

December 5, 2024

LPA PUBLIC HEARING

F113-005 WAWA

KANNER & LOCKS

PUBLIC Comment

3/28/2024 thru 11/25/2024

From: [carol fitzpatrick](#)
To: [Brian Elam](#); [Joan Seaman](#); [David Giunta](#); [Aaron Bowles](#); [Allison Brunner](#); [Amanda Grigsby](#); [Amy Offenbach](#); [Andrew Kennedy](#); [Andy Habermann](#); [Audra Creech](#); [Austin Alexander](#); [Barbara Clowdus](#); [Barbara Counsellor](#); [Beth Beltran](#); [Bob Raynes](#); [Bob Steiner](#); [Brad Currie](#); [Brent Wood](#); [Brian Nolan](#); [Carla Segura](#); [Carlos Ortiz](#); [Carol Higgins](#); [Carolyn Grunwald](#); [Charles Chase II](#); [Charlie Hilderbrandt](#); [Christen Spake](#); [Christlean Montoya](#); [Clark Gibson](#); [Clyde Dulin](#); [Colleen Pachowicz](#); [Corey Weiner](#); [Cynthia Washam](#); [Daphne Schaub](#); [Darryl Deleeuw](#); [Dave Shirley](#); [David Baggett](#); [David Dyess](#); [Deanna Freeman](#); [Deborah Ross](#); [Dee Rutter](#); [Don Donaldson](#); [Donna Melzer](#); [Dottie Lanci](#); [Doug Fitzwater](#); [Doug Killane](#); [Drew Marshall](#); [e garren](#); [Elizabeth Nagal](#); [Ellen MacArthur](#); [Elmira Gaine](#); [Elysse Elder](#); [Emily Kohler](#); [Erika HJA](#); [Fred Jette](#); [Fred Jette](#); [George Dzama](#); [Gerry Carroll](#); [Greg Braun](#); [Gregg Reed](#); [Heather Renella](#); [Holly Mathers](#); [Ike Crumpler](#); [Jack Behl](#); [James Christ](#); [James Virga](#); [Jana Cox](#); [Jasmine Gillette](#); [Jeff Iravani](#); [Jerry Compton](#); [Jerry Kyckelhahn](#); [Jerry Mitchell](#); [Jim Hill](#); [Jim Matthews](#); [Joan K. Goodrich](#); [Joe Banfi](#); [John Sinnott](#); [Jordan Pastorius](#); [Josep Trias](#); [Josephine Doyle](#); [Josh Jenkins](#); [Joy Puerta](#); [Juan Lameda](#); [Kaitlyn Sullivan](#); [Karen Sioholm](#); [Kate Muscarella](#); [Kathleen Anderson](#); [Kathleen Boden](#); [Kathy Coury](#); [Ken Natoli](#); [Kerrie Tyndall](#); [Kevin Landry](#); [Kim Boyle](#); [Kim Little](#); [Kim McLaughlin](#); [Kristina Harkins](#); [Laurie Harari](#); [Leo Giangrande](#); [Leo Repetti](#); [Linda Brady](#); [Lindy Cerar](#); [lisa leonard](#); [Lucas Anthony](#); [Lukas Lambert](#); [Maddie Gierczak](#); [March Chase](#); [Marge Ketter](#); [Maria DellaGuardia](#); [Maria Harrison](#); [Mark Sechrist](#); [Mary Dawson](#); [Matthew Graham](#); [Melissa Corbett](#); [Michael Grzelka](#); [mventura@tji.martin.fl.us](#); [Michael Yustin](#); [Mike Houston](#); [Mike McCarty](#); [Montgomery & Associates](#); [Morris Crady](#); [Nancy Neill](#); [Nelson Poole](#); [Nerissa Okive](#); [Nicholas Clifton](#); [Nicki van Vonno](#); [Noreen Dreyer](#); [Ounica Moore](#); [Patricia Higginbotham](#); [Patricia Sesta](#); [Patty Davis](#); [Paul Schilling](#); [Peter VanRens](#); [Peter Walden](#); [Rebecca Dima](#); [Richard Creech](#); [S. Talbot](#); [Sally Waite](#); [Sam Trotter](#); [Samantha Lovelady](#); [Sarah Phillion](#); [Sarah Woods](#); [Scott Montgomery](#); [Sean Donahue](#); [Shannon McCarthy](#); [Sharon Kuba](#); [Shawn McCarthy](#); [Shirley Lyders](#); [Stacey McKindles](#); [Stephanie Piche](#); [Steve Hooks](#); [strent@tji.martin.fl.us](#); [Susan Kores](#); [Tara Johnsen](#); [Taryn Krzyzda](#); [Terry McCarthy](#); [Tom Kenny](#); [Tom Walker](#); [townclerk@townofoceanbreeze.org](#)
Cc: [Margie Garren](#); [Patricia Davis](#); [Judy Gordon](#); [Sarah Heard](#); [Edward Ciampi](#); [Harold Jenkins](#); [Stacey Hetherington](#); [Doug Smith](#); [Clyde Dulin](#)
Subject: Re: 2024-03-28 Joint Workshop Meeting
Date: Thursday, March 28, 2024 11:02:09 PM
Attachments: [image001.png](#)



To whom it may concern,

Do we honestly need another gas station on corner of Kanner Highway an Locks Rd. Project # F 113-005 ?
There are seven existing stations on Kanner Hwy. from Salerno Rd to 96st.

Respectfully,
Carol Fitzpatrick
924 SW Balmoral Tr.

Sent from [Outlook](#)

From: Brian Elam <belam@martin.fl.us>
Sent: Wednesday, March 27, 2024 4:15 PM
To: Joan Seaman <jseaman@martin.fl.us>; David Giunta <davidgiunta@comcast.net>; Aaron Bowles <aaronb@mbveng.com>; Allison Brunner <abrunner@martin.fl.us>; Amanda Grigsby <agrigsby@martin.fl.us>; Amy Offenbach <aoffenbach@martin.fl.us>; Andrew Kennedy <akennedy@proctorcc.com>; Andy Habermann <ahabermann@jbaronconstructionllc.com>; Audra Creech <acreech@gunster.com>; Austin Alexander <aalexander@martin.fl.us>; Barbara Clowdus <barbara@hscurrents.com>; Barbara Counsellor <bcounsel@martin.fl.us>; Beth Beltran <bbeltran@martin.fl.us>; Bob Raynes <rdaynes@gunster.com>; Bob Steiner <hobesoundbob@yahoo.com>; Brad Currie <bradcurrie@edc-inc.com>; Brent Wood <brent@bawoodarch.com>; Brian Nolan <bnolan@lucidodesign.com>; Carla Segura <csegura@martin.fl.us>; Carlos Ortiz <cortiz@martin.fl.us>; Carol Fitzpatrick <carolfitz@hotmail.com>; Carol Higgins <chiggins@martin.fl.us>; Carolyn Grunwald <cgrunwald@martin.fl.us>; Charles Chase II <charles@southeastmanagementcompany.com>;

Charlie Hilderbrandt <hotwheels2084@live.com>; Christen Spake <cls@mccarthysummers.com>; Christian Montoya <cmontoya@martin.fl.us>; Clark Gibson <clark@eclarkgibson.com>; Clyde Dulin <cdulin@martin.fl.us>; Colleen Pachowicz <comaide3@martin.fl.us>; Corey Weiner <weinercorey@aol.com>; Cynthia Washam <cynwash1@hotmail.com>; Daphne Schaub <dschaub@martin.fl.us>; Darryl Deleeuw <ddeleeuw@martin.fl.us>; Dave Shirley <dshirley@martin.fl.us>; David Baggett <davidbaggett@edc-inc.com>; David Dyess <ddyess@ci.stuart.fl.us>; Deanna Freeman <deanna@townplanners.com>; Deborah Ross <dlr@reblawpa.com>; Dee Rutter <deerutter@hotmail.com>; Don Donaldson <ddonalds@martin.fl.us>; Donna Melzer <elzer@gate.net>; Dottie Lanci <Dlanci3804@aol.com>; Doug Fitzwater <dfitzwater@lucidodesign.com>; Doug Killane <dkillane@martin.fl.us>; Drew Marshall <dm77@att.net>; e garren <mregarren@aol.com>; Elizabeth Nagal <enagal@martin.fl.us>; Ellen MacArthur <emacarth@martin.fl.us>; Elmira Gainey <e_gainey@bellsouth.net>; Elysse Elder <eelder@martin.fl.us>; Emily Kohler <ekohler@martin.fl.us>; Erika HJA <Erika@hjadstudio.com>; Fred Jette <fredjette@ccmaengineers.com>; Fred Jette <frjette@outlook.com>; George Dzama <gdzama@martin.fl.us>; Gerry Carroll <gcarroll@martin.fl.us>; Greg Braun <dgregbraun@aol.com>; Gregg Reed <gregg@mbveng.com>; Heather Renella <hrenella@martin.fl.us>; Holly Mathers <holly@mathersengineering.com>; Ike Crumpler <ikecrumpler@gmail.com>; Jack Behl <jrbehl580@yahoo.com>; James Christ <jchrist@martin.fl.us>; James Virga <jv3965@att.com>; Jana Cox <jcox@martin.fl.us>; Jasmine Gillette <jag@mccarthysummers.com>; Jeff Iravani <jhi@bellsouth.net>; Jerry Compton <jcompton@creech.consulting>; Jerry Kyckelhahn <jerry@traks.com>; Jerry Mitchell <jmitchel@martin.fl.us>; Jim Hill <jhill@bayviewconstruction.com>; Jim Matthews <jhmatthewsre@gmail.com>; Joan K. Goodrich <joan@bdbmc.org>; Joe Banfi <josephbanfi@gmail.com>; John Sinnott <jsinnott@martin.fl.us>; Jordan Pastorius <jpastori@martin.fl.us>; Josep Trias <joseptrias@aol.com>; Josephine Doyle <jdoyle02@hotmail.com>; Josh Jenkins <jjenkins@martin.fl.us>; Joy Puerta <jpuerta@martin.fl.us>; Juan Lamedaj <Lamedaj@martinschools.org>; Kaitlyn Sullivan <ksullivan@martin.fl.us>; Karen Sjoholm <ksjoholm@martin.fl.us>; Kate Muscarella <kate@bdbmc.org>; Kathleen Anderson <Kanderson@lucidodesign.com>; Kathleen Boden <comaide1@martin.fl.us>; Kathy Coury <kathycoury@aol.com>; Ken Natoli <kennatoli2@gmail.com>; Kerrie Tyndall <ktyndall@proctorcc.com>; Kevin Landry <klandry@martin.fl.us>; Kim Boyle <kboyle@gunster.com>; Kim Little <klittle@haleyward.com>; Kim McLaughlin <kmclaugh@tji.martin.fl.us>; Kristina Harkins <KHarkins@hjadstudio.com>; Laurie Harari <Laurie.Harari@dot.state.fl.us>; Leo Giangrande <leo@gep-llc.com>; Leo Repetti <lrepetti@martin.fl.us>; Linda Brady <lbrady@lucidodesign.com>; Lindy Cerar <lcerar@martin.fl.us>; lisa leonard <lleonard@bowmanconsulting.com>; Lucas Anthony <lanthony@haleyward.com>; Lukas Lambert <llambert@martin.fl.us>; Maddie Gierczak <mgierczak@martin.fl.us>; March Chase <march@southeastmanagementcompany.com>; Marge Ketter <margeketter@bellsouth.net>; Maria DellaGuardia <maria@gep-llc.com>; Maria Harrison <mharriso@martin.fl.us>; Mark Sechrist <sechrin@martinschools.org>; Mary Dawson <medawson@usa.net>; Matthew Graham <mgraham@martin.fl.us>; Melissa Corbett <mcorbett@haleyward.com>; Michael Grzelka <mgrzelka@martin.fl.us>; mventura@tji.martin.fl.us <mventura@tji.martin.fl.us>; Michael Yustin <myustin@martin.fl.us>; Mike Houston <mhouston@hjadstudio.com>; Mike McCarty <mike@mccartylandplanning.com>; Montgomery & Associates <admin@ccmaengineers.com>; Morris Crady <mcrady@lucidodesign.com>; Nancy Neill <nancyneill@strategicmfo.com>; Nelson Poole <polecusu@yahoo.com>; Nerissa Okiye

<nokiye@martin.fl.us>; Nicholas Clifton <Nicholas.Clifton@flhealth.gov>; Nicki van Vonno <nicki.vv@hotmail.com>; Noreen Dreyer <noreen@dreyerlaw.com>; Ounica Moore <omooore@martin.fl.us>; Patricia Higginbotham <comaide2@martin.fl.us>; Patricia Sesta <patriciasesta@edc-inc.com>; Patty Davis <ptbt89@aol.com>; Paul Schilling <pschilli@martin.fl.us>; Peter VanRens <Peter.VanRens@kimley-horn.com>; Peter Walden <pwalden@martin.fl.us>; Rebecca Dima <rdima@martin.fl.us>; Richard Creech <rtcreech@creech.consulting>; S. Talbot <stalbot@gunster.com>; Sally Waite <swaite@martin.fl.us>; Sam Trotter <SamTrotter@edc-inc.com>; Samantha Lovelady <slove@martin.fl.us>; Sarah Phillion <comaide4@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Scott Montgomery <scott@ccmaengineers.com>; Sean Donahue <sdonahue@martin.fl.us>; Shannon McCarthy <shannonm@martin.fl.us>; Sharon Kuba <skuba@martin.fl.us>; Shawn McCarthy <smccarth@martin.fl.us>; Shirley Lyders <slyders@lucidodesign.com>; Stacey McKindles <comaide5@martin.fl.us>; Stephanie Piche <spiche@martin.fl.us>; Steve Hooks <steve@hooksconstruction.net>; strent@tji.martin.fl.us <strent@tji.martin.fl.us>; Susan Kores <skores@martin.fl.us>; Tara Johnsen <tjohnsen@martin.fl.us>; Taryn Kryzda <tkryzda@indiantownfl.gov>; Terry McCarthy <tpm@mccarthysummers.com>; Tom Kenny <tomseabbranch@aol.com>; Tom Walker <twalker@martin.fl.us>; townclerk@townofocceanbreeze.org <townclerk@townofocceanbreeze.org>
Subject: RE: 2024-03-28 Joint Workshop Meeting

I wanted to let everyone know that the 9:30 had to cancel and has rescheduled for 11:30 on April 4th.

Regards,

Brian Elam, PMP
Principal Planner
Growth Management Department
Martin County Board of County Commissioners
O: 772-288-5501

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From: Joan Seaman <jseaman@martin.fl.us>

Sent: Wednesday, March 27, 2024 12:48 PM

To: David Giunta <davidgiunta@comcast.net>; Aaron Bowles <aaronb@mbveng.com>; Allison Brunner <abrunner@martin.fl.us>; Amanda Grigsby <agrigsby@martin.fl.us>; Amy Offenbach <aoffenbach@martin.fl.us>; Andrew Kennedy <akennedy@proctorcc.com>; Andy Habermann <ahabermann@jbaronconstructionllc.com>; Audra Creech <acreech@gunster.com>; Austin Alexander <aalexander@martin.fl.us>; Barbara Clowdus <barbara@hscurrents.com>; Barbara Counsellor <bcounsel@martin.fl.us>; Beth Beltran <bbeltran@martin.fl.us>; Bob Raynes <rraynes@gunster.com>; Bob Steiner <hobesoundbob@yahoo.com>; Brad Currie <bradcurrie@edc-inc.com>; Brent Wood <brent@bawoodarch.com>; Brian Elam <belam@martin.fl.us>; Brian Nolan <bnolan@lucidodesign.com>; Carla Segura <csegura@martin.fl.us>; Carlos Ortiz <cortiz@martin.fl.us>; Carol Fitzpatrick <carolfittz@hotmail.com>; Carol Higgins <chiggins@martin.fl.us>; Carolyn Grunwald <cgrunwald@martin.fl.us>; Charles Chase II <charles@southeastmanagementcompany.com>; Charlie Hilderbrandt <hotwheels2084@live.com>; Christen Spake <cls@mccarthysummers.com>; Christian Montoya <cmontoya@martin.fl.us>; Clark Gibson <clark@eclarkgibson.com>; Clyde Dulin <cdulin@martin.fl.us>; Colleen Pachowicz <comaide3@martin.fl.us>; Corey Weiner <weinercorey@aol.com>; Cynthia Washam <cynwash1@hotmail.com>; Daphne Schaub <dschaub@martin.fl.us>; Darryl Deleeuw <ddeleeuw@martin.fl.us>; Dave Shirley <dshirley@martin.fl.us>; David Baggett <davidbaggett@edc-inc.com>; David Dyess <ddyess@ci.stuart.fl.us>; Deanna Freeman <deanna@townplanners.com>; Deborah Ross <dlr@reblawpa.com>; Dee Rutter <deerutter@hotmail.com>; Don Donaldson <ddonalds@martin.fl.us>; Donna Melzer <elzer@gate.net>; Dottie Lanci <Dlanci3804@aol.com>; Doug Fitzwater <dfitzwater@lucidodesign.com>; Doug Killane <dkillane@martin.fl.us>; Drew Marshall <dm77@att.net>; e garren <mregarren@aol.com>; Elizabeth Nagal <enagal@martin.fl.us>; Ellen MacArthur <emacarth@martin.fl.us>; Elmira Gainey <e_gainey@bellsouth.net>; Elysse Elder <eelder@martin.fl.us>; Emily Kohler <ekohler@martin.fl.us>; Erika HJA <Erika@hjadstudio.com>; Fred Jette <fredjette@ccmaengineers.com>; Fred Jette <frjette@outlook.com>; George Dzama <gdzama@martin.fl.us>; Gerry Carroll <gcarroll@martin.fl.us>; Greg Braun <dgregbraun@aol.com>; Gregg Reed <gregg@mbveng.com>; Heather Renella <hrenella@martin.fl.us>; Holly Mathers <holly@mathersengineering.com>; Ike Crumpler <ikecrumpler@gmail.com>; Jack Behl <jrbeh1580@yahoo.com>; James Christ <jchrist@martin.fl.us>; James Virga <jv3965@att.com>; Jana Cox <jcox@martin.fl.us>; Jasmine Gillette <jag@mccarthysummers.com>; Jeff Iravani <jhi@bellsouth.net>; Jerry Compton <jcompton@creech.consulting>; Jerry Kyckelhahn <jerry@traks.com>; Jerry Mitchell <jmitchel@martin.fl.us>; Jim Hill <jhill@bayviewconstruction.com>; Jim Matthews <jhmatthewsre@gmail.com>; Joan K. Goodrich <joan@bdbmc.org>; Joan Seaman <jseaman@martin.fl.us>; Joe Banfi <josephbanfi@gmail.com>;

John Sinnott <jsinnott@martin.fl.us>; Jordan Pastorius <jpastori@martin.fl.us>; Josep Trias <joseptrias@aol.com>; Josephine Doyle <jdoyle02@hotmail.com>; Josh Jenkins <jjenkins@martin.fl.us>; Joy Puerta <jpuerta@martin.fl.us>; Juan Lameda <Lamedaj@martinschools.org>; Kaitlyn Sullivan <ksullivan@martin.fl.us>; Karen Sjolholm <ksjolholm@martin.fl.us>; Kate Muscarella <kate@bdbmc.org>; Kathleen Anderson <Kanderson@lucidodesign.com>; Kathleen Boden <comaide1@martin.fl.us>; Kathy Coury <kathycoury@aol.com>; Ken Natoli <kennatoli2@gmail.com>; Kerrie Tyndall <ktyndall@proctorcc.com>; Kevin Landry <klandry@martin.fl.us>; Kim Boyle <kboyle@gunster.com>; Kim Little <klittle@haleyward.com>; Kim McLaughlin <kmclaugh@tji.martin.fl.us>; Kristina Harkins <KHarkins@hjadstudio.com>; Laurie Harari <Laurie.Harari@dot.state.fl.us>; Leo Giangrande <leo@gep-llc.com>; Leo Repetti <lrepetti@martin.fl.us>; Linda Brady <lbrady@lucidodesign.com>; Lindy Cerar <lcerar@martin.fl.us>; lisa leonard <lleonard@bowmanconsulting.com>; Lucas Anthony <lanthony@haleyward.com>; Lukas Lambert <llambert@martin.fl.us>; Maddie Gierczak <mgierczak@martin.fl.us>; March Chase <march@southeastmanagementcompany.com>; Marge Ketter <margeketter@bellsouth.net>; Maria DellaGuardia <maria@gep-llc.com>; Maria Harrison <mharriso@martin.fl.us>; Mark Sechrist <sechrin@martinschools.org>; Mary Dawson <medawson@usa.net>; Matthew Graham <mgraham@martin.fl.us>; Melissa Corbett <mcorbett@haleyward.com>; Michael Grzelka <mgrzelka@martin.fl.us>; mventura@tji.martin.fl.us; Michael Yustin <myustin@martin.fl.us>; Mike Houston <mhouston@hjadstudio.com>; Mike McCarty <mike@mccartylandplanning.com>; Montgomery & Associates <admin@ccmaengineers.com>; Morris Crady <mcrady@lucidodesign.com>; Nancy Neill <nancyneill@strategicmfo.com>; Nelson Poole <polesu@yahoo.com>; Nerissa Okiye <nokiye@martin.fl.us>; Nicholas Clifton <Nicholas.Clifton@flhealth.gov>; Nicki van Vonno <nicki.vv@hotmail.com>; Noreen Dreyer <noreen@dreyerlaw.com>; Ounica Moore <omoore@martin.fl.us>; Patricia Higginbotham <comaide2@martin.fl.us>; Patricia Sesta <patriciasesta@edc-inc.com>; Patty Davis <ptbt89@aol.com>; Paul Schilling <pschilli@martin.fl.us>; Peter VanRens <Peter.VanRens@kimley-horn.com>; Peter Walden <pwalden@martin.fl.us>; Rebecca Dima <rdima@martin.fl.us>; Richard Creech <rtcreech@creech.consulting>; S. Talbot <stalbot@gunster.com>; Sally Waite <swaite@martin.fl.us>; Sam Trotter <SamTrotter@edc-inc.com>; Samantha Lovelady <slove@martin.fl.us>; Sarah Pillion <comaide4@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Scott Montgomery <scott@ccmaengineers.com>; Sean Donahue <sdonahue@martin.fl.us>; Shannon McCarthy <shannonm@martin.fl.us>; Sharon Kuba <skuba@martin.fl.us>; Shawn McCarthy <smccarth@martin.fl.us>; Shirley Lyders <slyders@lucidodesign.com>; Stacey McKindles <comaide5@martin.fl.us>; Stephanie Piche <spiche@martin.fl.us>; Steve Hooks <steve@hooksconstruction.net>; strent@tji.martin.fl.us; Susan Kores <skores@martin.fl.us>; Tara Johnsen <tjohnsen@martin.fl.us>; Taryn Kryzda <tkryzda@indiantownfl.gov>; Terry McCarthy <tpm@mccarthysummers.com>; Tom Kenny <tomseabranh@aol.com>; Tom Walker <twalker@martin.fl.us>; townclerk@townofcoceanbreeze.org

Subject: 2024-03-28 Joint Workshop Meeting

Good afternoon,

Please see the attached March 28, 2024 Joint Workshop Agenda and staff report.

This meeting will begin at 9:00 am.

Joan Seaman, Administrative Assistant
Growth Management Department
772-288-5495

From: [andie folden](#)
To: [Sarah Heard](#)
Subject: Wawa
Date: Friday, March 29, 2024 6:06:03 PM



Martin Commissioner's,

Please do not approve the Wawa on Lock and Kanner. The intersection is already dangerous, the light is FAR too long- so long that folks are running over the grass, sidewalk and bike lane in the mornings. Add the Sourh.Fork 500 that takes place every school day, and the folks that have not yet realized they are no longer on 95 and it will cost lives. Additionally think about a light on the corner of Tropical and Kanner. There are a lot of homes back here- y'all have probably lost count of all your approvals. There is PLENTY of gas stations and convenience stores nearby. Seriously there are 7 here already!

Andrea Folden
Gregor Woods
Stuart Fl

[Sent from Yahoo Mail for iPhone](#)

From: [Savannah Leach](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [Doug Smith](#); [Harold Jenkins](#); [Stacey Hetherington](#)
Cc: [Clyde Dulin](#)
Subject: Locks Road Gas Station
Date: Friday, March 29, 2024 1:19:42 PM



Good afternoon,

It recently came to my attention through my neighborhood group that there are plans to put a gas station on the empty lot at the end of Locks Road and Kanner Highway. As there are now 7 gas stations from Salerno to Locks road and one on the corner of Pratt Whitney and Kanner, I strongly believe this is unnecessary and would be a detriment to our quiet neighborhood and community. It is my deepest hope that you would hear the community and please slow down the devastating growth to our county which is erasing every green area we have.

We need to invest in more natural areas. More parks with trails and areas to walk and explore for the next generation. They are being stripped away and replaced with gas stations and apartments, which a significant majority of the Martin County population cannot even afford.

Thank you for your time.

Best Wishes, Warmest Regards,

Savannah Leach

Designers Logistics Support, LLC.
dls_savannah@att.net
3616 Reese Avenue
West Palm Beach, FL 33404
P (561) 840-9441
F (561) 840-9508

From: [Paul Fulks](#)
To: [John Sinnott](#)
Cc: usedcranes@earthlink.net
Subject: Re: F113-005 - Wawa-Kanner & Locks
Date: Monday, April 1, 2024 6:05:36 PM
Attachments: [image003.png](#)
[2024_0326_F113-005_SP.pdf](#)



Hi John,

Thank you for the prompt reply.

Wawa will be a great addition to the area. The quality of their services and the quality of their facilities are appreciated. Wawa's are extremely popular and will certainly draw more traffic to Locks Road as their services are typically favored over local competitors (Mobil and 7-Eleven). The additional traffic on Locks Road, particularly during peak traffic will be problematic. Please consider further:

It is already difficult to exit Savannah Estates during peak traffic times. The design already recognizes the issue by limiting Locks Road entrance to eastbound traffic only. It is clear the design intends to restrict westbound traffic from entering the Wawa. But, this will still be confusing to traffic wanting to enter WaWa from Kanner Hwy. That confusion will lead to traffic conflicts directly in front of Savannah Estates. Vehicles wanting to enter Wawa will mistakenly enter Locks Road and then either enter unsafely through the exit, or inappropriately try to turn around in the Savannah Estates entrance. Both are unsafe and undesired.

Sight distances on Locks near Kanner are already reduced due to the geometric alignment of the intersection Kanner/Locks-Kansas. Due to the bend in the road, traffic entering Locks does not have adequate sight distances to navigate a stopped vehicle wanting to incorrectly enter the proposed exit at Wawa. This will create an unsafe condition.

Locks Road at Savannah Estates is a school bus stop for Martin County Schools. This concern should speak for itself. We don't need added traffic conflicting with school bus traffic.

There are also a number of pedestrians that utilize the sidewalks regularly walking Locks, Kanner and Tropical Farms loop. Having the WaWa entrance as currently proposed will be detrimental to pedestrian use and cause an unsafe condition.

Please disapprove of the Locks Road driveway connection and require a 6' opaque white vinyl fence and full landscape buffer between the parking lot and Locks Road.

Thanks!

Paul D. Fulks, P.E.

386-986-0577

On Mon, Apr 1, 2024 at 1:59 PM John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Mr. Fulks,

We have received your request regarding the subject project. I have attached the proposed site plan. They are currently proposing ingress/egress from both Kanner and Locks. We are currently in the first round of review, so this layout may change based on staff comments.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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From: [Christopher Hammond](#)
To: [Sarah Heard](#)
Cc: [Sarah Phillion](#)
Subject: Fw: F113-005 - Wawa - Locks & Kanner
Date: Monday, April 1, 2024 11:58:35 AM
Attachments: [2024_0326_F113-005_SP.pdf](#)
[image001.png](#)
[image003.png](#)



Commissioner Heard,

I am a concerned constituent in your district.

Specifically, regarding the proposed WAWA at the corner of Locks & Kanner Highway, see attached.

Residing in the community directly across the street from one of the proposed entrances to the proposed gas station I have concerns about increased traffic on Locks Rd. We already struggle to get out of our development on a 'good' day with vehicles exiting Kanner and the amount of traffic on Locks Rd.

I do not believe this parcel is particularly well suited for a gas station, especially sandwiched within residential zoning.

If the county wishes to continue with the development I urge them to restrict building an entrance on Locks Rd and rather require a dense green space on this portion of the property.

The entrances to the station can both be from Kanner Highway.

Thank you,
Chris Hammond

----- Forwarded Message -----

From: John Sinnott <jsinnott@martin.fl.us>
To: chris_w_hammond@yahoo.com <chris_w_hammond@yahoo.com>
Sent: Monday, April 1, 2024 at 11:44:01 AM EDT
Subject: F113-005 - Wawa - Locks & Kanner

Good morning Chris,

As discussed, here is the proposed site plan for the Wawa at Locks and Kanner. We're currently in the

first round of review, so there will likely be changes to this proposed layout based on staff comments.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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From: [peter leon](#)
To: [John Sinnott](#)
Cc: [Roberta Moss](#); [M. Cleghorn](#); [Shanna M](#); [Peter Russo](#)
Subject: RE: F113-005 - Wawa at Locks & Kanner
Date: Tuesday, April 2, 2024 12:33:28 PM
Attachments: [image001.png](#)
[image002.png](#)



*John, thank you once again for taking my call and forwarding your email/contact.
FYI, I have copied board members of the Savannah Estates (SE) community, located right in front of proposed WAWA project #F113-005 (corner of SW Kanner Hwy and Locks Road)*

Like I said earlier on our phone call, I am concerned with the access point I have been told will be made to the gas station if/when constructed.

Observations/Concerns:

- 1. Single lane road into and out of Locks road from SW Kanner Hwy
 - a. Entrance to SE is just 100+ feet from the light*
 - b. Proposed entrance would be right in front of the entrance to SE*
 - c. Getting out in the mornings is truly a night mare as the traffic light's timing is short and there is no real traffic curtesy to get on Locks Road**
- i. There will be a major cluster F when there is a school bus picking up kids just 80 feet of the corner and just 20+ feet away from proposed entrance to WAWA and exit to SE*
- 2. This is the primary road for exit for the fire trucks - fire house located about ½ mile in on Locks Road
 - a. No easy way to move in case of an emergency**
- 3. There is another exit road (SW Tropical Ave) off Locks Road that exits onto Kanner, but there is no traffic light there, as such, people do not take it because of the delays and potential traffic hazards.
 - a. Note, as the county expands towards Indian Town ((2) large warehouse, 2 golf courses, hundreds of homes being built, (2) schools, shopping center soon to follow, theses access points will be a significant safety problem.**

I am sure that later on, I will have more to comment on but these points are just of the top of my head – I am sure the other board members will also chime in with their comments/observations.

Once again thanks for listening.

Peter Leon
Red Lion Consulting LLC
Red Lion BBQ
Leonp@redlionc.com
956-802-4207

From: John Sinnott <jsinnott@martin.fl.us>

Sent: Tuesday, April 2, 2024 9:29 AM
To: pelm51@hotmail.com
Subject: F113-005 - Wawa at Locks & Kanner

Good morning Peter,

I will let you know when the hearings are scheduled for this project. We are still several months away. Please let me know if you have any additional comments/questions in the meantime.

Thanks,

John Sinnott

Senior Planner
Growth Management Department
Martin County Board of County Commissioners
(772) 320-3047 | jsinnott@martin.fl.us

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From: [Sharon Rieck](#)
To: [John Sinnott](#)
Subject: Construction of a Wawa - Location Kanner Hwy. & Locks Rd.
Date: Tuesday, April 2, 2024 9:45:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)



Good morning Mr. Sinnott,

I am a resident of Savannah Estates and have viewed the site plan for the Wawa to be constructed at Kanner Highway and Locks Rd.

I was surprised to see an actual entrance/exit for the Wawa off of Locks Rd. and more importantly, literally centered in front of our development. This will clearly cause additional traffic jams for the residence of Savannah Estates as well as the various communities off of Locks Rd. The Wawa traffic will use our entrance for illegal turn arounds and will pose unsafe conditions for the residence entering and exiting Savannah Estates as well as the other communities traveling Locks Rd.

Our Tropical Farms Fire Station 22 exits onto Locks Rd. for all emergency calls. Their ability to reach their destination will be severely hindered by the increased traffic resulting from the entrance/exit of the Wawa on Locks Rd.

Furthermore, the suggested entrance/exit on Locks Rd. raises significant safety concerns for our children, particularly since the school bus stop is located at Locks Rd. and the entrance to Savannah Estates.

Could you please provide information on the scheduled hearings for the proposed construction? We want to ensure our voices are heard during the process.

Thank you for your kind attention to this matter.

Sincerely,



Sharon Rieck

President

O: [561-842-1338](tel:561-842-1338) | [800-634-8948](tel:800-634-8948) x223

F: 561-366-2258

W: www.brickmarkers.com

A: 4430 W. Tiffany Drive, West Palm Beach, FL
33407



Celebrating 25 Years | 1997 - 2022

From: [Michael lippens](#)
To: [John Sinnott](#)
Subject: Re: Wa. wa on locks rd.
Date: Wednesday, April 10, 2024 2:01:51 PM

This Email Sent From External Sender

Look again the exit on to locks shows , left and right turn arrows and it's written as proposed "left and right turn" .
Again a barrier should be placed to not allow a left. Exactly like the Walgreens exit on Salerno rd.

Thanks for your reply.

Mike Lippens

Sent from my iPad

> On Apr 10, 2024, at 8:25 AM, John Sinnott <jsinnott@martin.fl.us> wrote:

>

> Good morning Mr. Lippens,

>

> Thank you for your comments. I will pass them along to the staff reviewers in the Engineering Services Division and Traffic Division of Public Works. Those reviewers are primarily responsible for assessing potential impacts to roadways/traffic.

>

> The application is currently in the first round of review. For your reference, I have attached the proposed site plan. The design may change based on staff comments. The current design would not allow a left turn into Wawa from Locks Road.

>

> Thank you,

>

> John Sinnott

> Senior Planner

> Growth Management Department

> Martin County Board of County Commissioners

> (772) 320-3047 | jsinnott@martin.fl.us

>

> -----Original Message-----

> From: Michael Lippens <mslippens@comcast.net>

> Sent: Tuesday, April 9, 2024 7:53 PM

> To: John Sinnott <jsinnott@martin.fl.us>

> Subject: We wa on lox rd.

>

> This Email Sent From External Sender

>

> Sir,

> I just read about the WaWa on Kanner and lox rd.

> Firstly this is an atrocity to the residences as the intersection is the only exit to Kanner from the Lox area, for thousands of drivers .

> Also there are already plenty of gas stations in the immediate area.

> If however it can not be stopped it would be utterly ridiculous to enter the facility making a left turn and crossing thru traffic backed up on Lox rd.

> Similarly a car exiting trying to make a left towards the Locks area, will be passing thru cars backed up and waiting for the light at the corner of locks and Kanner.

> Cars sneaking out will surely be hit by cars entering from Kanner to lox rd.

> A barrier to prevent entrance or exit to or from the property to lox rd south lane is the correct and only solution.

> Additionally the traffic lights are already messing up traffic since the change to coordinate with Kanner highway .

> This project adversely effects all in the Locks Road area Please pass this to all that you know involved in this project Thank you Michael Lippens

>

>

> Sent from my iPhone

>

>

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>

> <2024_0326_F113-005_SP.pdf>

From: pintobon1@aol.com
To: [John Sinnott](#)
Subject: Re: Proposed Wawa - Locks & Kanner
Date: Tuesday, April 9, 2024 2:18:50 PM
Attachments: [image003.png](#)



Hi John,
Thank you so much John for getting back to me.

I think we are all concerned about another Gas Station which is part of the proposed WAWA coming to Locks Rd and Kanner Hway. What bothers me is the abundance of gas stations in this area. Do you know that there are at least 6-7 stations within a 3–5-mile distance from the new proposed WAWA.?

They are just completing a 7 Eleven on the corner of Salerno and Kanner, with a gas station. The new COSTCO that is coming, will also provide gas stations at a much cheaper price. Most people will go to Costco to get the cheaper gas.

I just think that all of these gas stations bring down the look of area and take the natural beauty away from it, not to mention cheapens the area. I know we cannot stop progress, but there are some many other stores and shops that would be better suited for the area.

Thanks John, and please keep us in the loop of meetings for the future of this proposed development.

Bonnie Pinto

On Friday, April 5, 2024 at 01:59:03 PM EDT, John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Mrs. Pinto,

We are still several months away from the hearings for the subject project, but I will let you know when the dates are set.

In the meantime, please let me know if you have any questions/comments.

Thanks,

John Sinnott

Senior Planner



Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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From: [Gillian Robbins](#)
To: [John Sinnott](#)
Subject: WAWA at Locks Road
Date: Tuesday, April 9, 2024 10:54:06 PM



Dear Sir

May I please request a copy of the site plans proposal for the new WAWA on Locks Road. This will be the 5th gas station from Locks Road to Lost River. Seems like this is a commercial venture that is not really necessary and one that is intruding into our residential area unwanted.

Gillian Robbins
ingleton2@comcast.net

8150 SW Yachtsmans Dr
34997

From: [Darlene Hyndman](#)
To: [John Sinnott](#)
Subject: WAWA on Kanner Hwy.
Date: Wednesday, April 10, 2024 4:20:59 PM

This Email Sent From External Sender

Dear Sir, We have to line as many as 14 vehicles, waiting on the light to enter Kanner from Locks Rd.. pLease, don't allow another exit onto Locks Rd. This station shouldn't be allowed as there are already several stations/convenience stores nearby

Respectfully, Mr.. & Mrs. Lynn (Darlene) Hyndman
1653 SW 85th Terrace
Stuart, FL 34997
772 324 8616

From: [Barbara Rassi](#)
To: [John Sinnott](#)
Subject: Wawa Locks Rd and Kanner Highway
Date: Wednesday, April 10, 2024 12:59:56 PM

This Email Sent From External Sender

Hello.

Thank you so much for taking this on.

I live in Locks Landing. Have been coming to this area for over 50 years (parents). Had no idea this beautiful area existed.

My question is why do we need another convenience store and gas station at that corner? From Indian St to Locks Rd, Kanner is littered with many of them and another going in on Solerno and Kanner. Why are we allowing these corporations to come in and destroy our environment? The beauty around us.

Kanner already a race track. I totally disagree with what they allowed Costco to do and I like Costco but should be further out. Too late. Let us not be too late on this nightmare.

We must have positive energy going forward as I am hoping this is not a done deal.

Let me know if I can help in any way.

Thank you again.

Barbara Rassi
Locks Landing

Sent from my iPhone

From: [Erik Skarie](#)
To: [John Sinnott](#)
Subject: Local resident request and comment for proposed Wawa on Kanner and Locks
Date: Thursday, April 11, 2024 10:10:13 AM



Good morning,

I live in Locks Landing and would like to request an electronic copy of the site plan and any other pertinent documents related to the proposed Wawa on the Kanner Hwy/Locks Rd site. I would also like to be informed of future meetings/discussion about this proposed project.

Like anyone else I would like to see Martin County retain the quiet charm that we love and are known for.

Of course that very desirability will cause more people to move in a require more services and infrastructure.

I do not believe the above mentioned site is a good location for a Wawa based on it's size relative to the site, current and future traffic issues, ingress/egress for Tropical Farms Fire Station, and lack of adequate access to the site based on current and projected street access among other issues. Please also let me know if there is a mechanism to formally express my opinion to decision makers on this project.

Thanks and best regards,

Erik Skarie
954.600.5755



VICINITY MAP
 SCALE: 1:1000
 PROJECT LOCATION

SITE DATA
 GENERAL DESCRIPTION: 100,000 SQ. FT. COMMERCIAL BUILDING WITH 100,000 SQ. FT. PARKING LOT AND 100,000 SQ. FT. LANDSCAPE AREA.
 ADDRESS: 100,000 SQ. FT. COMMERCIAL BUILDING WITH 100,000 SQ. FT. PARKING LOT AND 100,000 SQ. FT. LANDSCAPE AREA.
 ZONING: COMMERCIAL (C-1)
 PROJECT AREA DOES NOT INCLUDE ROW REDUCTION INCREASE

BUILDING DATA

PROPOSED BUILDING	5.87 SF. (0.13 AC)
PROPOSED BUILDING FOOTPRINT	98,528 SF. (2.24 AC)
PROPOSED ROOF	5.87 SF. (0.13 AC)
PROPOSED ASPHALT	38,848 SF. (0.88 AC)
PROPOSED DRIVEWAY	2,824 SF. (0.06 AC)
PROPOSED DRIVEWAY TIE-IN	12,464 SF. (0.28 AC)
PROPOSED DRIVEWAY	2,070 SF. (0.05 AC)

PROJECT AREA IMPERVIOUS / PERVIOUS

PERVIOUS	5.87 SF. (0.13 AC)
IMPERVIOUS	98,528 SF. (2.24 AC)

PROVIDER OF UTILITIES

WATER	MARTIN COUNTY UTILITIES
SEWER	MARTIN COUNTY UTILITIES
ELECTRICITY	MARTIN COUNTY UTILITIES
TELEPHONE	MARTIN COUNTY UTILITIES
CABLE	MARTIN COUNTY UTILITIES

STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL BE DESIGNED TO ACCORDANCE WITH THE REQUIREMENTS OF THE SWFWMD AND THE STATE OF FLORIDA. THE PROJECT WILL UTILIZE A HAMP PERMEABLE SOLID WASTE AND RECYCLABLE FILTER.

HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATOR USED OR STORED ON THE PROJECT SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL DRIVEWAYS AND HAMP FALLSHEET FOOT AND ADA REQUIREMENTS.

provide FPL design prior to approval of development

delete Locks exit or add turn lane at intersection

delete Locks exit or widen intersection

DENSE LANDSCAPE BUFFER OF EVERGREENS, PALMS, AND OAKS TO PROVIDE VISUAL BARRIER TO RESIDENTIAL NEIGHBORHOOD

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10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
TEL: 772-282-2485

DATE	REVISION COMMENTS

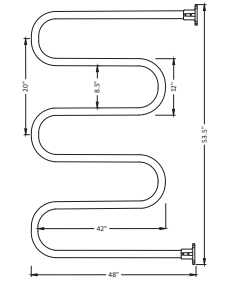
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PLANNING
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CITY

WAWA - KANNER & LOCKS SITE PLAN DETAILS

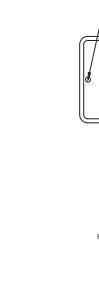


10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
TEL: 772-282-2485

23-222
2 OF 2



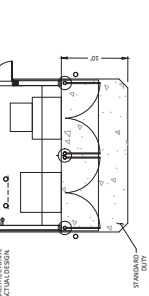
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STANDARD HEIGHT: 48"
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FINISHING OPTIONS:
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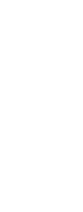
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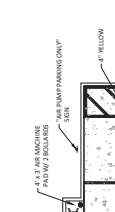
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4" x 2' AIR MACHINE
PAV' W/ 2 BOLLARDS
AIR SPACE Aisle
STREET SIDE
CONCRETE
4" WELLS
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4" x 7' AIR MACHINE
PAV' W/ 2 BOLLARDS



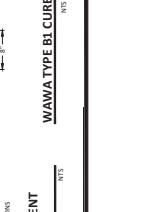
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CONCRETE SIDEWALK
TYPICAL CROSS SECTION
NOTE: TO BE CONSTRUCTED PER WAWA ALL DOT SPECIFICATIONS
(SECTION 300 AND 301) AND ALL TECHNICAL ENGINEERING REPORT
REQUIREMENTS FOR ALL TECHNICAL ENGINEERING REPORT



STANDARD DUTY CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOTE: TO BE CONSTRUCTED PER WAWA ALL DOT SPECIFICATIONS
(SECTION 300 AND 301) AND ALL TECHNICAL ENGINEERING REPORT
REQUIREMENTS FOR ALL TECHNICAL ENGINEERING REPORT



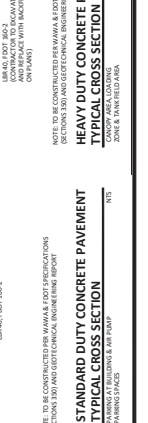
HEAVY DUTY CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOTE: TO BE CONSTRUCTED PER WAWA ALL DOT SPECIFICATIONS
(SECTION 300 AND 301) AND ALL TECHNICAL ENGINEERING REPORT
REQUIREMENTS FOR ALL TECHNICAL ENGINEERING REPORT



AIR PARKING SPACE DETAIL
4" x 7' AIR MACHINE
PAV' W/ 2 BOLLARDS
4" x 2' AIR MACHINE
PAV' W/ 2 BOLLARDS
AIR SPACE Aisle
STREET SIDE
CONCRETE
4" WELLS
4" x 2' AIR MACHINE
PAV' W/ 2 BOLLARDS
4" x 7' AIR MACHINE
PAV' W/ 2 BOLLARDS



HANDICAP SPACING/DIMENSION DETAIL
STANDARD SPACING
HANDICAP SPACE
CONFIGURATION
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HANDICAP STRIPING DETAIL
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DUMPKER CONCRETE APRON
STANDARD
CONCRETE



AIR PARKING SPACE DETAIL
4" x 7' AIR MACHINE
PAV' W/ 2 BOLLARDS
4" x 2' AIR MACHINE
PAV' W/ 2 BOLLARDS
AIR SPACE Aisle
STREET SIDE
CONCRETE
4" WELLS
4" x 2' AIR MACHINE
PAV' W/ 2 BOLLARDS
4" x 7' AIR MACHINE
PAV' W/ 2 BOLLARDS



HANDICAP SPACING/DIMENSION DETAIL
STANDARD SPACING
HANDICAP SPACE
CONFIGURATION
NOTE: ALL DIMENSIONS ARE AS NOTED.
SPACING IS 5' UNLESS OTHERWISE NOTED.



HANDICAP STRIPING DETAIL
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From: [Robert EVANS](#)
To: [John Sinnott](#)
Subject: Wawa locks road
Date: Monday, April 15, 2024 2:51:04 PM

This Email Sent From External Sender

This is a terrible location for a gas station, right at the entrance to our residential neighborhood. We certainly don't need to have the kind of additional traffic this will bring to our neighborhood!!!
Sent from my iPhone

From: [carol fitzpatrick](#)
To: [John Sinnott](#); [Margie Garren](#); [Patricia Davis](#); [Judy Gordon](#)
Cc: [Comish](#)
Subject: Kanner Highway an Locks Rd. Project # F 113-005
Date: Monday, April 15, 2024 11:26:42 PM



Dear Sir,

How is it that we can justify another gas station in such a short span of Kanner Hwy?
There are **seven existing gas stations** from Salerno Rd to 96th Street!

Respectfully,
Carol Fitzpatrick
924 SW Balmoral Tr.

Sent from [Outlook](#)

From: [Carol Goodcuff](#)
To: [John Sinnott](#)
Subject: Wawa
Date: Wednesday, April 17, 2024 11:15:40 AM



Dear Mr Sinnott,

My husband and I live in Locks Landing off of Locks Road in Stuart. We are opposed to the current site plan for the proposed Wawa Gas Station. We do not believe that it will be to anyone's benefit to have an entrance or exit off of Locks Rd. Traffic at the light at the intersection of Locks Rd and Kanner Highway is very congested during morning and afternoon commute time. By adding the proposed gas station at that intersection it will only make it more difficult. In addition, with the expansion of campsites in Phipps Park the increase in traffic on Locks Rd is significant. Very often these people are driving 35-40 ft campers on this narrow two lane road, without any idea where they are heading. Adding the gas station at the corner will only add to their confusion and in many cases create the poor choice of attempting to access the gas station off of Locks Rd. Lastly, this proposed site plan will make it almost impossible for the people of Savannah Estates to exit their community.

We would like to be notified as to any hearings and or updates as to this project.

Regards,

Robert and Carol Goodcuff
8013 SW Yachtsmans Dr
Stuart, FL 34997

[Sent from Yahoo Mail for iPhone](#)

From: [CHERYL GOLDEN](#)
To: [John Sinnott](#)
Subject: Re: Proposed Wawa - Locks & Kanner
Date: Tuesday, April 23, 2024 4:13:12 PM



Dear Mr. Sinnott,

Thank you so much for getting back to me by phone and sending me this email. Again, my concerns for this Wawa are, this this will make the 6th gas station within 3 miles from Salerno to 96 th . That's a bit much. Also trying to get out of Savannah Estates in the morning is ridiculous without the Wawawa there, the traffic is crazy. It takes about 5 to 7 minutes to get out of the neighborhood and make a left and go to Kanner. I'm also concerned with the indigents, homeless & panhandlers at gas stations. I hear the one on US one has a bunch of homeless people south of Kanner on US one. I have three young grandsons that live in that neighborhood and it just worries me.

Thank you for listening

Cheryl Golden
Sent from my iPhone

On Apr 19, 2024, at 1:49 PM, John Sinnott <jsinnott@martin.fl.us> wrote:

Hi Cheryl,

I've attached a copy of the proposed site plan. With the current design, there is no left turn allowed into Wawa from Locks Road.

The application is currently in the first round of staff review. The design may change based on staff comments.

Please let me know if you have any additional questions/comments.

Thanks,

<!--[if !vml]-->

[<image002.png>](#)

<!--[endif]-->**John Sinnott**

Senior Planner
Growth Management Department
Martin County Board of County Commissioners
(772) 320-3047 | jsinnott@martin.fl.us

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<2024_0326_F113-005_SP.pdf>

From: [Sandra Conkling](#)
To: [John Sinnott](#)
Subject: Kanner
Date: Friday, April 26, 2024 12:50:20 PM

This Email Sent From External Sender

My feeling on growth here , but to benefit population in this area west of Stuart

We do not need another gas station butted up to a neighborhood, we have enough stations

However I do wish that we had some other stores near here west of tropical farms for instance like target super store and others .. so we all do not have to drive and cram into Jensen to shop and st lucie west. Look at that traffic. Also very much like the idea of service roads leading from one plaza to another

Kanner seems to be filled with service stations and one Publix plaza & few fast food places .. big deal !! I just feel these businesses should be right into our neighborhoods. There is plenty of property west , please give us better shops.... Alleviate.The traffic jams.... Actually also we need turning lanes for instance you on us 1. Corner of us1 & kanner turning right onto kanner drivers will use the plaza to cross over to kanner because they do not want to wait for the drivers who use that right lane to go straight !!! We turning right have to wait ... totally unnecessary!! Come on now and take another look at this please

Sent from my iPhone



Neighborhood Meeting

Wawa – Kanner & Locks

RE: Informational Meeting

Dear Property Owner:

Our office represents the applicant of the above noted application for parcel located west of SW Kanner Highway and south of SW Locks Road in Stuart, Florida. The parcel included in this discussion is noted below:

Parcel ID	Owner	Acreage
08-39-41-000-004-00050-6	SW Kanner & Locks	2.29

We would like to invite you to an informational meeting that we are having regarding the proposed project. The purpose of the meeting is to discuss the project and give the property owners the opportunity to ask questions about the project. Please see the aerial which depicts the parcel that is subject to this request.



This meeting is scheduled to occur on **Thursday, May 30, 2024 at 5:00 p.m.** The meeting will be held at the **Christ Fellowship Church of Stuart, 10205 SW Pratt Whitney Road, Room 100, Stuart, FL 34997.**

We look forward to the opportunity to meet you. If you plan to attend, please **RSVP** to Patricia Sesta no later than **May 23, 2024** by calling (772) 462-2455 or by email at patriciasesta@edc-inc.com. If you have any questions about this letter, the project, or the meeting, please contact our office.

Sincerely,
ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
 Vice President

Z:\EDC-2023\23-222 - Matthew - Kanner & Locks\ENGINEERING\Documents\Letters\Neighborhood Meeting\2024-05-30_Wawa_Kanner_Locks_Neighborhood_Meeting_Invite.docx2

From: [Myra Smith](#)
To: [John Sinnott](#)
Subject: Re: RFS #514983 - Proposed Wawa - Locks & Kanner
Date: Monday, April 29, 2024 2:48:44 PM



Hi John,

Thanks so much for sharing the site plan. Please take into consideration, when staff reviews....the entrances and exits.

- Locks Rd, since the traffic lights changed patterns, has been ridiculous with traffic backed up past Wildwood leaving it impossible for people that live off Wildwood to get out of their street with out having to deal with one or 2 light changes.
- The impact on Phipps Park's 100+ campsites that are now with electric and sewer and completely full since it's rehab...have quadrupled the traffic coming down Locks Rd. and entering Kanner Highway.
- The exit on Kanner should be left and right, but there is a divided highway. All traffic that heads north on Kanner will have to flow into Locks Rd and add to the impact of waiting for a very slow (although long, once it's green) traffic light.

Spend a week coming and going from this neighborhood before any decisions are made.

Thanks for your consideration.

Myra Smith

On Apr 29, 2024, at 8:47 AM, John Sinnott <jsinnott@martin.fl.us> wrote:

Good morning Myra,

I have attached the current site plan for the proposed Wawa at Locks and Kanner. The application is currently in the first round of staff review. The design may change based on staff comments.

Given that we are still early in the process, dates have not yet been set for the public hearings before the Local Planning Agency and Board of County Commissioners. My best estimate is that the hearings are still several months away. I will notify you when the dates are set.

Please let me know if you have any questions/comments in the meantime.

Thanks,

[!\[\]\(f60b7a900783ac3fd531bfd9c111be6d_img.jpg\)John Sinnott](#)

Senior Planner

Growth Management Department

Martin County Board of County Commissioners
(772) 320-3047 | jsinnott@martin.fl.us

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<2024_0326_F113-005_SP.pdf>

From: [Lesley Frear](#)
To: [John Sinnott](#)
Subject: Proposed Wawa on Kanner and Locks Rd
Date: Tuesday, April 30, 2024 11:26:44 AM



Hello Mr. Sinnott,

We really do not need or want another gas station here. There are many gas stations located within 1/3 mile. This would be a 24 hour gas station which will cause alot more traffic holdups, more people into a residential area and most importantly ugly things up even more so.

What can we do to stop this?

Regards,

Lesley Frear

From: [Jennifer Blot](#)
To: [John Sinnott](#)
Subject: Wawa Kanner Highway and Locks Road
Date: Monday, May 6, 2024 2:38:14 PM

This Email Sent From External Sender

Dear Mr. Sinnott,

I understand you are the party to contact regarding the proposed Wawa at Locks and Kanner Highway. I am a long time resident of Gregor Woods and am very concerned about the location of this project, especially the access points to it. The traffic at that intersection, leaving the Tropical Farms area is already quite congested, especially during rush hours in the morning and evening. We are hoping that there will be no entrance or exit onto Locks Road. Also, we would ask that it be landscaped to hide the gas station as this has been and will continue to be a residential area.

In closing, would you please share when and where a public meeting will be held to discuss this project?

Respectfully,
Jennifer Blot
1740 SW Belgrave Terrace
Stuart, FL 34997
(772) 486-6964

Sent from my iPad

From: [Paul Fulks](#)
To: [David Baggett](#)
Cc: [John Sinnott](#); usedcranes@earthlink.net; [Roberta Moss](#); [Brad Currie](#); [Sarah Phillion](#)
Subject: Re: F113-005 - Wawa-Kanner & Locks
Date: Wednesday, May 29, 2024 8:22:02 PM



David

Good evening. Hope all is well in your world today.

We did not get a letter but did receive notice today from the HOA regarding the information meeting tomorrow. Unfortunately I have a prior commitment and cannot attend.

My previously expressed concern with traffic remains. I think the intersection needs widened to properly support the proposed Wawa.

Thanks for considering the road widening. Have a great day!

Thanks,

Paul D. Fulks, P.E.

[\(386\) 986-0577](tel:(386)986-0577)

From: Paul Fulks <paul.fulks.p.e@gmail.com>
Sent: Monday, April 15, 2024 4:46:09 PM
To: David Baggett <davidbaggett@edc-inc.com>
Cc: John Sinnott <jsinnott@martin.fl.us>; usedcranes@earthlink.net <usedcranes@earthlink.net>; Roberta Moss <robertagmoss@att.net>; Brad Currie <bradcurrie@edc-inc.com>; ComAide4@martin.fl.us <ComAide4@martin.fl.us>
Subject: Re: F113-005 - Wawa-Kanner & Locks

David,

Thanks for the conversation this morning.

The proposed landscape plan appears to satisfy the concern expressed this morning. Thank you for sharing.

We look forward to reviewing the FPL proposed design for the relocation of their utility.

Our concern remains with the exit from Wawa onto Locks Road. I appreciate our conversation this morning regarding that element. If the exit is to remain, then we feel road widening and intersection improvements will be necessary at Kanner/Locks as described in my earlier email.

Again, I really appreciate your willingness to listen and consider the concerns of the community. Ultimately we all want to welcome Wawa with a safe and efficient development.

Thanks!

Paul D. Fulks, P.E.
386-986-0577

On Sun, Apr 14, 2024 at 9:49 PM David Baggett <davidbaggett@edc-inc.com> wrote:

Mr Fulks, to start the ball rolling - in case this was not shared with you please see the attached landscape plans. It may offer some additional perspective to the buffer comments you have. Currently it is proposed to include shrubs, trees, and an opaque fence with landscaping on both sides. So the pond is not just grassed as indicated.

As I mentioned in my first email, happy to discuss and share more information we have on your other items.

Thank you and have a nice evening

David C. Baggett, P.E.

Regional Manager | Engineering Division



NORTH OFFICE: 930 S Harbor City Blvd, Suite 506, Melbourne, Florida 32901

PHONE: 321-280-9969 EXT 101

SOUTH OFFICE: 10250 SW Village Parkway, Suite 201, Port Saint Lucie, Florida 34987

PHONE: 772-462-2455 EXT 113

MOBILE: 321-848-2851

DavidBaggett@EDC-Inc.com | www.EDC-Inc.com



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From: David Baggett

Sent: Sunday, April 14, 2024 9:36 PM

To: Paul Fulks <paul.fulks.p.e@gmail.com>

Cc: John Sinnott <jsinnott@martin.fl.us>; usedcranes@earthlink.net; Roberta Moss <robertagmoss@att.net>; Brad Currie <bradcurrie@edc-inc.com>; ComAide4@martin.fl.us

Subject: Re: F113-005 - Wawa-Kanner & Locks

Good evening Mr. Fulks - thank you for copying our office on this. We also see the communication as positive and productive. We of course spend many, many man-hours looking at the items you have noted but hearing from those that live there is always valuable. In that spirit I would be happy to discuss some of these items in more detail with you. We don't shy away from communicating the nuts and bolts of our projects and we certainly have additional information related to these topics you may benefit from discussing. You can give me a call any time at any of the numbers below.

As I mentioned to you prior, we are rounding up the address list this week for a neighborhood meeting. We are aiming to have that at the Christ Fellowship Church on Pratt Whitney in early May (awaiting the church's confirmation). Invitations should be sent out soon.

Have a great evening and we look forward to the ongoing coordination

David C. Baggett, P.E.

ENGINEERING DESIGN & CONSTRUCTION, INC.

Regional Manager | Engineering Division

NORTH OFFICE: [930 S Harbor City Blvd, Suite 506, Melbourne, Florida 32901](#)

PHONE: [321-280-9969 EXT 101](tel:321-280-9969)

SOUTH OFFICE: [10250 SW Village Parkway, Suite 201, Port Saint Lucie, Florida 34987](#)

PHONE: [772-462-2455 EXT 113](tel:772-462-2455)

MOBILE: [321-848-2851](tel:321-848-2851)

DavidBaggett@EDC-Inc.com | www.EDC-Inc.com

On Apr 14, 2024, at 8:37 PM, Paul Fulks <paul.fulks.p.e@gmail.com> wrote:

Good morning John,

Thank you again for communicating with us regarding the proposed Wawa at Kanner and Locks Road. I've also had direct communication with the Engineer of Record. In the interest of maintaining positive and productive conversations I've copied them in this correspondence. Other folks included are representatives of our HOA and our County Commissioner.

There are significant concerns with the proposed site plan. Please consider further:

1. The plan identifies a 40' landscape buffer, but also indicates the same area as a "bio-retention pond" which is NOT a landscape buffer. That should not be approved. Landscape is not the same as grass. Please require a landscape buffer between Wawa and the Osborn residence consisting of a variety of trees and shrubs densely planted to provide a visual barrier. Of course, you are already aware that the Martin County Land Development Code requires a "*type 3 bufferyard*: A 30-foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity." The proposed site plan does not meet the minimum requirements of the Martin County Land Development Code, and should not be approved. Please match the neighboring residential development to the west which includes pines, palms, oaks, and shrubs as its landscape buffer. We understand this may prohibit the retention pond but an exfiltration system may be provided in the front parking lot to handle the stormwater management requirements.

2. The proposed relocation of FPL power poles appears to adversely affect the electrical primary service into Savannah Estates. The poles also are at the end of a long line of overhead power and their removal will likely require reengineering of a significant length of overhead power along Locks Road. This may disrupt electrical utility for a significant number of residences. Please require a final design from FPL before approving the Wawa development, or disallow the Locks Road access.

3. During peak times, traffic currently backs-up on Locks Road to Wildwood Road. This is already problematic for Martin County Fire Station #22. Please consult with Martin County Fire Department and gain an understanding of the current difficulties they have navigating the Locks/Kanner intersection. We have observed emergency vehicles driving south in the northbound lane to reach the intersection due to traffic typically backed up to Marin Drive. Any additive traffic onto Locks should be discouraged. Please disallow the Locks Road exit.

4. The proposed Wawa exit onto Locks Road creates a traffic pattern of eastbound Kanner Hwy through the Wawa and onto Locks before continuing eastbound on Kanner. With the popularity of Wawa we also anticipate an influx of traffic from the Interstate to Wawa and returning to the Interstate via Locks Road. Locks Road is already problematic, often backing up to Wildwood during peak traffic times. Please disallow the Locks Road exit. If you are inclined to approval, please first consider the following:

- a. Has a traffic circle (roundabout) been evaluated at Marin and Locks?

b. Please consult with Martin County Schools transportation and advise of changes required to the existing school bus stop

c. Please require widening the Locks/Kanner intersection to provide two left-turn lanes eastbound and a third lane for right turn westbound on Kanner.

Again, we want to welcome the Wawa to the neighborhood, we just need them welcomed in a safe and efficient manner consistent with other developments and which does not further complicate an already overcrowded intersection.

Attached are some markups to the plan to help communicate some concerns.

Hopefully this is helpful and adds value to the project. We look forward to continuing the communications and conversation. Feel free to contact me for clarification.

Thanks!

Paul D. Fulks, P.E.

386-986-0577

On Tue, Apr 2, 2024 at 10:37 AM John Sinnott <jsinnott@martin.fl.us> wrote:

Will do, Paul. No problem, we're here for any questions.

Thanks,

[<image004.png>](#)

John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

From: Paul Fulks <paul.fulks.p.e@gmail.com>
Sent: Tuesday, April 2, 2024 10:20 AM
To: John Sinnott <jsinnott@martin.fl.us>
Cc: usedcranes@earthlink.net
Subject: Re: F113-005 - Wawa-Kanner & Locks



Yes please notify me of the meetings.

There's already quite a level of concern within our neighborhood regarding the Locks Road access. You may start hearing from others as well.

Thanks for what you do to make Martin County a great place to live!

Thanks,

Paul D. Fulks, P.E.

[\(386\) 986-0577](tel:(386)986-0577)

From: John Sinnott <jsinnott@martin.fl.us>
Sent: Tuesday, April 2, 2024 8:30:00 AM
To: Paul Fulks <paul.fulks.p.e@gmail.com>
Cc: usedcranes@earthlink.net <usedcranes@earthlink.net>
Subject: RE: F113-005 - Wawa-Kanner & Locks

Thank you for your comments, Paul. I will forward these along to the project reviewers in the Engineering Services Division and Traffic Division of Public Works. Those reviewers are primarily responsible for assessing proposed roadway connections and potential impacts to traffic.

We are still several months away from the hearings for this project. If you'd like to be notified of the hearing dates so that you can voice your concerns, I'd be happy to let you know when they are scheduled.

Thanks,

[<image003.png>](#)

John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

From: Paul Fulks <paul.fulks.p.e@gmail.com>
Sent: Monday, April 1, 2024 6:05 PM
To: John Sinnott <jsinnott@martin.fl.us>
Cc: usedcranes@earthlink.net
Subject: Re: F113-005 - Wawa-Kanner & Locks



Hi John,

Thank you for the prompt reply.

Wawa will be a great addition to the area. The quality of their services and the quality of their facilities are appreciated. Wawa's are extremely popular and will certainly draw more traffic to Locks Road as their services are typically favored over local competitors (Mobil and 7-Eleven). The additional traffic on Locks Road, particularly during peak traffic will be problematic. Please consider further:

It is already difficult to exit Savannah Estates during peak traffic times. The design already recognizes the issue by limiting Locks Road entrance to eastbound traffic only. It is clear the design intends to restrict westbound traffic from entering the Wawa. But, this will still be confusing to traffic wanting to enter Wawa from Kanner Hwy. That confusion will lead to traffic conflicts directly in front of Savannah Estates. Vehicles wanting to enter Wawa will mistakenly enter Locks Road and then either enter unsafely through the exit, or inappropriately try to turn around in the Savannah Estates entrance. Both are unsafe and undesired.

Sight distances on Locks near Kanner are already reduced due to the geometric alignment of the intersection Kanner/Locks-Kansas. Due to the bend in the road,

traffic entering Locks does not have adequate sight distances to navigate a stopped vehicle wanting to incorrectly enter the proposed exit at Wawa. This will create an unsafe condition.

Locks Road at Savannah Estates is a school bus stop for Martin County Schools. This concern should speak for itself. We don't need added traffic conflicting with school bus traffic.

There are also a number of pedestrians that utilize the sidewalks regularly walking Locks, Kanner and Tropical Farms loop. Having the WaWa entrance as currently proposed will be detrimental to pedestrian use and cause an unsafe condition.

Please disapprove of the Locks Road driveway connection and require a 6' opaque white vinyl fence and full landscape buffer between the parking lot and Locks Road.

Thanks!

Paul D. Fulks, P.E.

386-986-0577

On Mon, Apr 1, 2024 at 1:59 PM John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Mr. Fulks,

We have received your request regarding the subject project. I have attached the proposed site plan. They are currently proposing ingress/egress from both Kanner and Locks. We are currently in the first round of review, so this layout may change based on staff comments.

Thanks,

<[image003.png](#)>

John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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<public comments Wawa Kanner and Locks Site Plan 2024_04_14.pdf>

From: prph03@gmail.com
To: [Sarah Heard](#)
Subject: Gas station on the corner of Kanner and Locks Rd. NOT a good fit. We have 7 gas stations within a mile and another one is too much. That corner has so much traffic as it is and it would be a nightmare with u-turns coming east. So frustrating to see the...
Date: Thursday, May 30, 2024 11:43:55 AM

This Email Sent From External Sender

Sent from my iPhone

From: [Nicholas Curto](#)
To: [John Sinnott](#)
Subject: Re: Wawa - Locks & Kanner
Date: Tuesday, June 4, 2024 10:30:13 PM
Attachments: [image002.png](#)



Dear Mr. Sinnott,

I appreciate you taking the time to send all this information my way. As a resident, I am curious as to if you will have a public session or meetings about this site, as I think this proposed plan will affect the traffic in our small, tightly knit neighborhood in a negative way. I understand the public often does not have a say in projects such as these, however with how long some of the residential streets in this neighborhood have been around, in some cases much longer than most of what exists in Martin county today, it would be greatly appreciated if the opposite were the case. My goal here is to preserve the wellbeing of my neighborhood, which I have called home for 27 years now. If you can send me any more information about other folks I will need to contact, as well as laws and statutes, I would greatly appreciate it.

Sincerely,

Nicholas Curto

On Mon, Jun 3, 2024 at 3:04 PM John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Mr. Curto,

I was told that you are seeking additional information regarding the proposed Wawa at Locks and Kanner.

The development application is in review. The first round of staff comments was sent to the applicant last week. We are waiting on the applicant to resubmit materials, then another approximately 60-day staff review period will commence. The application will go through as many rounds of review as necessary to ensure compliance with the Comprehensive Growth Management Plan and Land Development Regulations.

I have attached the proposed site plan. There will likely be some changes to this design based on staff comments.

Please let me know if you have any questions or comments.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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From: [Amymarie Mahery](#)
To: [John Sinnott](#)
Subject: Wawa Kanner and locks
Date: Wednesday, June 19, 2024 10:44:31 PM

This Email Sent From External Sender

As a resident off Locks, I want to urge you to shut this down. There are more than gas stations in this area and we already have a traffic problem, especially since the changing of the timing of the lights. I request, as many in the area do, to reject this plan. Last thing we need to be is another PSL.

Sent from my iPhone

From: [Renee Benevides](#)
To: [John Sinnott](#)
Subject: RFS#514983
Date: Saturday, June 22, 2024 12:39:56 PM



Good Afternoon John,
I'm writing this email as a concerned homeowner in Stuart for a potential development project.

The proposed Wawa build on Locks road is really causing an uproar within our community. I live off 18th Ave and I want to make a formal request against the Wawa being built. We are in a residential community, not commercial, and there is no reason to bring this to the area. We have 5 other gas stations in a mile radius, and the local residents do not want the Wawa here. This is only going to draw in people from the highway and bring more crime to the area. We are not interested in this gas station on locks. Please consider everyone's requests that actually live in the area.

Thank you
Renee Benevides

[Sent from Yahoo Mail for iPhone](#)

From: [Ian Hux](#)
To: [John Sinnott](#)
Subject: Lock Road proposed Wawa
Date: Saturday, June 22, 2024 12:47:16 PM

This Email Sent From External Sender

Dear John,

I hope this email finds you well. I am reaching out to you as a deeply concerned homeowner in Stuart regarding a proposed development project that has been causing quite a stir within our community.

The proposed construction of a Wawa on Locks Road has ignited a significant amount of worry and apprehension among the residents. As a resident myself, residing off 18th Ave, I feel compelled to formally request that the construction of the Wawa be reconsidered and halted. Our community is primarily residential, and there seems to be no justifiable reason to introduce such a commercial establishment into our serene neighborhood.

It is crucial to highlight that we already have five other gas stations within a mile radius, rendering the addition of a Wawa unnecessary and redundant. Moreover, the local residents have expressed their unanimous opposition to the presence of a Wawa in our area. Introducing this gas station will only attract individuals from the nearby highway, consequently exposing our community to a potential increase in crime rates and other safety concerns.

Additionally, it is important to recognize that the construction of a Wawa on Locks Road will inevitably have a detrimental impact on the value of our homes and the overall appeal of the area. As concerned homeowners, we take great pride in maintaining the integrity and desirability of our community. Allowing the construction of the Wawa would not only compromise our safety but also diminish the value of our investments.

I kindly implore you to consider the heartfelt requests of the residents who actually reside in this area. We have a shared interest in preserving the safety, well-being, and value of our community. Your attention to this matter is greatly appreciated.

Thank you for your time and consideration.

Sincerely,

Ian Hux

From: [Emily Leach](#)
To: [John Sinnott](#)
Subject: Wawa; Kanner Hwy/ Locks Rd Stuart, Fl
Date: Saturday, June 22, 2024 11:04:58 AM

This Email Sent From External Sender

Please stop proposed Wawa station on Kanner & Locks Road. This is a very busy intersection already with heavy traffic in and out of Locks Rd.
It is the only way out of the whole area, all the subdivisions all the private homes, have to exit through Locks Road
Sent from my iPhone. Also we do not need the Riff Raff.. having access to our community
thanks for your consideration

From: [Personal](#)
To: [John Sinnott](#)
Subject: Kanner and Locks Wawa opposition
Date: Saturday, June 22, 2024 9:42:10 AM

This Email Sent From External Sender

Mr Sinnott,

I am amazed of the amount of projects being approved in the western community. Even with this very much contested growth I find myself even more amazed that the county is considering adding more gas stations and especially one heading to one of the nicest communities, tropical farms.

I realize unlike the commissioners who are elected and will meet their fate come elections that you are an employee of our once fine county. As such I would hope you live and enjoy all this county has done to keep it family friendly and slow growth minded.

I realize you have to follow what laws and regulations are in place. But as you review this project, this cannot be the location for another unneeded gas station. How can the ecological impacts not to mention the traffic congestion and other ill effects of a gas station can bring be green lighted for this corner. Stop the madness. Be a part of the solution, not the problem. Take bold and appropriate action and turn this away.

Steve Meyer

From: [Laura Morgan](#)
To: [John Sinnott](#)
Subject: Project #F113-005/RFS#514983
Date: Saturday, June 22, 2024 9:09:42 AM



Good Morning John,

I am writing this email to contest the proposed WAWA on the corner of Locks Rd and Kanner Hwy. We have 6 gas stations within 2 miles from this location and it is not necessary to put this type of commercial business in a residential area full of children.

This type of establishment will encourage the residential children of walking and bike age to frequent this establishment and propose a higher risk for accidents, abduction, death, and human trafficking.

Directing more traffic to this residential neighborhood also proposes more congestion, as it is already overloaded with residents trying to get in and out of the neighborhood.

The neighborhood will have an increase in unwanted trespassers of all hours of the night traveling through our streets looking for an opportunity.

This will bring a fire explosive hazard to the 2 immediate homes that are adjacent to this property, as well as health risks from exhaust fumes and pollution.

This will bring unwanted noise to our quite neighborhood.

And not to mention the effect it will have on our aquatic resources.

Please help us fight this proposed establishment and relocate their plan to another location.

Respectfully,

Laura Morgan
Welcome Home Realty Intl
1959 NE Jensen Beach Blvd
Jensen Beach FL 34957

Office 772.934.9400
Cell 772.233.2498
Fax. 772.618.1277

"One Happy Neighbor At A Time"

From: kaffy22@aol.com
To: [John Sinnott](#)
Subject: Re: Proposed Wawa - Locks & Kanner
Date: Tuesday, June 25, 2024 6:35:21 PM
Attachments: [image002.png](#)
[image005.png](#)



John,

Based on our 45 years of living on Locks Road and Kanner Highway, I can attest that the intersection is consistently jammed with traffic throughout the day. With the expansion of Phipps RV Park to double its number of sites, our once peaceful street is now frequented by more recreational vehicles.

Regrettably, I believe that adding a WaWa to this already congested area is a recipe for disaster. The proposed layout would likely lead to a significant increase in accidents due to the lack of space for a safe entrance or exit on Locks Road. According to your plans, it would seem that vehicles would enter from Locks Road. For instance, if a vehicle on Kanner Highway is heading west and decides to make a right turn to head south, it would have to wait for the traffic to clear, which would then cause a back-up on Kanner. To leave Kanner Highway from the proposed WaWa, drivers would have to make a U-turn at Florida Club to return to I-95, which would undoubtedly pose a risk to traffic safety. I urge you to reconsider this study to prevent potential accidents caused by impatient drivers. The recent adjustment of traffic light timings has already led to drivers disregarding traffic signals and not waiting for a green light, running the light, as well as attempting risky right-turn U-turns to return east on Kanner.

Additionally, the residents on Tropical Avenue and surrounding areas are now using the Locks Road/Kanner Hwy traffic light to exit the neighborhood due to the traffic congestion, because it has made it impossible for them to cross two lanes to return east.

Thank you for taking the time to consider these concerns.

Bob and Kathy Peplow
772-521-2050

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

On Tuesday, June 25, 2024, 4:37 PM, John Sinnott <jsinnott@martin.fl.us> wrote:

Hi Kathy/Bob,

Thanks for your call. Please feel free to send along any comments.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

From: John Sinnott

Sent: Thursday, May 2, 2024 10:40 AM

To: kaffy22@aol.com

Subject: Proposed Wawa - Locks & Kanner

Hi Kathy,

The application for the proposed Wawa is currently in the first round of staff review.

Please let me know if you have any additional questions/comments.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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From: [Eileen Weisgerber](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#)
Cc: [John Sinnott](#)
Subject: WAWA Locks and Kanner
Date: Thursday, June 27, 2024 2:26:02 PM



Good afternoon,

This email pertains to the "pending" Project #F113-005 WAWA Kanner/Locks Road. The idea of a WAWA at this location makes no sense at all unless you are the owner of that property and don't care about the existing neighborhood. The constant noise, the lights, the trash, the traffic, crime are just a few issues that will impact this neighborhood in a bad way if this project is approved. With eight existing gas stations in this area, we really do not need another one. We are 100% against this project and hope that the Board will listen to the concerns of the neighborhood and not approve this project.

Sincerely,
Keith and Eileen Weisgerber

From: [Sarah Philion](#)
To: [John Sinnott](#)
Subject: FW: Gas Station
Date: Thursday, July 25, 2024 10:38:29 AM
Attachments: [image001.jpg](#)

Hi John

FYI

This email came in while I was on vacation.

Thanks

Sarah Philion

Commission Aide-District 4
Commissioner Sarah Heard
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
(o) 772-221-2358 (f) 772-288-5432

bocc_logo_90



From: carol fitzpatrick <carolfitzz@hotmail.com>
Sent: Monday, July 8, 2024 12:03 AM
To: Sarah Heard <sheard@martin.fl.us>
Cc: Margie Garren <mregarren@aol.com>; Patricia Davis <ptbt89@aol.com>; Judy Gordon <augirls@bellsouth.net>
Subject: Gas Station



Good Morning,

Wawa gas station is applying to build on the corner of Kanner Hwy and Locks Landing .

Tell me is this corner a stop for children being picked up by school buses??

I have concerns, this is a residential area that does not need a gas station opened 24 hrs.

Do we really need another gas station, their is 8 existing gas stations on Kanner Hwy from Salerno

th

through 96 Street.

Thank you for your time,

Carol Fitzpatrick

Florida Club

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.

Sent from [Outlook](#)

From: [Ian Hux](#)
To: [John Sinnott](#)
Subject: Re: Lock Road proposed Wawa
Date: Monday, July 29, 2024 3:43:07 PM

This Email Sent From External Sender

Sure, here's a more direct and legally oriented response:

Subject: Re: Development Application for Wawa on Locks Road

Dear John,

Thank you for your prompt response and the information regarding the status of the development application for the Wawa on Locks Road.

I appreciate the clarification and details about the review process. It is reassuring to know that the application will undergo thorough scrutiny to ensure compliance with the Land Development Regulations (LDR) and Comprehensive Growth Management Plan (CGMP).

I would like to reiterate the significant concerns shared by many residents regarding this development. The introduction of a Wawa in our primarily residential area, which already has multiple gas stations within a close radius, is unnecessary. This development poses a potential threat to our community's safety, increases the likelihood of crime, and negatively impacts our property values.

I look forward to participating in the public hearing process and voicing our community's concerns before the Local Planning Agency and the Board of County Commissioners (BOCC). Please keep me informed of any updates or opportunities for public input as the application progresses.

Thank you once again for your time and consideration.

Best regards,

Ian Hux

> On Jul 29, 2024, at 2:37 PM, John Sinnott <jsinnott@martin.fl.us> wrote:

>

> Good afternoon Ian,

>

> Thanks for your comments. I received your 6/22 email. I apologize if my response on 6/25 did not go through, see attached.

>

> The development application is currently in the second round of staff review. We expect to have another staff report ready by the end of September. The application will go through as many rounds of review as necessary to ensure the proposal complies with the Land Development Regulations (LDR) and Comprehensive Growth Management Plan (CGMP). The Board of County Commissioners (BOCC) is the final decision maker for this application. Once the applicant has satisfactorily addressed the comments from our staff reports, the application will be scheduled for a public hearing before the Local Planning Agency followed by a public hearing before the BOCC.

>

> Thank you,

>

> John Sinnott

> Senior Planner
> Growth Management Department
> Martin County Board of County Commissioners
> (772) 320-3047 | jsinnott@martin.fl.us

> -----Original Message-----

> From: Ian Hux <ianhux@yahoo.com>
> Sent: Monday, July 29, 2024 1:26 PM
> To: John Sinnott <jsinnott@martin.fl.us>
> Subject: Re: Lock Road proposed Wawa

> This Email Sent From External Sender

> Dear John,

> I hope this email finds you well. I am writing to follow up on the email I sent on 06/22/2024, concerning the proposed Wawa construction on Locks Road in Stuart. As a deeply concerned homeowner residing off 18th Ave, I have yet to receive a response to my initial correspondence and am eager to discuss this matter further.

> To reiterate, the introduction of a Wawa in our predominantly residential neighborhood has sparked significant concern among the residents. We already have five gas stations within a mile radius, making the addition of another redundant. Our community is worried about the potential increase in crime rates, safety concerns, and the negative impact on our property values.

> We, as a community, take great pride in maintaining the integrity and appeal of our area. The construction of a commercial establishment like Wawa would compromise the safety, well-being, and investments of the homeowners in this neighborhood.

> I kindly urge you to consider the collective concerns of the local residents and request that the proposed construction be reconsidered. Your prompt attention and response to this matter would be greatly appreciated.

> Thank you for your time and understanding.

> Sincerely,

> Ian Hux

>> On Jun 22, 2024, at 12:46 PM, Ian Hux <ianhux@yahoo.com> wrote:

>> Dear John,

>> I hope this email finds you well. I am reaching out to you as a deeply concerned homeowner in Stuart regarding a proposed development project that has been causing quite a stir within our community.

>> The proposed construction of a Wawa on Locks Road has ignited a significant amount of worry and apprehension among the residents. As a resident myself, residing off 18th Ave, I feel compelled to formally request that the construction of the Wawa be reconsidered and halted. Our community is primarily residential, and there seems to be no justifiable reason to introduce such a commercial establishment into our serene neighborhood.

>> It is crucial to highlight that we already have five other gas stations within a mile radius, rendering the addition of a Wawa unnecessary and redundant. Moreover, the local residents have expressed their unanimous opposition to the presence of a Wawa in our area. Introducing this gas station will only attract individuals from the nearby highway, consequently exposing our community to a potential increase in crime rates and other safety concerns.

>> Additionally, it is important to recognize that the construction of a Wawa on Locks Road will inevitably have a detrimental impact on the value of our homes and the overall appeal of the area. As concerned homeowners, we take

great pride in maintaining the integrity and desirability of our community. Allowing the construction of the Wawa would not only compromise our safety but also diminish the value of our investments.

>>

>> I kindly implore you to consider the heartfelt requests of the residents who actually reside in this area. We have a shared interest in preserving the safety, well-being, and value of our community. Your attention to this matter is greatly appreciated.

>>

>> Thank you for your time and consideration.

>>

>> Sincerely,

>>

>> Ian Hux

>

>

>

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>

> <mime-attachment>

From: [Sarah Phillion](#)
To: [John Sinnott](#)
Subject: FW: Proposed Wawa at Kanner and Locks Road
Date: Monday, August 19, 2024 3:02:35 PM

Hello John,

I responded to Tammy and told her that I would forward her email to you.

Thanks!

Sarah Phillion

From: Tammy Amerson <mama101799@gmail.com>
Sent: Friday, August 16, 2024 4:49 PM
To: Comish <Comish@martin.fl.us>
Subject: Proposed Wawa at Kanner and Locks Road



Greetings county commissioners,

My name is Tammy and I have resided in martin county for the past 20 years. During this time, I have seen our county grow exponentially. I believe there was a time when some constraints were placed on the amount of growth, but from what I am seeing now in our community, those constraints seem to be all but gone. I have never written before but when the yellow signs came up for the proposed Wawa on the corner of locks road and Kanner hwy, I felt I had to speak up. I live close to where this proposed Wawa will be built. As soon as you make the left onto Kanner hwy from locks road there are probably seven gas stations within about a mile or two. A new 7-11 was just built on Kanner hwy and is probably about a mile or so away, so I can't see the need for another gas station/convenience store so close to the new 7-11. This Wawa will destroy more trees, and habitat for birds and other small wildlife, along with bringing more traffic to the residential area. There will also be light and noise pollution to all the homes that surround where they are proposing to build this project. I have also seen homeless at the Wawa that is located on Kanner and Monterey road, so that element will also be a concern to those living near this development. Please take my concern into consideration when reviewing the proposed project. I have also spoken with many of my neighbors and friends and they have concerns about this project as well, and do not want this project to move forward. I would love to attend a meeting to speak in person about my concerns, are there plans to discuss this project, or is there anyone else I can reach out to? Thank you for your time and consideration.

Sincerely,

Tammy

From: [Tammy Amerson](#)
To: [Sarah Heard](#)
Subject: Fwd: Proposed Wawa at Kanner and Locks Road
Date: Saturday, August 17, 2024 1:55:53 PM



Good afternoon Mrs Heard,

I emailed this letter to all of the commissioners, however after doing some more research I discovered that you are my representative for district 4, so I wanted to get this directly to you.

I was so happy to read in your bio that you continue to want to control overdevelopment and protect our residences and natural habitat in Martin county. I feel the same way and that is why I wanted to bring to your attention the proposed development of this Wawa.

As you will read in my letter this Wawa will destroy more natural habitat for our wildlife, bring noise and light pollution and increased traffic to our community. I hope you will read my letter and allow me some time to discuss my concerns. I look forward to hearing from you.

Sincerely,

Tammy Amerson

----- Forwarded message -----

From: **Tammy Amerson** <mama101799@gmail.com>
Date: Fri, Aug 16, 2024 at 4:49 PM
Subject: Proposed Wawa at Kanner and Locks Road
To: <comish@martin.fl.us>

Greetings county commissioners,

My name is Tammy and I have resided in martin county for the past 20 years. During this time, I have seen our county grow exponentially. I believe there was a time when some constraints were placed on the amount of growth, but from what I am seeing now in our community, those constraints seem to be all but gone. I have never written before but when the yellow signs came up for the proposed Wawa on the corner of locks road and Kanner hwy, I felt I had to speak up. I live close to where this proposed Wawa will be built. As soon as you make the left onto Kanner hwy from locks road there are probably seven gas stations within about a mile or two. A new 7-11 was just built on Kanner hwy and is probably about a mile or so away, so I can't see the need for another gas station/convenience store so close to the new 7-11. This Wawa will destroy more trees, and habitat for birds and other small wildlife, along with bringing more traffic to the residential area. There will also be light and noise pollution to all the homes that surround where they are proposing to build this project. I have also seen homeless at the Wawa that is located on Kanner and Monterey road, so that element will also be a concern to those living near this development. Please take my concern into consideration when reviewing the proposed project. I have also spoken with many of my neighbors and friends and they have concerns about this project as well, and do not want this project to move forward. I would love to attend a meeting to speak in person about my concerns, are there

plans to discuss this project, or is there anyone else I can reach out to? Thank you for your time and consideration.

Sincerely,

Tammy Amerson

From: [Savannah Leach](#)
To: [John Sinnott](#)
Subject: Stop Wawa RFS # 514983
Date: Friday, August 23, 2024 2:14:28 PM



Good Afternoon Mr. Sinnott,

I was informed that you were the best person to contact for concerns and complaints regarding the Wawa Project on Kanner and Locks Road.

I come to you with the desperate plea to please listen to your friends, neighbors and community as they voice their fervent aversion of this project.

Our lovely small town is quickly disappearing. All natural areas, wetlands and preserves are being filled in and taken over by low quality housing and plazas but most noticeably gas stations and car washes.

The neighborhood off Locks Road is essentially one way in, one way out and the area is exclusively residential. Having a massive station / convenience store at the corner of that intersection would be a detriment to our community. It will attract the wrong demographic and create a potentially unsafe environment for families not to mention cause a major bottleneck in traffic.

From Salerno Road to Locks Road there are 7 gas stations already. What need could we possibly have for another one in that location? The 7 eleven off Salerno has been empty every time I've passed it since it's grand opening earlier this month. We are over saturated.

Please take into consideration the preservation of the character of our town. Another gas station is far from aesthetically pleasing. Martin county likes to throw up a lot of businesses but not replace trees or invest in landscaping.

WE DO NOT WANT THIS WAWA.

With sincere concern for our town, county and community,

Savannah Leach

Designers Logistics Support, LLC.

dls_savannah@att.net

3616 Reese Avenue

West Palm Beach, FL 33404

P (561) 840-9441

F (561) 840-9508

From: [Roberta Moss](#)
To: sheard@martin.fl
Cc: [Sarah Phillion](#)
Subject: Proposed WAWA at Kanner & Locks Road
Date: Tuesday, August 27, 2024 11:56:04 PM



Ms. Heard,

On behalf of the Savannah Estates community at Kanner Highway and Locks Road, we and many other communities along Locks Road are against the proposed WAWA building site. We seek your help to stop this commercial project in a residential area.

A few of our concerns include:

- Increased traffic, auto accidents, noise, and illegal activities, increased crime, trash and debris, trespassing.
- This project lacks adequate highway frontage to support the increased traffic for entrance and exits.
- Locks Road is a two lane road and not designed to handle the increased traffic this type of development will bring. There is already too much congestion at this intersection.
- The project places the WAWA exit directly in front of our community entrance.
- School buses stop to load and unload students at the Savannah Estates entrance and make several other stops along Locks Road.
- The safety of our children is priority #1
- Our property values will be impacted by this development.
- Many residents in this area walk, ride bikes, and jog - the proposed WAWA will take this away ability from residents that have lived in this area for many years.
- Currently, there are two gas station convenience stores within 1/2 mile of Kanner Hwy & Locks Road, four within 1 mile and six in barely two miles. There is no need to approve a facility like WAWA on this small plot of land.
- There is also a fire station off of Locks Rd and the proposed WAWA & traffic will block and hinder the firemen accessing Kanner Hwy to travel to emergencies.

We would very much like meet with you to further discuss our concerns regarding this potential neighborhood project.

Roberta Moss
Savannah Estates POA President

Email: robertagmoss@att.net
Cell: 940/328-2581

From: [Paul Fulks](#)
To: [Sarah Heard](#)
Cc: [Roberta Moss](#); [John Sinnott](#); [Peter Russo](#); [M. Cleghorn](#)
Subject: Wawa Kanner & Locks / Savannah Estates
Date: Friday, September 6, 2024 11:17:48 AM



Good morning Commissioner Heard

Thanks again for meeting with us yesterday regarding our concerns with the Wawa proposed for Kanner and Locks. We recognize the value of your time and truly appreciate your dedication to our community.

While we are true fans of Wawa, we are very concerned with this development location for a business as popular as Wawa.

We expressed several concerns regarding lack of need, safety/security, bus stop, fire access, loss of property value, transportation, landscape and utility concerns. Some of these are business/practicality concerns, others are compliance concerns.

We do not feel the development complies with the current land development code for the following reasons:

1. TRANSPORTATION

- a. There are existing deficiencies in the Locks/Kanner intersection already impacting the Locks/Marin intersection. Traffic routinely backs up on Locks beyond Marin and beyond Wildwood during peak hours.
- b. Left turn exit from Wawa onto Locks Road simply will not work, traffic routinely backs up from signal to and well beyond Marin Drive. Sight lines appear inadequate with power pole also blocking view. Traffic will back up in the parking lot causing internal problems for Wawa management. In peak hours, traffic already backs up to Wildwood, traffic simply won't be able to make the left turn onto Locks.

SUGGESTION: a right turn only exit onto Locks might work if the Locks/Kanner intersection is improved to 2 left and 1 right lane onto Kanner.

2. LANDSCAPE

- a. Martin County Land Development Regulations (Sec. 4.661) requires landscape buffering "to provide mature vegetation" and to "enhance the value and appearance of properties" and "intended to separate and partially obstruct the view of two adjacent land uses." The dual purposed retention/buffering zone effectively reduces the width of the buffer making it non-compliant.
- b. 4.663.B.6 requires "maximum opacity" in the landscape buffer. The shared use of that area minimized opacity and should not be permitted.
- c. There is no provision within Division 15 allowing the landscape buffer to be used for stormwater management. This design effectively creates a wetland which is not permitted for stormwater management.
- d. Locks Road is single family residential. The 10' wide landscape buffer along Locks Road facing Savannah Estates does not appear to comply with land development code requiring a 30' buffer and 6' opaque fence and planting material.

f. 4.663 E provides for standards for storm water management systems in preserve areas.

This does not appear to apply to landscape buffers

h. There are numerous large oaks on the property proposed for removal. These oaks upto 33.5" dbh should be protected and/or relocated within the property.

i. Landscaping is not permitted within proposed drainage easement.

j. for ease of reference, the link to the standard:

[https://library.municode.com/fl/martin_county/codes/land_development_regulations ?nodeId=LADERE_ART4SIDEEST_DIV15LABUTRPR](https://library.municode.com/fl/martin_county/codes/land_development_regulations/?nodeId=LADERE_ART4SIDEEST_DIV15LABUTRPR)

SUGGESTION: Remove the stormwater management from the landscape buffer.

Remove plans from drainage easement. Shift the 40' landscape buffer southward away from proposed drainage easement. Increase landscape buffer from 10' to 30' along Locks Road. Prohibit line of sight from single family residences in Savannah Estates into the development.

3. ELECTRIC UTILITY POWER

a. Please have staff independently verify with FPL the ability and cost to relocate those power poles. They currently feed power to our neighborhood, and are at the end of the line which appears to brace the poles along Locks Road. It will be a significant undertaking for FPL to relocate those poles and the developer should demonstrate its clear understanding of those costs.

b. Even if the poles can be relocated, based on my previous experience, it may prove to be cost prohibitive to the developer.

SUGGESTION: Any proposed development order should require a full design from FPL, verification of service interruption timeframe to Savannah Estates, and a clear determination of cost for FPL to be paid by the developer relocating the FPL service poles.

4. LAND USE DESIGNATION

a. It was very concerning to learn that the Land Use for that property was "changed" to Commercial General in 2017. The legal description is "**Tropical Fruit Farm lot**". It seems when our neighborhood was developed the land use for that property was likely agriculture. At that time it was sold for \$100, again implying it was not a commercial site. Having a clear understanding of land uses is obviously critical in residential development locations and property values. Can you please have staff research and elaborate further on the history of land use designation for the subject property.

Thanks again for your time and continue good work for Martin County. We truly appreciate your dedication to our community.

Thanks!

Paul D. Fulks, P.E.
8049 SW Marin Drive
386-986-0577

From: [Kristina Thornton](#)
To: [John Sinnott](#)
Subject: WaWa @ Kanner and Locks
Date: Wednesday, September 18, 2024 7:41:18 AM

This Email Sent From External Sender

Good morning,

I'm requesting a copy of the proposed site plan for the WaWa on Kanner and Locks. As a current resident of Savannah Estates since the neighborhood was built, we have heard that there is a possibility of having entrances and exits directly across from our communities entrance. This sounds extremely problematic to have this sort of added traffic to our currently always-backed up traffic light at Kanner and Locks to begin with. We also already have 2 gas stations within .2 miles, as well as 4 additional within less than 1.5 miles so I'm not sure what the need is.

This is a large family and pet friendly area. If you observe the area for the alleged proposed site, between busy times for gas station hours (presumed) before and after work hours or on weekends, you'll find families walking their children in strollers, tons of runners, dogs being walked by the dozens, etc. I worry this may bring not only additional traffic and unwanted people to the area, but may put our civilians at risk with the addition of stop and go traffic.

I hope these concerns are taken into consideration and thank you for your time.

Kristina Thornton

From: [Richard Kositzka](#)
To: [Comish](#)
Subject: South Florida Gateway and WAWA
Date: Monday, September 23, 2024 9:36:14 AM



I am not on any social media, this request is from my own observations. I live in the Florida Club on Kanner Highway. You approved the development of 2 million sq ft of warehouse space. South Florida Gateway is built on a 2 lane road. Entrance and exit on Pratt Whitney, Kanner and Bridge road will never with stand hundreds of trucks EVERY DAY AND NIGHT ON TWO LANE ROADS. Approval of this project with NO rail or water access was just crazy. I retired as president of a construction and engineering firm specializing in Highway and bridge projects. Not once did I see a project this large built before adequate roads and rail were completed FIRST.

WAWA, currently eight gas stations exist from Publix to rt 76. The proposed WAWA in a residential area is down right crazy. What do we need another for? The new WAWA will be a nine iron shot from the 8th fairway on our golf course. Please do not OK another gas station here. You can see the damage over development has done to St Lucie County, learn a lesson from them.

Richard Kositzka rckbjk@msn.com

From: [carol fitzpatrick](#)
To: [Sarah Heard](#)
Cc: angela.savia@gmail.com; [Judy Gordon](#)
Subject: Wawa Gas Station
Date: Monday, October 7, 2024 12:08:27 PM



Good afternoon,

What are your thoughts on proposed Wawa gas station opened 24hrs 7 days a week on corner of Kanner Hwy and Locks Rd. We have 8 existing gas stations on Kanner Hwy within a 2 mile radius.

Speaking to people at the pool today. Their comments. more traffic, mentioned existing Wawa on Kanner Hwy have had problems. Wawa near Abacoa in Jupiter brought Undesirable people to the area.

This is a residential area, please help us. Is there anything as residents that we could do to stop this??

Respectfully,
Carol Fitzpatrick
924 SW Balmoral Tr.

Sent from [Outlook](#)

From: [Jill Feck](#)
To: [John Sinnott](#)
Subject: Re: Proposed Wawa - Locks & Kanner
Date: Sunday, October 13, 2024 6:02:31 PM



To Whom it may concern:

I would like to graciously express my negative feelings and plea for a change concerning for the proposed Wawa at the corner of Locks Road and Kanner Highway due to the noise, the lighting associated with gas stations, and, most importantly, that this area is mostly compromised of older neighborhoods without gates or any form of physical deterrence from loitering and transient behavior for which gas stations and convenience stores simply have. In addition, the bright lights associated with these types of businesses will have an impact on the homes which border or are near this location. That's a problem.

We have mostly elderly and families with children in this area. A friend of mine who just purchased her home a couple years ago will border this proposed Wawa. Can you imagine being in her shoes? You've purchased a home, you're happy and then the board votes to allow a Wawa to border your property. This seems wrong to me. While I realize growth happens, I believe it is your responsibility to consider the constituents of Martin County and their needs before any new businesses. This is simply not the right location. We already have plenty of gas stations just to the east and to the west of this intersection. Why is there a need for another?

In summation, I am begging you to reconsider the allowance of a Wawa or any other loud and bright business to be allowed in this location. How about a Monday through Friday medical office, law, office, etc.? It stands to reason that a compromise needs to be made as this will be a commercial area. Nonetheless, I am asking you to represent us well by choosing a business that will benefit all parties and can work in harmony.

Thank you,
Jill Feck

On Aug 23, 2024, at 2:01 PM, John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Jill,

Thank you for returning my call. The development application is currently in the second round of staff review. The Board of County Commissioners is the final decision maker for this application.

Please let me know if you have any further questions/comments.

Thanks,

<!--[if !vml]-->

<image002.png>

<!--[endif]-->**John Sinnott**

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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From: bowe9807@comcast.net
To: [John Sinnott](#)
Subject: WAWA Kanner and Locks drive
Date: Wednesday, October 16, 2024 1:12:53 PM



This is the worst area to develop and put yet Another gas station on Kanner Hwy.

Locks road is already getting backed up as residents attempt to get out onto Kanner highway. The length of this light is now ridiculous due to the anticipation of this development.

As a resident living in one of the many residential neighborhood on Locks drive, I oppose this Wawa gas station.

There is rarely, if any consideration given to the residence in this county, the traffic, the ridiculous and unnecessary development of more gas stations on Kanner highway.

I oppose this Wawa development.

Please have consideration for the residents attempting to leave there neighborhoods. The back up of traffic on Locks drive is ridiculous! Never until this Wawa consideration.

Please, Just Stop creating traffic congestion in this county.

Thank You

Susan Bowen
Concerned resident from Locks Landing

From: [Paul Fulks](#)
To: [John Sinnott](#)
Cc: [Karen Sjöholm](#); [Roberta Moss](#); [M. Cleghorn](#); [Peter Russo](#); usedcranes@earthlink.net
Subject: Re: Kanner WaWa
Date: Thursday, October 17, 2024 12:19:20 PM
Attachments: [image003.png](#)
[image004.png](#)



Hi John,

Hope all is well in your post-storm world. I don't recall so many tornadoes! Very scary.

I did speak with Karen, and I've read through both the traffic study and the land development code. I am rather discouraged.

The traffic study confirms the concern expressed in my initial correspondence. Traffic does and will continue to back-up on Locks Road beyond the proposed Wawa and Marin Drive. The report confirms therefore that there is already a problem. Why would the County allow the problem to get worse. It doesn't make sense and the solution is simple: improve the intersection to require two lefts and one right onto Kanner prior to approval of this development.

Regarding landscape buffers, the Land Development Code is clear. I should not have to recite the LDC to you, but, according to 4.663.B, "***It is the intent of this provision to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes.***" Construction of the proposed bioswale will require clearing of all existing vegetation, excavation, and replacement with new designed landscape. Such development specifically violates the intent of the Martin County Land Development Code. Please stick to the Code.

I'm all for us becoming a pro-development County; that's my industry. I'm a fan and frequent patron of Wawa; I admire their level of quality and recognize them as an industry change agent. But, becoming pro-development does not mean violating the Code and disregarding best engineering practices.

Ultimately there are other properties for Wawa and there are other purposes for that parcel.

Thanks!

Paul D. Fulks, P.E.
386-986-0577

On Wed, Sep 25, 2024 at 5:28 PM John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Paul,

Thanks for reaching out. I did not receive your email Monday evening.

Karen will contact you regarding your landscape questions. I have attached a copy of the Traffic

Study.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

From: Paul Fulks <paul.fulks.p.e@gmail.com>
Sent: Tuesday, September 24, 2024 7:42 PM
To: John Sinnott <jsinnott@martin.fl.us>; Karen Sjöholm <ksjoholm@martin.fl.us>
Cc: 'Roberta Moss' <robertagmoss@att.net>; 'M. Cleghorn' <mikecleg@live.com>; 'Peter Russo' <peteterr@bellsouth.net>; usedcranes@earthlink.net
Subject: Re: Kanner WaWa



Resending in case the email from yesterday wasn't received.

Thanks,

Paul D. Fulks, P.E.

[\(386\) 986-0577](tel:3869860577)

From: Paul Fulks <paul.fulks.p.e@gmail.com>
Sent: Monday, September 23, 2024 8:26:39 PM
To: John Sinnott <jsinnott@martin.fl.us>; Karen Sjöholm <ksjoholm@martin.fl.us>
Cc: 'Roberta Moss' <robertagmoss@att.net>; 'M. Cleghorn' <mikecleg@live.com>; 'Peter Russo' <peteterr@bellsouth.net>; usedcranes@earthlink.net <usedcranes@earthlink.net>

Subject: Re: Kanner WaWa

John/Karen,

Thank you both for reaching out. Your attention to our concern is truly appreciated and speaks well of our community.

I tried to field locate the preserved tree. The plan shows tree protection fence that is significantly less than would be required of the actual drip line referenced in the detail provided. Are improvements (I.e. sidewalk and parking spaces) permitted within the drip line? Acknowledging your comment regarding one parking space, it appears the sidewalk would also be located on top of the root zone. Suggest drawing the actual drip line of each tree on the plan.

In the new report I don't see the landscape comment prohibiting storm water management within the landscape buffer. Is there justification for allowing stormwater management within a landscape buffer? If existing trees are to be preserved with the landscape buffer how can the same area be excavated for retention pond? This didn't make sense.

The code mandates half of the landscape on each side of the fence.

Not seeing a fence or landscape buffer along Locks Road but development code seems to mandate a 30' buffer on the east property boundary to separate commercial from residential.

We certainly disagree with traffic reviewers approval. Locks Road at the intersection needs to be improved to provide two lefts and one right onto Kanner. In fact the existing right lane on Locks could easily be modified to left-straight-right turn without much additional asphalt work. Kindly provide a copy of the Traffic Study for our further evaluation and response.

Again, thank you for your good work. We look forward to welcoming the development in strict accordance with our existing codes and standards without variance.

Thanks,

Paul D. Fulks, P.E.

[\(386\) 986-0577](tel:3869860577)

From: John Sinnott <jsinnott@martin.fl.us>
Sent: Monday, September 23, 2024 11:00 AM
To: Karen Sjöholm <ksjoholm@martin.fl.us>; Paul Fulks <paul.fulks.p.e@gmail.com>
Subject: RE: Kanner WaWa

Hi Mr. Fulks,

To add to this – we completed our second round staff report on Friday. I've attached a copy.

Thanks,



John Sinnott
Senior Planner
Growth Management Department
Martin County Board of County Commissioners
(772) 320-3047 | jsinnott@martin.fl.us

From: Karen Sjöholm <ksjoholm@martin.fl.us>
Sent: Monday, September 23, 2024 10:57 AM
To: Paul Fulks <paul.fulks.p.e@gmail.com>
Cc: John Sinnott <jsinnott@martin.fl.us>
Subject: Kanner WaWa

Mr. Fulks,

John told me you still have some questions regarding the landscaping for this project and asked if I would give you a call to discuss your concerns.

I tried to call the number we have on file, 386-986-0577, and I received a message that the number could not be connected. If you do have additional questions, please give me a call back at the below number.

Thank you,

Karen L. Sjöholm, PLA
Senior Planner
Environmental Division, Growth Management Department
Martin County Board of County Commissioners
(772) 288-5909

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[feedback](#)

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From: [Jill Feck](#)
To: [Sarah Heard](#)
Subject: Fwd: Proposed Wawa - Locks & Kanner
Date: Wednesday, October 23, 2024 9:56:06 AM



Dear Ms. Heard,

I am forwarding the email that I sent to Mr. Sinnott on to you regarding the ill proposed Wawa . Please forward it to the remaining commissioners and confirm their receipt. Also, please respond to me your exact position on this matter and why.

I want to be kept abreast as to where we are in the process, and any scheduled dates, times, and places for any meetings concerning the project that the public may attend.

In addition, I'd like to hear from you just who exactly is benefitting from a Wawa at this location? Given the extremely close proximity of 3 other gas/ convenient stations, it is certainly not your constituents who live in the surrounding area. Therefore, I'd like to be sent the voting history up to this point for all commissioners regarding this specific plan.

In hopes of finding a compromise, and that your citizens are represented well,

Jill Feck
Sent from my iPhone

Begin forwarded message:

From: Jill Feck <jlfeck@icloud.com>
Date: October 13, 2024 at 6:02:09 PM EDT
To: John Sinnott <jsinnott@martin.fl.us>
Subject: Re: Proposed Wawa - Locks & Kanner

To Whom it may concern:

I would like to graciously express my negative feelings and plea for a change concerning for the proposed Wawa at the corner of Locks Road and Kanner Highway due to the noise, the lighting associated with gas stations, and, most importantly, that this area is mostly compromised of older neighborhoods without gates or any form of physical deterrence from loitering and transient behavior for which gas stations and convenience stores simply have. In addition, the bright lights associated with these types of businesses will have an impact on the homes which border or are near this location. That's a problem.

We have mostly elderly and families with children in this area. A friend of mine who just purchased her home a couple years ago will border this proposed Wawa. Can you imagine being in her shoes? You've purchased a home, you're happy and then the board votes to allow a Wawa to border your property. This seems wrong to me. While I realize growth happens, I believe it is your responsibility to consider the constituents of Martin County and their needs before any new businesses. This is simply not the right location. We already have plenty of gas stations just to the east and to the west of this intersection. Why is there a need for another?

In summation, I am begging you to reconsider the allowance of a Wawa or any other loud and bright business to be allowed in this location. How about a Monday through Friday medical office, law, office, etc.? It stands to reason that a compromise needs to be made as this will be a commercial area. Nonetheless, I am asking you to represent us well by choosing a business that will benefit all parties and can work in harmony.

Thank you,
Jill Feck

On Aug 23, 2024, at 2:01 PM, John Sinnott <jsinnott@martin.fl.us> wrote:

Good afternoon Jill,

Thank you for returning my call. The development application is currently in the second round of staff review. The Board of County Commissioners is the final decision maker for this application.

Please let me know if you have any further questions/comments.

Thanks,

<!--[if !vml]-->

<[image002.png](#)>

<!--[endif]-->**John Sinnott**

Senior Planner
Growth Management Department
Martin County Board of County Commissioners
(772) 320-3047 | jsinnott@martin.fl.us

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From: [Michele Kratzer](#)
To: jsinnot@martin.fl.us
Subject: Wawa
Date: Wednesday, October 23, 2024 6:14:00 PM

We have more than enough gas stations in a 5 mile area
Wawa is not needed @ kanner and Locks road and would not enhance our way of life
Absolutely superfluous
Michele Kratzer
Resident in The Florida Club
Sent from my iPad

From: [Michele Kratzer](#)
To: jsinnot@martin.fl.us
Subject: Wawa
Date: Wednesday, October 23, 2024 6:14:00 PM

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Absolutely superfluous
Michele Kratzer
Resident in The Florida Club
Sent from my iPad

From: [Sarah Phillion](#)
To: [John Sinnott](#)
Subject: FW: Proposed Wawa - Locks & Kanner
Date: Thursday, October 24, 2024 2:25:59 PM

Hi John, FYI

Sarah Phillion

From: Jill Feck <jlfeck@icloud.com>
Sent: Wednesday, October 23, 2024 9:56 AM
To: Sarah Heard <sheard@martin.fl.us>
Subject: Fwd: Proposed Wawa - Locks & Kanner



Dear Ms. Heard,

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Jill Feck
Sent from my iPhone

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Date: October 13, 2024 at 6:02:09 PM EDT
To: John Sinnott <jsinnott@martin.fl.us>
Subject: Re: Proposed Wawa - Locks & Kanner

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Please let me know if you have any further questions/comments.

Thanks,

<[image002.png](#)>

John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

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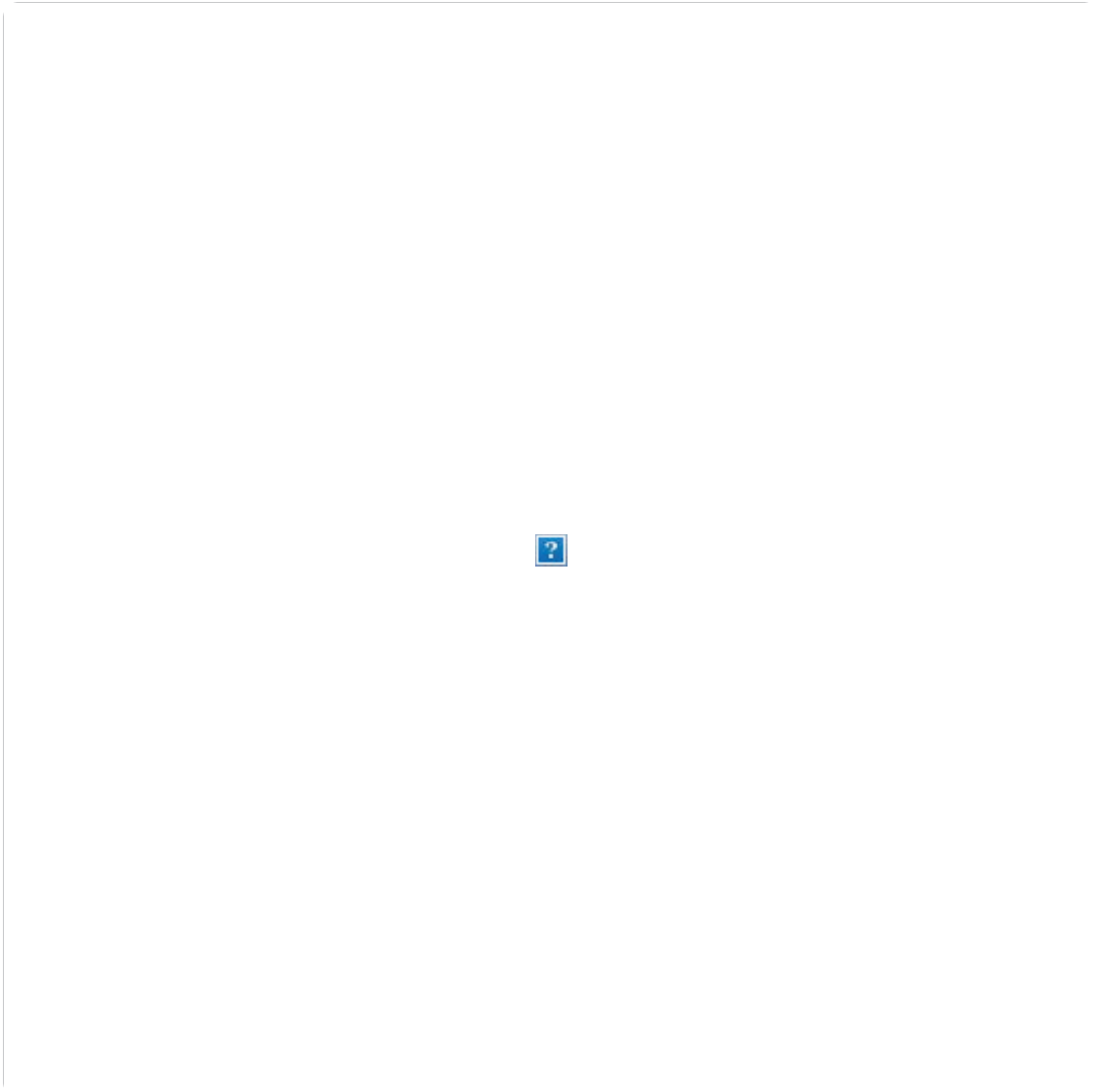
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From: [carol fitzpatrick](#)
To: [Robin Carradini](#); [John Sinnott](#); [Allan Gerber](#); [Linda Malone](#); [Patricia Davis](#); [Margie Garren](#); [angela.savia@gmail.com](#); [Mark & Janet Laehn](#); [jpolge@gmail.com](#); [Judy Gordon](#); [Carol Wazyniak](#); [Joe Mullins](#); [Pat Hickey](#); [Carol Wallace](#); [abfb101@gmail.com](#); [KENITH LESLIE](#); [Linda Feeley](#); [ginnyroberto@yahoo.com](#); [Billcathied@aol.com](#); [Jay Levitt](#); [Sallie Lay](#); [Juli Weeks & Frank Polis](#); [Kevin Flynn](#); [Diane Hurley](#); [Martha Zunich](#); [Stephanie \(Blue stem\) Restuccio](#)
Subject: On Next Door
Date: Wednesday, October 30, 2024 12:24:49 AM



If you agree, sign the petition at bottom of email.

Stop Wawa at Locks Rd and Kanner Hwy



The Issue

The following residents of Locks Road communities in Martin County FL and other Martin County residents hereby submit this petition in OPPOSITION TO THE PROPOSED WAWA to be located at the corner of Kanner Highway and Locks Road in Martin County, FL. We urge the Growth Management Department and Martin County Commissioners to reject this proposed WAWA for the reasons outlined below.

**** Background:****

Concerned residents of the Locks Road communities in Stuart, Florida, are strongly opposed to the proposed development of a Wawa at the corner of Locks Road and Kanner Highway. Our neighborhood is comprised of over 1,000 homes, and location for Wawa poses significant added risk to an already inadequate design at this intersection. Further, environmental and municipal codes have been bypassed to permit this project to move forward. This commercial establishment is not only unnecessary but also detrimental to the well-being of our community.

****Call to Action:****

We respectfully urge the Growth Management Department and the Board of County Commissioners (BOCC) to halt the proposed construction of the Wawa gas station. We request that the needs and concerns of the local residents be given priority over commercial interests and that alternative solutions be sought that better align with the character and integrity of our neighborhood.

****Reasons for Opposition:****

1. ****Violation of Martin County Code:**** Regarding landscape buffers, the Land Development Code is clear. According to 4.663.B, "It is the intent of this provision to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes." Construction of the proposed bioswale will require clearing of all existing vegetation, excavation, and replacement with new designed landscape. Such development specifically violates the intent of the Martin County Land Development Code. But, project approved.
2. ****Traffic Gridlock:**** The Locks Road intersection at Kanner is already quite problematic. Vehicles queue up for half a mile at times preventing some residents from even turning out of their development or their driveway. There is a curve at the intersection preventing adequate sightlines to pull into traffic. Vehicles unintentionally veer into the right turn lane of

Savannah Estates. School buses pickup and drop off here, the fire station further up Locks Road has to enter opposing traffic to get through the intersection, and Wawa wants to add an entrance and exit in this same location! A traffic study was conducted and confirms this yet the project was approved to continue.

3. **Impact on Community Safety:** The presence of a Wawa gas station would attract increased traffic from the nearby highway, bringing in non-residents and potentially leading to a rise in crime rates and other safety concerns. Our neighborhood is currently a quiet and safe residential area, and we fear this development would compromise that safety.

4. **Preservation of Residential Character:** Our community is not opposed to progress, but we believe that development should be in harmony with the existing character of the neighborhood. The Wawa gas station does not fit within the residential nature of our area and would disrupt the tranquil environment that we cherish. Debris and noise levels will be disruptive.

5. **Redundancy of Services:** The proposed Wawa would be the sixth gas station within a one-mile radius of our community. The area is already well-serviced by existing gas stations, making the addition of another entirely redundant

Conclusion:

We, the undersigned, strongly oppose the development of a Wawa gas station on the corner of Locks Road and Kanner Highway. We request that the Growth Management Department and the BOCC reconsider this proposal in light of the valid concerns of the local residents. We believe that with careful consideration and community input, a more suitable alternative can be found that benefits everyone involved.

[Report a policy violation](#)



James Cleghorn Petition Starter

Stop Wawa at Locks Rd and Kanner Hwy The following residents of Locks Road communities in Martin County FL and other Martin County residents hereby submit this petition in OPPOSITION TO THE PROPOSED WAWA to be located at the corner of Kanner Highway and Locks Road in Martin County, FL. We urge the Growth Management Department and Martin County Commissioners to reject this proposed WAWA for the reasons outlined below. ** Background:** Concerned residents of the Locks Road communities in Stuart, Florida, are strongly opposed to the proposed development of a Wawa at the corner of Locks Road and Kanner Highway. Our neighborhood is comprised of over 1,000 homes, and location for Wawa poses significant added risk to an already inadequate design at this intersection. Further, environmental and municipal codes have been bypassed to permit this project to move forward. This commercial establishment is not only unnecessary but... Continue reading and sign this petition on [Change.org](https://chnge.it/v6x2tkrbMd):

<https://chnge.it/v6x2tkrbMd>



[The world's platform for change](#)

Sent from [Outlook](#)

From: [Meg via Change.org](#)
To: [Sarah Heard](#)
Subject: You've been identified on a petition: Stop Wawa at Locks Rd and Kanner Hwy
Date: Saturday, November 2, 2024 10:58:51 PM



Dear Sarah Heard,

My name is Meg and I'm on the team here at Change.org - nice to meet you! I'm reaching out because a petition [Stop Wawa at Locks Rd and Kanner Hwy](#) has been started and you've been named as the decision maker.

Do any of these options feel like a good next step?

- 1. [Meet privately with the petition starter:](#)** If you would like, we can help coordinate a private meeting between you and the petition starter. This could be a great opportunity to hear firsthand about the concerns raised and discuss potential solutions.
- 2. [Let the community know about an upcoming meeting:](#)** If there is an upcoming meeting, town hall, or forum where this issue will be discussed, simply respond to this email with the date, time, and location. I'll then post that to the petition page so supporters can participate and share their perspectives with you.
- 3. [Schedule a call with me:](#)** I would love the opportunity to meet with you to discuss the petition, the concerns raised by your constituents, and potential next steps. Please feel free to respond to this email to coordinate!

We are honored to help foster open communication and help bridge the gap between decision-makers and the communities they serve.

Thanks so much for your time and consideration. Look forward to hearing from you soon!

Best,
Meg

This is an informational notification sent to the email address listed as the decision maker for this petition. If you are not the decision maker, let us know by replying directly to this email.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help center.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: [Sarah Phillion](#)
To: [John Sinnott](#)
Subject: FW: As a decision maker, your action can drive change on this petition
Date: Tuesday, November 5, 2024 10:06:54 AM

From: paul.fulks.p.e@gmail.com <paul.fulks.p.e@gmail.com>
Sent: Sunday, November 3, 2024 10:38 AM
To: Sarah Heard <sheard@martin.fl.us>
Cc: decision.makers@change.org
Subject: As a decision maker, your action can drive change on this petition



Dear Sarah Heard,

Please abide by the Martin County Land Development Code requirements regarding landscape buffers between commercial and residential land uses.

Please tell staff not to pay attention to the Traffic Study which identifies the problem we warned you about.

I'm reaching out to you regarding the 'Stop Wawa at Locks Rd and Kanner Hwy' petition, which has garnered significant community support with 278 signatures.

Click here to learn more about this petition: https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm

Thank you for your time and consideration. I look forward to your response.

Best, Supporter

Thanks,

Paul D Fulks, P.E.
mobile: (386) 986 0577

From: [Paul Fulks](#)
To: [Sarah Heard](#)
Subject: Re: As a decision maker, your action can drive change on this petition
Date: Thursday, November 7, 2024 7:18:13 AM



Thank you for taking the time to reply.

There is a typo in my previous email, I intended to say “tell staff to pay attention” to the traffic study, it confirms the problem.

More importantly, the bio swale requires removal of existing trees and vegetation, excavation, and installation of new landscape design. This is a direct violation of the Code.

More concerning, the Initial landscape review response from staff was consistent with the LDC. The second response took an about face, violating the LDC. We believe the Director may have instructed landscape staff to accept the bio swale. Please initiate an investigation.

This is a slippery slope Commissioner. Allowing commercial properties to be developed to the residential property line is not in keeping with any LDC for any jurisdiction, and certainly not Martin County.

There are other commercial uses for that property which will comply with the LDC.

Again thank you for your time.

Thanks,

Paul D. Fulks, P.E.

[\(386\) 986-0577](tel:(386)986-0577)

From: Sarah Heard <sheard@martin.fl.us>
Sent: Wednesday, November 6, 2024 3:52:55 PM
To: paul.fulks.p.e@gmail.com <paul.fulks.p.e@gmail.com>
Subject: RE: As a decision maker, your action can drive change on this petition

Dear Mr. Fulks,

Thank you for taking the time and effort to protect your neighborhood. Protecting our good nature is one of Martin County’s most beloved characteristics.

I will do everything that is possible to protect your neighborhood against incompatible development, while complying with our laws and regulations.

Sincerely,
Sarah Heard

From: paul.fulks.p.e@gmail.com <paul.fulks.p.e@gmail.com>

Sent: Sunday, November 3, 2024 10:38 AM
To: Sarah Heard <sheard@martin.fl.us>
Cc: decision.makers@change.org
Subject: As a decision maker, your action can drive change on this petition



Dear Sarah Heard,

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Click here to learn more about this petition: https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm

Thank you for your time and consideration. I look forward to your response.

Best, Supporter

Thanks,

Paul D Fulks, P.E.

mobile: (386) 986 0577

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From: [M. Cleghorn](#)
To: [Sarah Heard](#)
Subject: Concerns Regarding the proposed Wawa at Locks Road and Kanner Hwy
Date: Friday, November 8, 2024 7:33:48 AM



Dear Commissioner Sarah Heard,

I'm writing to you as an affected and concerned resident about the proposed Wawa at Locks Road and Kanner Hwy. I live in Savannah Estates immediately across Locks Road from the proposed site.

Traffic is currently quite a problem with recent traffic light changes that I'm told were made in anticipation of this project. Savannah Estates only entrance and exit is immediately across from the proposed Wawa entrance and exit. As it is now it takes two light changes to even get in line to get to the light this poses great concern for safety.

Additionally, school buses pick up and drop off at this entrance and the fire department is up the street with frequent calls that require them to drive into the opposing lane. Our understanding is that there is no plan to add a second left turn lane or do any roadway improvements yet even more traffic will be dumped onto Locks Road from Wawa creating a dangerous scenario. This situation is not fully understood by the planners we have met with and I invite you to stop by Savannah Estates one morning around 8:00AM to observe for yourself. At an absolute minimum the road needs improvements.

We are also of course concerned with attraction of crime to this location and being remote lends itself to drug exchanges with easy highway on and off ramps as well the effect on the 100% residential nearby neighborhoods. And the out of character lighting and typical trash blowing around including into our preserve areas.

There are also concerns of circumventing Martin County Land Development Code requirements regarding landscape buffers between commercial and residential land uses that are concerning.

Additional information and concerns are available at our petition to 'Stop Wawa at Locks Rd and Kanner Hwy', which has garnered significant community support with 358 signatures in the last week.

Click here to learn more about this petition: https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm

Thank you for your time and consideration. I look forward to your response.

Mike Cleghorn
8145 SW Marin Dr
Stuart, FL 34997

860-202-8848

From: [Elaine Macomber](#)
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

From: [Susanna Parmar](#)
To: [Sarah Heard](#)
Cc: decision.makers@change.org
Subject: As a decision maker, your action can drive change on this petition
Date: Sunday, November 10, 2024 8:56:19 AM

This Email Sent From External Sender

Dear Sarah Heard,

I'm reaching out to you regarding the 'Stop Wawa at Locks Rd and Kanner Hwy' petition, which has garnered significant community support with 384 signatures.

Click here to learn more about this petition:

[https://urldefense.com/v3/__https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm_!!OOyQrLxwW3k!hrN9SEmmTCMq2pnYEOZs5dQDdq7_GGBszkhHwypSFfuyu0v6TF-WHWpt6UuEj8JJAMMbcByqQsestFpZoPA\\$](https://urldefense.com/v3/__https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm_!!OOyQrLxwW3k!hrN9SEmmTCMq2pnYEOZs5dQDdq7_GGBszkhHwypSFfuyu0v6TF-WHWpt6UuEj8JJAMMbcByqQsestFpZoPA$)

Thank you for your time and consideration. I look forward to your response.

Best, Supporter
Susanna Parmar

Sent from my iPhone

From: [Donna FENTON](#)
To: [Sarah Heard](#)
Subject: As a decision maker, your action can drive change on this petition
Date: Sunday, November 24, 2024 2:48:39 PM

This Email Sent From External Sender

Dear Sarah Heard,

I'm reaching out to you regarding the 'Stop Wawa at Locks Rd and Kanner Hwy' petition, which has garnered significant community support with 693 signatures.

Click here to learn more about this petition: https://urldefense.com/v3/__https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm_!!OOyOrLxwW3k!iGJisGNYgVynxJGgI-GjVvcOy2V7yluzhB1Op_nw8G84Buva5pOFRI2BWuo52oeT9m0GZJUOxfz5kIrTIAoNAS

Thank you for your time and consideration. I look forward to your response.

Best, Supporter

Donna Fenton

From: [Brandon Lodato](#)
To: [Sarah Heard](#)
Cc: decision.makers@change.org
Subject: I WANT THE WAWA AND ALOT OF PEOPLE DO!!!!!!
Date: Sunday, November 24, 2024 2:03:06 PM

This Email Sent From External Sender

Dear Sarah Heard,

I'm reaching out to you regarding the 'Stop Wawa at Locks Rd and Kanner Hwy' petition, which has garnered significant community support with 692 signatures.

Click here to learn more about this petition: [https://urldefense.com/v3/https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm_!!OOyOrLxwW3k!nqHaGkah7HZ3ulpMTuvOhKO167xxT0fgfKWSfoLySjDOhbBpX1eQe1vwyhi5BabyuzHoLbMToLbVXXZDYWTpeXjL1w\\$](https://urldefense.com/v3/https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy?utm_source=supporter_emails_dm_!!OOyOrLxwW3k!nqHaGkah7HZ3ulpMTuvOhKO167xxT0fgfKWSfoLySjDOhbBpX1eQe1vwyhi5BabyuzHoLbMToLbVXXZDYWTpeXjL1w$)

Thank you for your time and consideration. I look forward to your response.

Best, Supporter

Sent from my iPhone

John Sinnott

From: Christine Truitt <christinetruitt820@gmail.com>
Sent: Monday, November 25, 2024 12:39 PM
To: John Sinnott
Cc: Sarah Heard; Edward Ciampi
Subject: Re: Group of 860+ Opposed to Wawa at Locks Rd. and Kanner Hwy
Attachments: image002.png

**Caution: This email originated from an external source.
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Thanks John for letting me know! We are still requesting that this process be delayed so that both the LPA and BOCC can hear our concerns in an organized way.

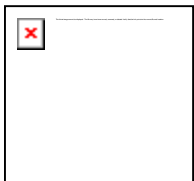
I hope you have a nice Thanksgiving!
Christine

On Mon, Nov 25, 2024 at 12:08 PM John Sinnott <jsinnott@martin.fl.us> wrote:

Hi Christine,

Thank you for your comments. To clarify – when we last spoke, January/February was my best estimate for the hearings. The applicant addressed the comments from our staff reports quicker than I had originally anticipated. Thus, we were able to schedule the hearings earlier than I had estimated.

Thanks,



John Sinnott

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | jsinnott@martin.fl.us

From: Christine Truitt <christinetruitt820@gmail.com>
Sent: Monday, November 25, 2024 11:50 AM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>

Cc: John Sinnott <jsinnott@martin.fl.us>

Subject: Group of 860+ Opposed to Wawa at Locks Rd. and Kanner Hwy

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

Good morning Commissioners Heard and Ciampi,

I am currently working with a group of **860 people** (and growing) that have many concerns regarding the proposed Wawa at Locks and Kanner Rd. Commissioner Heard, your office has been working with some of my neighbors here in Savannah Estates. Your assistant notified us on Friday that the LPA meeting is now scheduled for 12/5 and the BOCC meeting for 12/10 at 9am. We were originally told by John that these meetings would not happen before January or February. We are concerned that this is being rushed due to the growing amount of people that oppose this project.

We currently have two petitions (linked below) totaling 860 people (this total are unique names and have been crossed references for duplicates). The large one was created one month ago, the smaller five months ago. We will submit a complete list of unique names, any duplicates removed, to the Commissioners. We also have a local community group of 45 people across various neighborhoods working on 12 subcommittees to develop a comprehensive, data/fact based report to present during these meetings.

Our concerns include but are not limited to:

- **Negative health consequences** of a gas station in a residential neighborhood due to chemicals released. Children are especially vulnerable. These include:
 - **Increased Cancer Risk**
 - **Cardiovascular Issues**
 - **Neurological Impacts**
 - **Hormonal and Reproductive Effects**
 - **Immune System Suppression**
 - **Mental Health Consequences**
- **Environmental Impact**
- **Traffic and Safety issues.** Locks Rd is a 2 lane, country road that already has traffic issues and gets backed up. Some safety issues include:

- **Multiple bus stops** along Locks Rd, one of which will be directly across from the exit/entrance of this Wawa. No changes have been proposed to Locks Rd to alleviate congestion. I am also unsure how this will affect the MCSD bussing schedule.
- **Response Time for the Tropical Farms MCFR** team as they use Locks Rd to respond to emergencies in our neighborhoods. Personally, they saved my father's life several times and mine once when I went into anaphylactic shock by their quick response time.
- **Redundancy of Services.** There are 7 gas stations/convenience stores within a 1.5 mile radius, 2 of which are brand new.
- **Aesthetic and Impact of Commercialized Residential Neighborhoods**
- **Violation of Martin County Land Development Code**

We understand this is a privately owned, commercial lot. We are not opposed to something being built on this land. We understand the owners were in the process of selling this land to a local business owner before Wawa came on the scene and the property will now be leased. We would like the opportunity to share our concerns with you, work with the land owners and also protect the quality of life in our development and surrounding neighborhoods.

We respectfully request that you delay the LPA and BOCC meeting until January or February in order for your constituents to be best prepared to share our specific concerns about this particular sized Wawa. We know that our voices are important to you. We are not a political group, nor do we hold a stance on pro/anti growth or are against the Wawa brand itself.

Respectfully,

Christine Truitt on behalf of our Group

7905 SW Marin Dr.

Stuart, FL 34997

215-316-8241

<https://www.change.org/p/stop-wawa-at-locks-rd-and-kanner-hwy>

<https://www.change.org/p/prevent-the-establishment-of-wawa-in-our-stuart-neighborhood>

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