

9/24/2024

**PUBLIC COMMENT REGARDING
COMPREHENSIVE PLAN AMENDMENTS**

Maria Harrison

From: Stacey McKindles
Sent: Monday, September 23, 2024 9:27 AM
To: Maria Harrison
Subject: FW: Next County Commission Meeting Ashley Capital / Martin Commerce Park

Please see email below. Let me know if there is anything you need me to help with.

Stacey

From: Edward Ciampi <eciampi@martin.fl.us>
Sent: Sunday, September 22, 2024 7:54 PM
To: Stacey McKindles <comaide5@martin.fl.us>
Subject: Fwd: Next County Commission Meeting Ashley Capital / Martin Commerce Park

Please forward this email to growth management to be added to the record.
Thank you

Begin forwarded message:

From: Jess Griffin <jessjgi@yahoo.com>
Date: September 22, 2024 at 5:22:19 PM EDT
To: Edward Ciampi <eciampi@martin.fl.us>, Stacey McKindles <comaide5@martin.fl.us>
Subject: Next County Commission Meeting Ashley Capital / Martin Commerce Park

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Ed,

I hope you are well and truthfully glad you got reelected. I am writing out of pure frustration. The last time I contacted you with this sentiment was 5 plus years ago relating to the pigeon issues with Stuart West BOD and my former neighbor. You were at least open to listening and offering comments and coming out to survey the situation, which was much appreciated personally.

I have been following and attending all meetings I was aware of both on a community level and the most recent LPA meeting relating to the subject line. My beef is not with Ashley Capital, it is with the staff, and communications or lack of from the county government.

First of all, I contacted by both email and phone numerous times to get on the blast list relating to this project. It never happened even though I finally had a conversation with a Lady in Growth management several months ago confirming I was on the list. This was not in fact true. One resident of SW managed to get some notification from someone and proceeded to let our community know about the LPA meeting last week just a few days before the meeting. This may have been worked on with Ashley but there has been little/no communication from the staff for the rest of us. There has been zero communication from growth management to the residents interested without any advance notice. I received a copy of the March staff report not from an official communication, and had dig to get a copy of the latest proposed changes to text amendments in the last 10 days. We should not have to take a special technology course just to get on the county's system and be properly notified. I was an interested party from Day 1.

I used the 3 minute public comments section at the LPA meeting. I also asked if the meeting was going to be recorded. As of Sunday late afternoon it has not been posted, and it is on the Agenda for Tuesday morning. Many people were not able to attend, likely because of the horrible weather we had Thursday. The fact you as a county commission are going to take this up when no one in the public has had a chance to review anything is not right.

I personally think the number of Free Standing Urban Service Districts that have been approved recently in this area, with Martin Highway and road access limited to two lanes with only one small section of road to Citrus (a distance of 4.5 miles) have any turn out lanes is a complete abdication and dereliction of the county government's duty. For 5 plus years we have had to deal with gridlock and constant construction along 714 from the new bridge to Citrus. There are 48 areas to access Martin Highway from Citrus to I 95. The traffic issues are going to be much worse because the other areas under construction for the last 5 years did not have that many access points. With the amount of traffic currently this is problematic most weekdays for multiple hours of the day already. All the county staff and LPA want to focus on Water and Sewer. There has not been ANY focus on the most critical infrastructure need TRANSPORTATION and ROADS, which should really be taking place proactively with both the state and county governments. My sense is whether growth management, LPA or the County attorney that attended, they all want to check the boxes on a punch list. No one is taking even a remotely big picture perspective on this matter except for one current LPA member. Someone has to do it and if they are in the Government they need to communicate it effectively with the residents.

I am not fan of what has happened in St Lucie County but they at least had some good sense in building four lanes (plus turnouts) before they started building everything out on Village Parkway between Tradition and Becker Road. When brought up at the LPA meeting the comments were "we need a comprehensive plan". We actually have one already. The county needs to quit granting all these exceptions without anything close to adequate infrastructure in place. I personally see the current abuse of the Free Standing Urban Service District similarly to States passing Medical Marijuana laws and then people find a doctor to write scripts like candy to those seeking it. I do not want to see Martin turn into Broward and Palm Beach. I live in those areas for over 20 years before moving here almost 17 years ago. I am afraid if someone does not take a principled stand in County government my greatest fears in this area will become reality.

I plan on attending the Commission meeting and will try to address some other points in my 3 minutes. I wanted to at least communicate some prior. Feel free to forward this to other members of the County Commission and Growth Management or have it posted on the Comments section.

Thanks you for your consideration in advance.

Jess Griffin

Samantha Lovelady

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

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

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

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

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

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

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

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

Samantha Lovelady

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

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

**Caution: This email originated from an external source.
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To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

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

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

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

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

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

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

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

6322 SE Morning Dove Way, Hobe Sound 33455

From: [Paul Schilling](#)
To: [Joan Seaman](#); [Rebecca Dima](#); [Samantha Lovelady](#); [Clyde Dulin](#)
Subject: FW: Proposed Land Use Change: Ashley Capital
Date: Thursday, September 19, 2024 3:36:08 PM

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

From: E Ortiz <enortiz30@gmail.com>
Sent: Thursday, September 19, 2024 1:35 PM
To: Comish <Comish@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: Proposed Land Use Change: Ashley Capital



Dear Commissioners and Mr. Schilling,

I'm writing today to express my objection to a proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform that area that is currently zoned as residential (AR-5A), and Agricultural, into a commercial industrial park (Martin Commerce Park). The Application is CPA 23-09 and CPA 23-10.

We are residents of Stuart West since 2014. I, like many neighbors, specifically bought in this area of the county due to the rural nature, and the fact that surrounding land was zoned in a way that would maintain this. I stand firm that this proposed project is inconsistent with our community, which was here first, and inconsistent with the currently approved land use and zoning. Myself and many in my neighborhood also have significant concerns about negative impacts to our property values if this project comes to fruition.

There is a large contingent of residents in both the Stuart West and Cobblestone communities that share the same concerns, and we will be prepared to fight this project as much as possible.

I urge you to consider the best interest of your constituents over the desire of a capital investment firm and deny the land use change. Martin County residents love this county and the way that it was planned and do not want to see it become overpopulated and overcommercialized.

Thank you all for your service, and your time.

Sincerely,
Erika Ortiz
900 SW San Antonio Drive
Palm City, FL 34990

From: [Paul Schilling](#)
To: [Joan Seaman](#); [Rebecca Dima](#); [Samantha Lovelady](#); [Clyde Dulin](#)
Subject: FW: Proposed zoning change across from Stuart West on 714
Date: Thursday, September 19, 2024 7:46:40 AM

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

From: Kyle Romero <kyle.e.romero@gmail.com>
Sent: Wednesday, September 18, 2024 5:33 PM
To: Paul Schilling <pschilli@martin.fl.us>; Comish <Comish@martin.fl.us>
Subject: Proposed zoning change across from Stuart West on 714



Dear Martin County Commissioners and Mr. Schilling,

I am writing to you this evening to express my objection to a proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform that area that is currently zoned as residential (AR-5A), and Agricultural, into a commercial industrial park (Martin Commerce Park). The Application is CPA 23-09 and CPA 23-10.

My wife and I moved to Martin County a little over a year ago and we specifically chose the community of Stuart West due to the rural atmosphere like many of our neighbors as well as our neighbors in the Cobblestone community. This proposed project is highly inconsistent with its current zoning and would have serious impacts to our communities which would include but not be limited to noise, traffic, and property values. My wife and I will be extremely upset if the zoning is changed and this commercial industrial park is to be built. We understand change is inevitable and that Martin County is growing, but in the short time that we've been here it seems to have exploded. I commute daily to Tradition and am saddened with each passing day at the destruction of the natural land to build more and more homes, businesses, and industrial parks and displacing the natural wildlife. As stated previously, we specifically moved to the western portion of Martin County due to its rural nature and I really don't want to see Martin County follow in St. Lucie County's footsteps and this zoning change is one step closer. I love getting off at exit 110 and seeing nature and not industrial parks, warehouses, and gas stations. This is what makes Martin County beautiful and I hope it continues to stay that way.

I am unable to attend the meeting tomorrow but I urge you to seriously consider the impacts of allowing this proposed zoning change as it will not only affect the local landscape and wildlife, but the community and Martin County as a whole, as well as the ~400 people who will be affected the greatest who love our beautiful communities of Stuart West and Cobblestone.

Thank you for your service as well as consideration on this very important matter.

Kyle & Erin Romero
10200 SW Tarzan Terrace
Palm City, 34990



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BERNHARD M. AUER

September 17, 2024

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

Subject: Proposed Martin Commerce Center; CPA Text, FLUM and Rezoning

Dear Mr. Schilling:

When the Rural Lifestyle Zoning Code was approved by the Martin County Commission in September 2022, it was the understanding of the Guardians of Martin County that the approval was based on the County's agreement to complete a study of "the western lands".

The Guardians have reviewed the information provided associated with the Comprehensive Plan Amendments that would be necessary for approval of the proposed Martin Commerce Center, including the Text Amendment, the Future Land Use Amendment and the re-zoning of the property. Without the study of the western lands having been completed, the Guardians believe that it would be premature to approve the development of the Martin Commerce Center. It is miles from the existing Primary and Secondary Urban Service District boundaries, and we believe that orderly development in the western lands should be the result of a comprehensive study, not based on a sequence of approvals of free-standing Urban Service Districts.

In the absence of a new study by Martin County, the Guardians have contracted with the University of Florida's Center for Landscape Conservation Planning and 1000 Friends of Florida to perform a study on Martin County's western lands. We anticipate holding a public meeting in early December to describe the project and seek input from the community.

Please distribute this correspondence to the members of the Local Planning Agency, existing County Commissioners, and Commissioners-elect, and add it into the record for NPH-1, NPH-2, and the rezoning request for the Martin Commerce Park.

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

Sincerely,

D. Greg Braun

D. Greg Braun
Executive Director

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



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NATHANIEL P. REED

FOUNDER

BERNHARD M. AUER

September 9, 2024

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

Subject: CPA 24-10; Sanitary Sewer Services

Dear Mr. Schilling:

The Guardians of Martin County appreciate the efforts of staff and consultants to make improvements to Chapter 10 of the Comprehensive Plan as part of the Evaluation and Appraisal Report process. We have reviewed the proposed Amendments and offer the following comments:

Section 10.1.A (final paragraph)

Until such time as all areas of all Community Redevelopment Areas have full Sanitary Sewer Services, the Guardians request that this paragraph not be deleted. It is our opinion that providing sewer services within the CRAs is a higher priority than extending services to other areas within the Urban Service Districts and areas outside the USD.

Policy 10.1B.5 Residential Levels of Service (Un-numbered Table)

Wastewater Treatment Systems are designed to treat pathogens, but have minimal effects on nutrient concentrations, which are a leading cause of the deterioration of waters in Martin County. The Guardians would like an explanation of why current Level of Service of 100 gallons per capita per day, for both residential and non-residential purposes, should be increased to 195 gpd.

Please distribute this correspondence to the members of the Local Planning Agency, existing County Commissioners, Commissioners-elect, and the TCRPC consultant, and add it into the Record for NPH-2, Comp Plan Amendment # 24-10.

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

Sincerely,

D. Greg Braun

D. Greg Braun
Executive Director

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

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

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

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



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

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

Sent from my Verizon, Samsung Galaxy smartphone

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

This Email Sent From External Sender

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