and/or your consultants would like to discuss any of these suggestions, please feel free to reach out to me at (561)-758-3417, by e-mail at ExecDirector@theguardiansofmartincounty.com or at the letterhead address.

Sincerely,
D. Greg Braun



Executive Director
The Guardians of Martin County

◆ PROTECTING THE MARTIN COUNTY DIFFERENCE SINCE 2003 ◆

THEGUARDIANSOFMARTINCOUNTY.COM and SAVEMARTINNOW.COM

P.O. Box 1489, Hobe Sound, FL 33475 | (772) 546-7480

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

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Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

From: [Leslie Ertl](#)
To: [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Edward Ciampi](#)
Cc: [Sarah Heard](#)
Subject: comp plan/ developement
Date: Monday, September 9, 2024 11:29:45 AM



Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday's BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Leslie Ertl

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 4:13 PM
To: Clyde Dulin; James Moir
Cc: Paul Schilling; Stephanie Heidt; Elysse Elder; Virginia Sherlock
Subject: RE: Tonight's LPA meeting

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Clyde,

As you well know, the notice published in TCPalm does not provide copies of the staff report, agenda item summaries, or data and analysis. And few residents rely on the TCPalm notice, as you also know. The agenda is routinely e-mailed to those of us who have specifically requested inclusion on the e-mail sent by the County in advance of LPA meetings. We rely on that e-mail notice.

Your response confirms my fear that staff is trying to ram through these amendments without adequate time or information for the public to evaluate them.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: Clyde Dulin [mailto:cdulin@martin.fl.us]
Sent: Thursday, July 18, 2024 4:03 PM
To: Virginia Sherlock <vsherlock@lshlaw.net>; James Moir <James.Moir@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Elysse Elder <eelder@martin.fl.us>
Subject: RE: Tonight's LPA meeting

Hello,
Please see the attached verification that notice was published by TC Palm on Wednesday July 3, 2024.

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 3:56 PM
To: James Moir <James.Moir@martin.fl.us>
Cc: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: Tonight's LPA meeting



Jim,

Sorry for the late comments on tonight's LPA agenda, but the agenda wasn't sent out until yesterday and I haven't had adequate time to thoroughly review the three proposed amendments to the Comp Plan (Housing Chapter, Arts, Culture and Historic Preservation Chapter and Public Schools Facilities Chapter) which apparently are being submitted as part of the EAR process.

In addition to the late notice, the data and analysis supporting the amendments has not been provided. The staff report for each amendment says the data and analysis "will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request."

This is not how the process is supposed to work. The data and analysis should be provided for review by the LPA and the public at the time the amendments are presented.

Are members of the public going to be charged exorbitant fees for requesting copies from Growth Management?

Why is staff hiding the required data and analysis from both LPA members and the public?

Why was less than 48 hours notice given of intent to present these EAR amendments to the LPA?

The amendments are confusing and very technical; impossible to review and evaluate in time to make meaningful comments.

I request that the LPA postpone hearing these three agenda items -- NPH-2, NPH-3 and NPH-4 -- until members of the public can be properly noticed and provided with adequate time to review and evaluate the amendments.

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200

Facsimile: (772) 872-5152

www.lshlaw.net

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Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Friday, July 19, 2024 1:12 PM
To: Don Donaldson
Cc: Sarah Heard; Edward Ciampi; Harold Jenkins; Paul Schilling; Clyde Dulin; Elysse Elder; Virginia Sherlock
Subject: Please insist on transparency in EAR process

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Don,

At the Local Planning Agency meeting last night, staff concealed information and comments from the public and LPA members. The lack of transparency in the EAR process is concerning.

I signed up to receive e-mails from staff regarding upcoming LPA meetings, and staff usually sends an e-mail with the LPA agenda and staff reports a week or so before each meeting. But the e-mail for Thursday's meeting was not sent until Wednesday, providing agenda summaries for three Comprehensive Plan Amendments proposed by staff as part of the Evaluation and Appraisal Report process. The proposed amendments are very technical and difficult to understand. It was simply impossible to conduct meaningful review prior to the LPA meeting.

Additionally, the staff reports for the Comp Plan amendments acknowledged that data and analysis required for approval was not included in the agenda packet. Staff noted that the data and analysis would be provided to the state when the amendments are transmitted for agency review and would be available for review at the Growth Management Department upon request. I do not understand why the data and analysis was not included in the agenda packet to provide LPA members a basis for their decision to recommend adoption of the proposed amendments.

I have not been able to locate e-mail addresses on the County website for LPA members. I sent an e-mail to one member whose address I have and to staff, asking that the Comp Plan amendment agenda items be postponed to give citizens time to review and evaluate them and requesting that the data and analysis for the amendments be included in the agenda packet. I copied staff on my e-mail, assuming that the comments would be made part of the record.

But staff did not mention the concerns I raised and did not advise the LPA of my comments regarding the agenda items. I am requesting that my e-mail be included in the agenda packet when these items are presented to the BOCC.

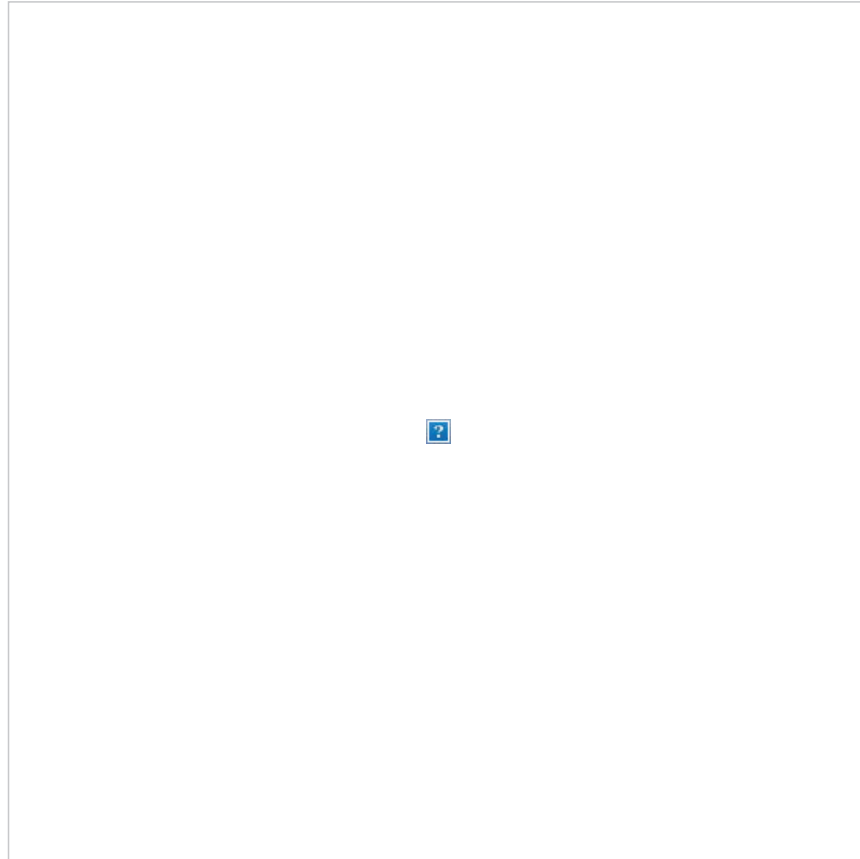
The lack of transparency is extremely worrisome, raising genuine fears that staff is hiding data and analysis and blocking public input. This is not how the process is supposed to work.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: [The Guardians of Martin County](#)
To: [Sarah Heard](#)
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM



[View this email in your browser](#)

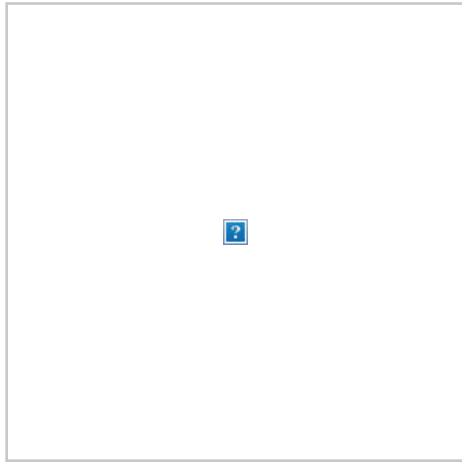


The Guardians continue engagement with [Martin County](#) regarding proposed amendments to the County's [Comprehensive Growth Management Plan \(Comp Plan\)](#) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

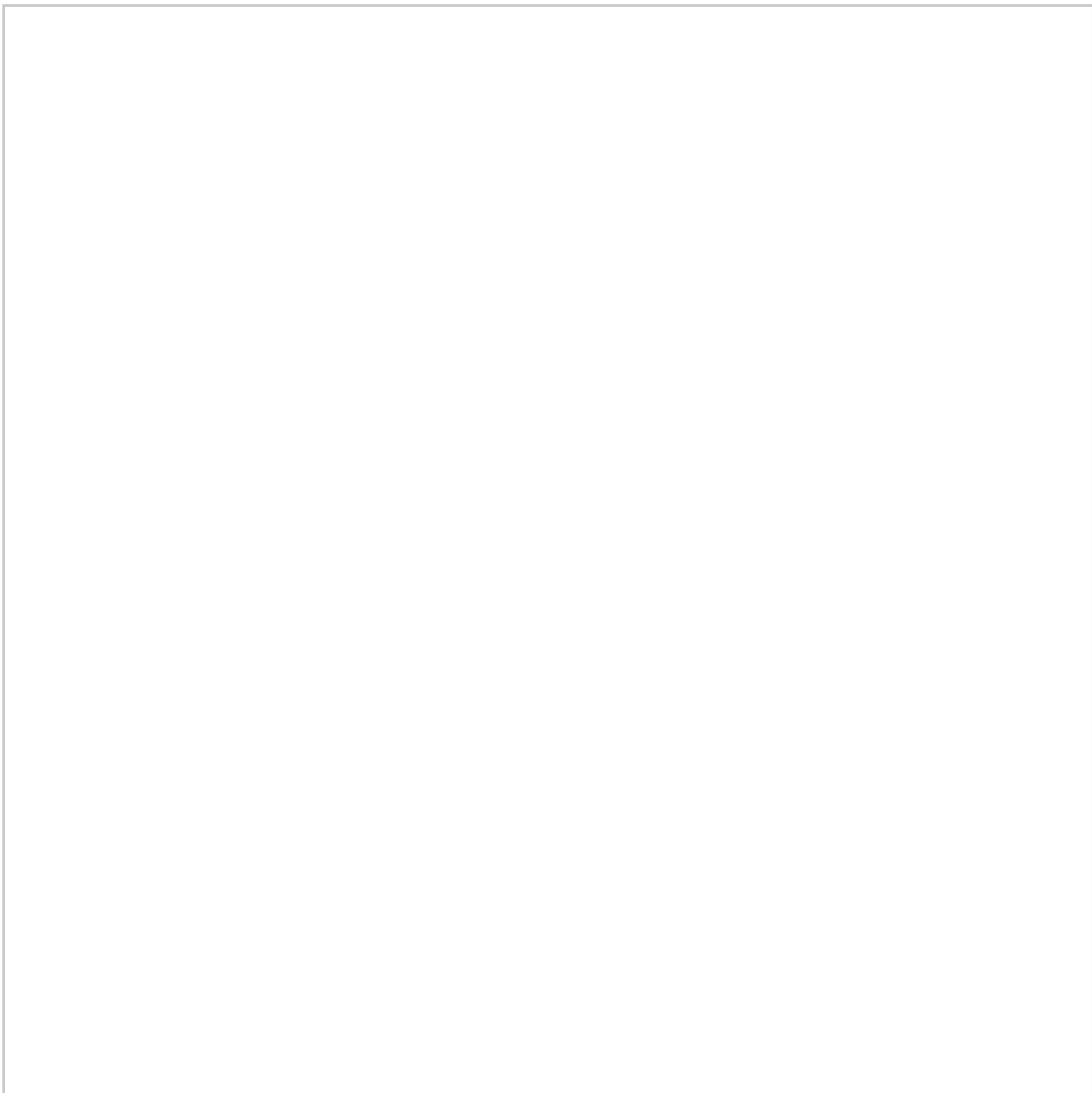
The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies. It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.



Commissioner Heard's Newsletter

**Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024**



Contact Information

Commissioner Sarah Heard

 sheard@martin.fl.us

Executive Aide Sarah Philion

comaide4@martin.fl.us

(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

[FEMA](https://www.fema.gov) 800-621-3362

[Hope Florida](https://www.hopeflorida.com) 833-438-4673

[United Way](https://www.unitedway.org) 772-283-4800

[House of Hope](https://www.houseofhope.org) 772-286-4673

[Elevate Hope](https://www.elevatehope.com)

[Salvation Army](https://www.salvationarmyusa.org) 772-228-1471

Martin County Human Services SHIP Assistance, 772-288-5456

[Covenant Fellowship Baptist Church](https://www.covenantfellowshipbaptistchurch.com)

[Catholic Charities](https://www.catholiccharities.org) 561-345-2000

Senator Gayle Harrell, 772-221-4019

Representative Toby Overdorf, 772-221-4961

John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

- a. Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public facilities are available; or
- b. Growth in the area has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or
- c. The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or
- d. The proposed change would fulfill a public service that enhances the health, safety or general welfare of County residents.

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland delineation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered by the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.

In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

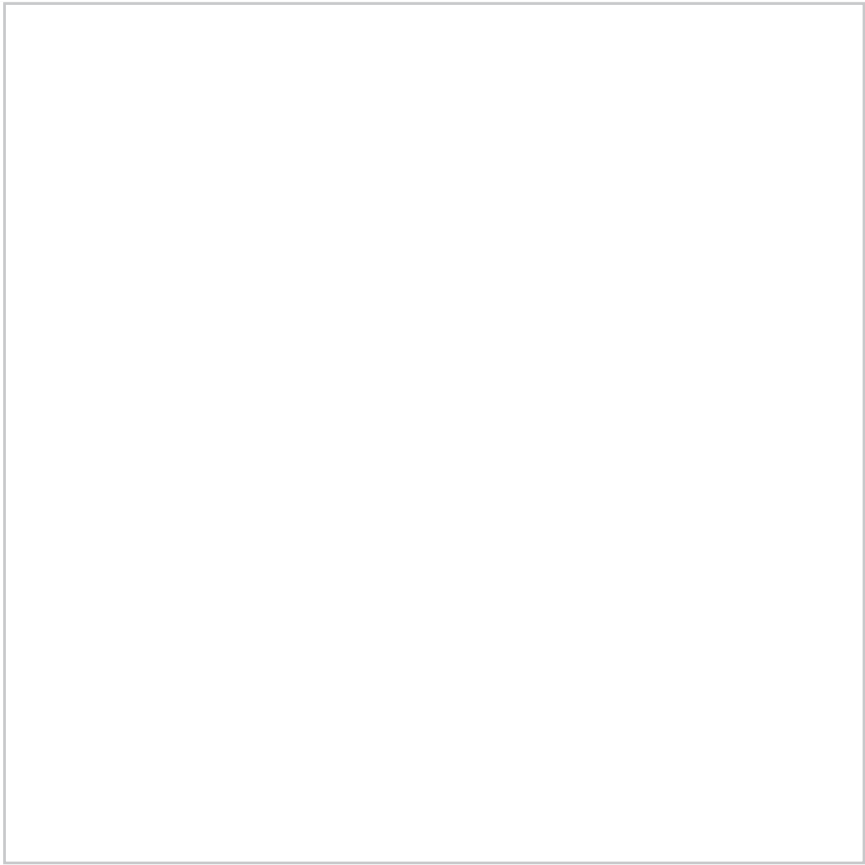
The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dining building, access improvements and associated site work.

The project was approved unanimously.

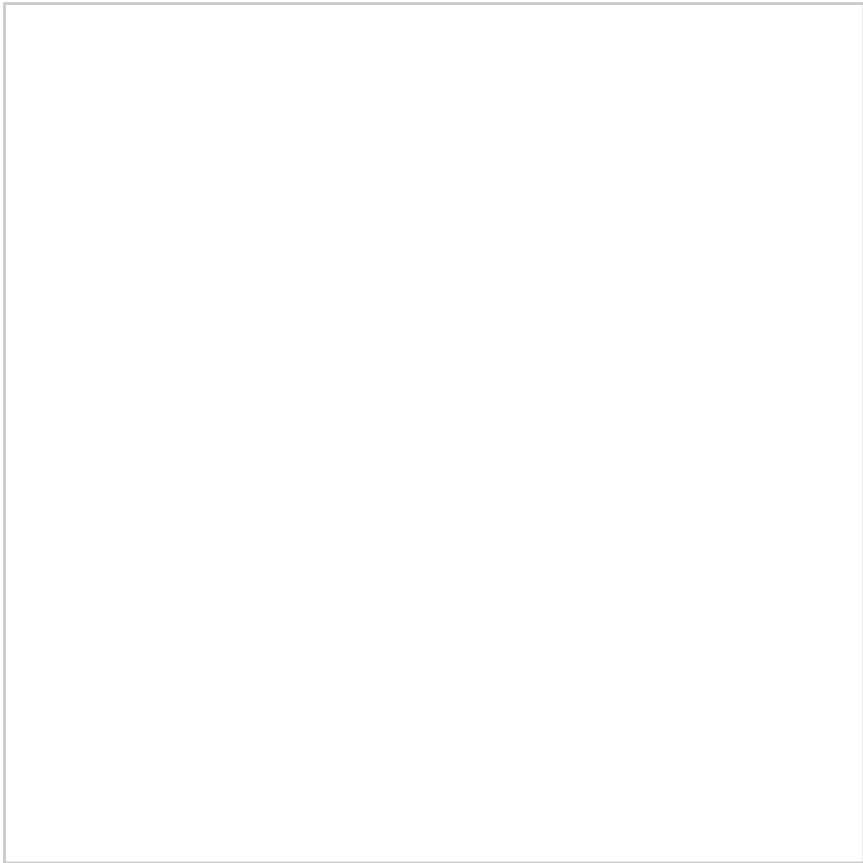
DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this [link](#) to see the presentation.



Veterans Workshop



Disaster Recovery Center



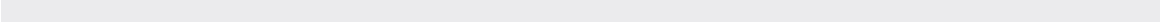
Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

*Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996*

- November 12, 2024
- November 19, 2024
- December 10, 2024

MCTV Television Information - [MCTV Links and Info](#)
Martin County YouTube Chanel: [YouTube Channel Click Here](#)



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To: [Comish](#)
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM



Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

**Elaine Macomber
Palm City, FL 34990**

John 3:16