

## John Sinnott

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**From:** Drew Poston <dposton@slccommercial.com>  
**Sent:** Tuesday, March 3, 2026 8:42 AM  
**To:** Sarah Heard; Eileen Vargas; Edward Ciampi; J. Blake Capps; sheatherington@martin.fl.us  
**Cc:** Drew Poston; susie propertylogicfl.com; mike@propertylogicfl.com  
**Subject:** Floridays RV Park comprehensive plan text amendment



**CAUTION: This email originated from outside MCBOCC**

**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Commissioners: As a Commercial Broker in Martin County for more than four decades, I am writing on behalf of Floridays RV Park and its owners, Mike and Susie Graham. I regret that I will be out of town on March 10 and therefore unable to appear in person to express my support for the Floridays RV Park text amendment.

The Grahams have shared with me the extensive efforts they have made to work collaboratively with Martin County to modernize and improve their RV park. These upgrades require modest adjustments to density, reduced site sizes, and updates to the Recreational Vehicle Park regulations as they apply within the Hobe Sound CRA.

Based on my long experience in this market, I want to emphasize that there is no current demand for land to develop new RV parks in Martin County. The last inquiry I encountered was more than a decade ago, when the owner of Charley's Bar and Grill received BOCC approval for the C & C Recreational Vehicle Resort. That project ultimately did not proceed because it was not financially feasible. The property has since been approved for the Parrot Circle Self Storage facility, which you may recall.

In my professional opinion, there is no present demand—nor any foreseeable future demand—for land to develop new RV parks in Martin county.

Sincerely,

Drew Poston

Drew Poston, Senior Vice President

SLC Commercial

2488 SE Willoughby Blvd.

Stuart, FL 34994

O: 772-220-4096

C: 772-528-6057

[dposton@slccommercial.com](mailto:dposton@slccommercial.com)



## John Sinnott

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**From:** Elysse Elder  
**Sent:** Friday, March 13, 2026 9:52 AM  
**To:** Virginia Sherlock; J. Blake Capps; Sarah Heard; Edward Ciampi; Eileen Vargas; Stacey Hetherington  
**Cc:** John Sinnott; Don Donaldson; Howard Heims; Paul Schilling  
**Subject:** RE: Re-notice required for continued public hearing

Thank you. We definitely will.  
Elysse

**Elysse Elder, Esq., B.C.S**  
County Attorney  
County Attorney's Office  
[\(772\) 288-5925](tel:(772)288-5925)

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**From:** Virginia Sherlock  
**Sent:** Friday, March 13, 2026 8:50 AM  
**To:** Elysse Elder ; J. Blake Capps ; Sarah Heard ; Edward Ciampi ; Eileen Vargas ; Stacey Hetherington  
**Cc:** John Sinnott ; Don Donaldson ; Howard Heims ; Paul Schilling ; Virginia Sherlock  
**Subject:** Re: Re-notice required for continued public hearing



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Thank you very much. I was not aware of the change to Sec. 125.66, F.S. I do note, however, that the law eliminates the requirement for publication of notice for a continued meeting "if, at the scheduled meeting, the date, time and place of the subsequent meeting is publicly stated."

At the March 10 meeting, a motion was made by Commissioner Hetherington and was seconded by Commissioner Ciampi to continue the hearing until May 19. The motion was approved and the chair announced that the hearing was continued to May 19. There was no mention of the time or place for the continued hearing.

While I understand that most (but not all) commission meetings are held at chambers in the Administration Center and that most (but not all) meetings begin at 9:00 a.m., the statute requires the time and place of the subsequent meeting to be "publicly stated." You may want to ensure that in future continuance motions commissioners include not only the date but the time and place to comply with the requirements of the statute. This is not too much to ask to encourage, rather than limit, public participation in the local government process.

Ginny Sherlock  
Littman, Sherlock & Heims, P.A.  
P.O. Box 1197  
Stuart, FL 34995  
Phone: (772) 287-0200  
Fax: (772) 872-5152

**From:** Elysse Elder <[eelder@martin.fl.us](mailto:eelder@martin.fl.us)>

**Sent:** Friday, March 13, 2026 7:43 AM

**To:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>; J. Blake Capps <[bcapps@martin.fl.us](mailto:bcapps@martin.fl.us)>; Sarah Heard <[sheard@martin.fl.us](mailto:sheard@martin.fl.us)>; Edward Ciampi <[eciampi@martin.fl.us](mailto:eciampi@martin.fl.us)>; Eileen Vargas <[evargas@martin.fl.us](mailto:evargas@martin.fl.us)>; Stacey Hetherington <[shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)>

**Cc:** John Sinnott <[jsinnott@martin.fl.us](mailto:jsinnott@martin.fl.us)>; Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Howard Heims <[hheims@lshlaw.net](mailto:hheims@lshlaw.net)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>

**Subject:** RE: Re-notice required for continued public hearing

Good Morning Ms. Sherlock,

The Florida Legislature amended Florida Statutes §125.66 in 2023 removing the notice requirement when an ordinance is continued to a subsequent meeting with a date certain. The amendment became effective on July 1, 2023, which was after the Fourth District Court of Appeal's decision. I have attached a copy of the statute for your convenience.

Thank you,

Elysse



**Elysse Elder, Esq., B.C.S**

County Attorney

County Attorney's Office

[\(772\) 288-5925](tel:(772)288-5925)

Martin County Board of County Commissioners



**From:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>

**Sent:** Thursday, March 12, 2026 5:58 PM

**To:** J. Blake Capps <[bcapps@martin.fl.us](mailto:bcapps@martin.fl.us)>; Sarah Heard <[sheard@martin.fl.us](mailto:sheard@martin.fl.us)>; Edward Ciampi <[eciampi@martin.fl.us](mailto:eciampi@martin.fl.us)>; Eileen Vargas <[evargas@martin.fl.us](mailto:evargas@martin.fl.us)>; Stacey Hetherington <[shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)>

**Cc:** John Sinnott <[jsinnott@martin.fl.us](mailto:jsinnott@martin.fl.us)>; Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Elysse Elder <[eelder@martin.fl.us](mailto:eelder@martin.fl.us)>; Howard Heims <[hheims@lshlaw.net](mailto:hheims@lshlaw.net)>; Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>

**Subject:** Re-notice required for continued public hearing



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Commissioners,

In a recent e-mail exchange, County staff advised counsel for Floridays Mobile Home Park, LLC, that it is not necessary to publish a new notice for a hearing which has been continued to a date certain from a previously advertised date. A hearing was advertised for March 10 on proposed revisions to the County code relating to RV park regulations within the Hobe Sound Community Redevelopment Area. The hearing was continued at the request of the applicant and apparently will be re-scheduled for the May 19 meeting.

Planner John Sinnott advised counsel for the applicant that "it is my understanding that it will not need to be advertised again" because the hearing was opened and continued to a date certain.

This is not consistent with the opinion of the Fourth District Court of Appeal in *Testa v. Town of Jupiter Island*, 360 So.3d 722 (Fla. 4th DCA 2023), in which the appellate court held that an ordinance was void because it was approved by the Town commission during a meeting

subsequent to the meeting which was initially noticed after the item was continued without re-advertising the new hearing date. The court found this to be a violation of notice requirements of Florida law. The court expressly found:

"To allow a meeting noticed for a specific date, time and location to be rescheduled for a future date without additional notice would limit access to the future meeting to only those individuals who attended the initial meeting. Accordingly, this leaves to chance that interested members of the public who happened to be in attendance at the properly noticed meeting would receive notice of the future meeting. Leaving public participation in governmental meetings to chance due to inadequate notice is not the intent of the Sunshine Law and is incongruent with good governance."

The Fourth DCA certified to the Florida Supreme Court as a question of great public importance whether a properly continued meeting must be re-noticed by publication; however, the Supreme Court denied review on July 3, 2024, and the Fourth DCA's opinion stands. (The lower court case ultimately was settled by the parties prior to trial.)

I can provide a copy of the appellate opinion if anyone wishes to review it (the opinion is quite lengthy and addresses several other legal issues as well as the issue of re-advertising a hearing that is continued from a previously noticed date). Please ask your County Attorney to review this matter and advise staff of the correct legal requirements for notice regarding continued hearings.

Martin County government should strive for full and expanded transparency rather than seek to exclude the public from participating in local government proceedings by limiting notice.

Thank you.

Virginia P. Sherlock

LITTMAN, SHERLOCK & HEIMS, P.A.

P.O. Box 1197

Stuart, FL 34995

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Facsimile: (772) 872-5152

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**John Sinnott**

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**From:** KRISTINE MENDELL <bulldog44@comcast.net>  
**Sent:** Wednesday, March 25, 2026 9:03 AM  
**To:** Sarah Heard; Eileen Vargas; Edward Ciampi; J. Blake Capps; sheatherington@martin.fl.us  
**Cc:** Floridays RV Park  
**Subject:** Floridays RV park improvement and text amendment



**CAUTION: This email originated from outside MCBOCC**

**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning,

I support the plans to improve Floridays RV park. I hope you will vote in favor of this awesome little RV park that I call home every winter for about the past 7 years. I'm Florida resident in RV fulltime but I leave with it in the summer. I discovered Floridays many years ago and it's a perfect location for work in winter and my friends in Palm Beach county where I lived b4 RV life. I work at the Kee grill in Juno Beach and love all of the restaurants in the area and the beach with free parking is my favorite. Floridays is very dog friendly and respectful to all of us and many of my neighbors come every year also. The grounds are kept clean and sites neat. In The RV world it's a gem of a Park that doesn't want to commercialize which is great.

PLEASE SUPPORT FLORIDAYS RV PARK

SINCERELY KRISTINE MENDELL

## John Sinnott

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**From:** Virginia Lane Hill <virginia@interiorsolutions-stuart.com>  
**Sent:** Friday, May 1, 2026 12:02 PM  
**To:** J. Blake Capps  
**Subject:** Support for Floridays RV Park Text Admendment- Hobe Sound CRA

**Categories:** Filed in Correspondence, Public Folder



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Dear Commissioner Capps,

As a long-standing member of the community, I am writing to you today not just as a resident, but as someone who has long supported our community's efforts to balance business, practicality and our environment. I not only express my full support for the proposed text amendment regarding the Floridays RV Park within the Hobe Sound CRA but to appeal to you as a Commissioner that has made common-sense decision-making a priority, something that my husband and I value. I wanted to personally bring a specific matter to your attention that I believe aligns with your commitment to supporting local entrepreneurs and modernizing our county's infrastructure.

***This request is not about sweeping countywide changes; it is about a targeted, common-sense policy decision that allows a local small business, and owners, who have been apart of our community their entire lives, to reinvest in our community.*** The owners of Floridays have worked diligently to propose a compromise that aligns with both state standards and the specific needs of Hobe Sound.

I urge you to consider the following points:

***A Targeted Solution:*** This amendment applies only to a tiny fraction of the county—roughly 61 acres within the Hobe Sound CRA. It does not create a "slippery slope" or a countywide precedent. Legal experts, including those who drafted the state laws in question, have confirmed that local control remains firmly in your hands.

***Financial Viability and Modernization:*** To justify the significant investment required to modernize aging infrastructure and ensure safety for the next 50 years, the park needs modest adjustments. Moving from 10 to 15 sites per acre—the same density already allowed for hotels—is a fair compromise that makes the project feasible.

***Economic and Community Benefit:*** Floridays is a proven asset. It generates bed taxes, supports local tourism, and provides essential housing for contract workers. Without these updates, the property risks falling into disrepair rather than becoming a premier gateway for Hobe Sound.

***A Fair Opportunity:*** The owners have followed every rule and collaborated in good faith. This is a policy decision for the Commission to decide what is best for the revitalization of the CRA, regardless of staff's overly cautious interpretation of state preemption.

I respectfully ask that you support this limited text amendment. Let's choose progress and reinvestment for Hobe Sound.

Sincerely,

*Virginia*

Virginia Lane Hill, CHID  
President

virginia@interiorsolutions-stuart.com

## **Interior Solutions Inc.**

Commercial & Healthcare Interiors

*FL Corp# IB0001216*

*FL #ID0003564*

*NCIDQ #12162*

*Certified by the American Academy of Healthcare*

*CHID #0142*

585 SE Central Parkway

Stuart, FL 34994

772-781-6883

## John Sinnott

---

**From:** Virginia Lane Hill <virginia@interiorsolutions-stuart.com>  
**Sent:** Friday, May 1, 2026 12:03 PM  
**To:** Sarah Heard  
**Subject:** Support for Floridays RV Park Text Admendment- Hobe Sound CRA



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**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Commissioner Heard,

As a long-standing member of the community, I am writing to you today not just as a resident, but as someone who has long supported our community's efforts to balance business, practicality and our environment. I not only express my full support for the proposed text amendment regarding the Floridays RV Park within the Hobe Sound CRA but to appeal to you as a Commissioner that has made common-sense decision-making a priority, something that my husband and I value. I wanted to personally bring a specific matter to your attention that I believe aligns with your commitment to supporting local entrepreneurs and modernizing our county's infrastructure.

***This request is not about sweeping countywide changes; it is about a targeted, common-sense policy decision that allows a local small business, and owners, who have been apart of our community their entire lives, to reinvest in our community.*** The owners of Floridays have worked diligently to propose a compromise that aligns with both state standards and the specific needs of Hobe Sound.

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***Financial Viability and Modernization:*** To justify the significant investment required to modernize aging infrastructure and ensure safety for the next 50 years, the park needs modest adjustments. Moving from 10 to 15 sites per acre—the same density already allowed for hotels—is a fair compromise that makes the project feasible.

***Economic and Community Benefit:*** Floridays is a proven asset. It generates bed taxes, supports local tourism, and provides essential housing for contract workers. Without these updates, the property risks falling into disrepair rather than becoming a premier gateway for Hobe Sound.

***A Fair Opportunity:*** The owners have followed every rule and collaborated in good faith. This is a policy decision for the Commission to decide what is best for the revitalization of the CRA, regardless of staff's overly cautious interpretation of state preemption.

I respectfully ask that you support this limited text amendment. Let's choose progress and reinvestment for Hobe Sound.

Sincerely,

*Virginia*

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President

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Stuart, FL 34994

772-781-6883

**From:** [Virginia Lane Hill](#)  
**To:** [Stacey Hetherington](#)  
**Subject:** Support for Floridays RV Park Text Admendment- Hobe Sound CRA  
**Date:** Friday, May 1, 2026 12:00:35 PM

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Dear Commissioner Hetherington:

As a long-standing member of the community, I am writing to you today not just as a resident, but as someone who has long supported our community's efforts to balance business, practicality and our environment. I not only express my full support for the proposed text amendment regarding the Floridays RV Park within the Hobe Sound CRA but to appeal to you as a Commissioner that has made common-sense decision-making a priority, something that my husband and I value. I wanted to personally bring a specific matter to your attention that I believe aligns with your commitment to supporting local entrepreneurs and modernizing our county's infrastructure.

***This request is not about sweeping countywide changes; it is about a targeted, common-sense policy decision that allows a local small business, and owners, who have been part of our community their entire lives, to reinvest in our community.*** The owners of Floridays have worked diligently to propose a compromise that aligns with both state standards and the specific needs of Hobe Sound.

I urge you to consider the following points:

***A Targeted Solution:*** This amendment applies only to a tiny fraction of the county—roughly 61 acres within the Hobe Sound CRA. It does not create a "slippery slope" or a countywide precedent. Legal experts, including those who drafted the state laws in question, have confirmed that local control remains firmly in your hands.

***Financial Viability and Modernization:*** To justify the significant investment required to modernize aging infrastructure and ensure safety for the next 50 years, the park needs modest adjustments. Moving from 10 to 15 sites per acre—the same density already allowed for hotels—is a fair compromise that makes the project feasible.

***Economic and Community Benefit:*** Floridays is a proven asset. It generates bed taxes, supports local tourism, and provides essential housing for contract workers. Without these updates, the property risks falling into disrepair rather than becoming a

premier gateway for Hobe Sound.

***A Fair Opportunity:*** The owners have followed every rule and collaborated in good faith. This is a policy decision for the Commission to decide what is best for the revitalization of the CRA, regardless of staff's overly cautious interpretation of state preemption.

I respectfully ask that you support this limited text amendment. Let's choose progress and reinvestment for Hobe Sound.

Sincerely,

*Virginia*

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585 SE Central Parkway  
Stuart, FL 34994  
772-781-6883

## John Sinnott

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**From:** Elysse Elder  
**Sent:** Friday, May 1, 2026 12:15 PM  
**To:** John Sinnott; Peter Walden  
**Subject:** FW: Support for Floridays RV Park Text Admendment- Hobe Sound CRA

Below is public comment for the Floridays item.

Elysse

**Elysse Elder, Esq., B.C.S**  
County Attorney  
County Attorney's Office  
(772) 288-5925

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**From:** Virginia Lane Hill <virginia@interiorsolutions-stuart.com>  
**Sent:** Friday, May 1, 2026 12:12 PM  
**To:** Elysse Elder <eelder@martin.fl.us>  
**Subject:** Support for Floridays RV Park Text Admendment- Hobe Sound CRA



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Dear Elisse,

Not sure if you remember me, but I was the interior designer for Crary Buchanan for over 30 years and your husband had been my business attorney for years before he passed. As a long-standing member of the community, I am writing to you today not just as a resident, but as someone who has long supported our community's efforts to balance business, practicality and our environment. I not only express my full support for the proposed text amendment regarding the Floridays RV Park within the Hobe Sound CRA but to appeal to you for practicality in your guidance with the commissioners of our county, to help them make common-sense decisions a priority, something that I value. I wanted to personally bring a specific matter to your attention that I believe aligns with our county's commitment to supporting local entrepreneurs and modernizing our county's infrastructure.

***This request is not about sweeping countywide changes; it is about a targeted, common-sense policy decision that allows a local small business, and owners, who have been apart of our community their entire lives, to reinvest in our community.*** The owners of Floridays have worked diligently to propose a compromise that aligns with both state standards and the specific needs of Hobe Sound.

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**Economic and Community Benefit:** Floridays is a proven asset. It generates bed taxes, supports local tourism, and provides essential housing for contract workers. Without these updates, the property risks falling into disrepair rather than becoming a premier gateway for Hobe Sound.

**A Fair Opportunity:** The owners have followed every rule and collaborated in good faith. This is a policy decision for the Commission to decide what is best for the revitalization of the CRA, regardless of staff's overly cautious interpretation of state preemption.

I respectfully ask that you support this limited text amendment. Let's choose progress and reinvestment for Hobe Sound.

Sincerely,

*Virginia*

Virginia Lane Hill, CHID  
President

[virginia@interiorsolutions-stuart.com](mailto:virginia@interiorsolutions-stuart.com)

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585 SE Central Parkway  
Stuart, FL 34994  
772-781-6883

## John Sinnott

---

**From:** Catherine Hearing <catherinemhearing@gmail.com>  
**Sent:** Saturday, May 2, 2026 4:39 PM  
**To:** J. Blake Capps  
**Cc:** Susie@propertylogicfl.com; Mike@propertylogicfl.com  
**Subject:** Floridays RV Park Support

**Categories:** Public Folder, Filed in Correspondence



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Dear County Commissioner Blake,

I am writing in support of the proposed updates to the existing RV park owned by Susie and Mike Graham.

As a local resident who values the “Old Florida” character of our county, I appreciate that this project is focused on improving an existing property rather than expanding into something out of scale with our community. (unlike the recent apartment complexes that have been developed near-by). The proposed updates appear to prioritize infrastructure improvements, environmental stewardship, and maintaining the low-density, natural setting that defines our area.

Well-maintained RV parks can support our local economy by attracting visitors who are specifically seeking the quiet, rural, and authentic experience our county offers. These visitors tend to patronize local businesses while respecting the pace and character of the community.

Importantly, this proposal does not represent large-scale development, but rather a thoughtful reinvestment in an existing use. Improvements such as upgraded utilities, better waste removal, and enhanced landscaping will benefit both guests and the surrounding area while preserving the look and feel that residents value.

I encourage the Commission to support this update as a balanced approach that protects our county’s identity while allowing responsible property improvements.

Thank you for your consideration.

Sincerely,  
Cat

## John Sinnott

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**From:** Catherine Hearing <catherinemhearing@gmail.com>  
**Sent:** Saturday, May 2, 2026 4:34 PM  
**To:** Sarah Heard  
**Subject:** Floridays RV Park Support



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Dear County Commissioner Sara,

I am writing in support of the proposed updates to the existing RV park owned by Susie and Mike Graham.

As a local resident who values the “Old Florida” character of our county, I appreciate that this project is focused on improving an existing property rather than expanding into something out of scale with our community. (unlike the recent apartment complexes that have been developed near-by). The proposed updates appear to prioritize infrastructure improvements, environmental stewardship, and maintaining the low-density, natural setting that defines our area.

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I encourage the Commission to support this update as a balanced approach that protects our county’s identity while allowing responsible property improvements.

Thank you for your consideration.

Sincerely,  
Cat