MAY - 8 2023

May 8, 2023

Honorable Sarah Heard
County Commissioner
Martin County
3401 SE Monterey Road
Stuart, FL 34996

Dear Commissioner Heard,

Please forgive the handwritten note; my computer is not working.

I am writing about the property next door to the Lutheran Church on U.S. 1 just south of Heritage Ridge. The owner is for the third time requesting the property be changed from residential to commercial. Attached is the information they sent to Lexington Wood residents. The Local Planning Agency meeting date is January 5, 2017. This is from the last effort when the County Commissioners voted unanimously to keep the property residential permanently.

Why would they try again. They have been told several times it is residential property. Any developer could easily sell homes built on this property. It is a prime residential location.

I would like to meet with you to discuss this if you have time one day.

In the meantime if the Planning Agency is going to meet on this, the date needs to be moved to a later date since we have not been notified.

Sincerely
Shaorn Norris

Ms. Shaorn I. Norris
7933 SE Lexington Ave
Hobe Sound, FL 33455-5827

772-546-4811 home
561-632-9073 cell

NOTICE OF PUBLIC HEARINGS

May 4th, 2023

NORRIS SHARON I
7933 SE LEXINGTON AVE
HOBE SOUND FL 33455

Subject & Location: Hobe Sound Storage (CPA 23-02) - This is a request for a zoning district change from RS-6, Medium Density Residential to GC, General Commercial District, or the most appropriate zoning district. The approximate 4.0-acre undeveloped site is located on the east side of S.E. Federal Highway approximately half a mile from S.E. Constitution Boulevard in Hobe Sound. The request is made concurrent with a proposed Future Land Use Map amendment, CPA 23-02 Hobe Sound Storage, which proposes to change the future land use designation from Medium Density Residential to General Commercial. Included in this application is a request for a Certificate of Public Facilities Exemption

To Whom It May Concern:

As a landowner within 1,000 feet of the property identified in the legal description and shown on the map attached to this letter, please be advised that the Local Planning Agency and Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date:

LOCAL PLANNING AGENCY
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, January 5, 2017

BOARD OF COUNTY COMMISSIONERS
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, February 21, 2017

Place:

Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervener. An Intervener may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervener, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervener must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervener. If the Intervener is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

Brandon Ulmer

Attachment: Location Map and legal description

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 42°14'43" WEST A DISTANCE OF 3102.67 FEET ALONG THE EAST RIGHT OF WAY OF U.S. #1 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 42°14'43" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 249.00 FEET, THENCE RUN NORTH 47°45'17" EAST A DISTNAVE OF 700.00 FEET, THENCE RUN SOUTH 42°14'43" EAST A DISTANCE OF 249.00 FEET, THENCE RUN SOUTH 47°45'17" WEST A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.

LOCATION MAP

PROJECT:	HOBE SOUND STORAGE		
LOCATION:	MARTIN COUNTY, FLORIDA		
PROJECT NO: FJ220006	PAGE NO: 1	OF 1	
PREPARED BY: NJL	DATE: 09/21/2022		
CHECKED BY: BMU	SCALE: N.T.S.		

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503

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THOMAS
ENGINEERING GROUP

840 SE Osceola Street
Stuart, FL 34994

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NORRIS SHARON I
7933 SE LEXINGTON AVE
HOBE SOUND FL 33455

33455-582733

From: Daphne Schaub
To: "Stephen Hampe"
Subject: RE: 2023-5-9 Zoning comment
Date: Tuesday, May 9, 2023 12:58:00 PM

Thank you for your comments. I have included this communication into the public comments record for this application.

Daphne C. Schaub
Senior Planner
Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
dschaub@martin.fl.us
772-288-5930

From: Stephen Hampe <slhampe@hampeco.com>
Sent: Tuesday, May 9, 2023 12:54 PM
To: Daphne Schaub <dschaub@martin.fl.us>
Subject: 2023-5-9 Zoning comment

Ms. Daphne Schaub
Dschaub@martin.fl.us
County Administrator Martin County

As a resident family living on property adjacent and directly east of the approximate 4.0 acre undeveloped site located on the east side of S.E. Federal Hwy, approximately half a mile north from S.E. Constitution Blvd in Hobe Sound, which is being reviewed for rezoning, my hope is that the requested change will be refused. We have lived in Lexington Wood for over a decade and enjoyed its quiet residential atmosphere. As a result of the new retention pond project which is adjacent and south of this piece of property it would be out of character for all the property between SE Heritage Blvd. and Constitution Blvd if it is allowed to become zoned General Commercial. We believe 0ur residential property neighborhood appearance and attendant property values would definitely be negatively impacted by any commercial development of this parcel of land. We strongly request that no zoning change be approved.
Thank you for your consideration of our request.

Kindest regards,
Stephen L. Hampe
Vicki Pontello
7944 SE Lexington Ave.
Hobe Sound, FL. 33455
314 550 0314

May 18, 2023

RECEIVED
MAY 18 2023
GROWTH MANAGEMENT
DEPARTMENT

The Honorable Harold Jenkins
Board of Commissioners
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

Subject: Hobe Sound Storage (CPA 23-01)

Dear Commissioner Jenkins:

The Lexington Wood section of Heritage Ridge North POA ((HRNPOA) is located directly across the State Flood Canal behind the proposed zoning change for the Hobe Sound Storage project.

In 2006 the same owner of this parcel proposed changing the existing zoning to build townhouses from U.S. 1 to the rear of the property. A group of residents of Lexington Wood approached the President of HRNPOA and asked for permission from the HOA to oppose this project. We knew there was a large portion of wetlands at the rear of the property. The President of the HOA, Mr. Richard Phelps, gave us his full support and we kept him posted of our efforts. The attached memorandum covers the history of the canal from its construction sometime in around 1970 to the current date.

Sharon Norris appeared before the County Commissioners as the Advocate for the residents of Lexington Wood. We had input from various professionals who volunteered their time to identify the wetlands and other items that would make the townhouse development unsuitable. The County Commission at that hearing unanimously voted to zone the property for six single family homes per acre on the approximately two acres available for construction considering the wetlands and setbacks required.

Since that time on numerous occasions the owners of the property have continued to request that the property zoning be changed so they can construct a warehouse(s) on the property. To the north of the property is the Bethal Lutheran Church and preschool. To the south is the Martin County water conservation project which is under construction. A warehouse between these two properties and across from the single family homes in Lexington Wood is not suitable for the property.

We urge you to oppose this proposed zoning change. We are available to meet with you at your convenience to discuss this proposal.

Sincerely,

Frank Boyer
7924 S.E. Lexington Avenue

Sharon Norris
7933 S.E. Lexington Avenue

RECEIVED
MAY 18 2023
GROWTH MANAGEMENT
DEPARTMENT

Date: May 15, 2023

Memo to: Lexington Wood Residents

From: Frank Boyer and Sharon Norris

Subject: Flood Control Canal and Lot Between Bethal Lutheran Church and Martin County Water Control Project on U.S.1
-----Hobe Sound Storage (CPA 23-02)-----

In 1955 the State of Florida recognized the area north of Osprey was at a lower elevation and in need of flood control. Lateral Ditch 1 (what we refer to as the"canal") was established. An 80ft right of way for the "canal" was designated as property owned by the State of Florida. The actual construction date is not known but it was estimated to be around 1970.

When Heritage Ridge North and the Heritage Ridge Golf course were built, a series of lakes were constructed and a device was constructed at 3 locations to carry excess water from the lakes to the canal. There is one of these structures between the lake by the Heritage Ridge North Pool and the canal.

The canal originates on the west side of U.S. 1 in Poinciana Gardens, goes east under U.S.1, turns north and proceeds past Cambridge, and then adjacent and thru Heritage Ridge North and the Heritage Golf Course (a separate entity). The canal then continues north thru Mariner Sands and ultimately flows into Manatee Pocket in Port Salerno.

Martin County has been replacing all of the metal drain pipes under their roads with concrete pipes. The pipe where the canal flows under Lexington Avenue could not be replaced as there is no alternate access available for residents to go over the canal. Martin County had the original metal pipe lined with concrete.

The Lot between Bethal Lutheran Church and pre-school and the Martin County Water Project was originally zoned A-1 – small farms district. The doctor who is responsible for the ownership of the property has been trying to build on it for years. His first effort in 2006 was to build townhouses from U.S. 1 to the canal right of way. A group of Lexington Wood residents, with the approval and endorsement of the President of HRNPOA (Dick Phelps), put together a package to oppose the development. The back

portion of the lot is wetlands and cannot be built upon, plus there were other problems with the proposal. The Lexington Wood group appeared before the Board of County Commissioners, and with the help of many professionals who volunteered their time and expertise, we presented our case.

The Board of County Commissioners unanimously voted to assign the zoning RS-6 (six single family residences) to the portion of the property that could be developed. Since that time, the owner of the lot has tried unsuccessfully to change the zoning to commercial in order to build a warehouse(s). The applications have been denied.

He is now making an effort again and a meeting of the County Planning Board is scheduled for June 1, 2023 to consider the requested change. It is important that no runoff of water from this property flow into the canal. The canal has flooded in the past when we have had heavy tropical storms. It flooded to the point where the roads in Lexington Wood and Lexington Avenue were flooded. The Board of County Commissioners is scheduled to hear the requested zoning change on Tuesday, June 20, 2023.

We are asking all Lexington Wood residents to email the County Administrator to voice our concerns. Her name and email are: Ms. Daphne Schwab, County Administrator, at Dschaub@martin.fl.us.

If you cannot email, just drop a note off at my home, Sharon Norris, 7933 S.E. Lexington Avenue and we will deliver it to the County Administrator.