

9/24/2024  
PH-8

9/19/24 LPA  
CPA 23-09,  
Martin Commerce  
Text Amendment  
Public Comment

**From:** [Robert wehner](#)  
**To:** [Comish](#)  
**Subject:** Martin commerce park in palm city.  
**Date:** Thursday, December 7, 2023 8:10:44 PM

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This Email Sent From External Sender

Good evening,

As a resident of Stuart west and long time Martin county resident I oppose the proposed project from Ashley capital and the vast majority of my neighbors in Stuart west/cobblestone are not for any business park being built across the street from our quiet community. It saddens me that this county is starting to sell out to big developers and apartment complexes if steps aren't taken to persevere our great county we will turn into broward county in no time.

Robert Wehner

**From:** Rob Ortiz  
**To:** Comish  
**Subject:** Zoning change Martin Commerce Park  
**Date:** Tuesday, January 2, 2024 9:09:25 PM

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Dear Martin County Commissioners,

My name is Robert Ortiz and my family and I currently live in the Stuart West/Cobblestone community. I was recently made aware Martin Commerce Park has filed a petition for a zoning change from residential to industrial for a 167 acre parcel across the street. I strongly disagree with this request. The industrial park is incompatible with the rural and residential nature of this section of Martin County. My family moved to this part of the county for a peaceful life surrounded by nature and it's devastating to think this could change overnight. Please consider your constituents as you vote on this matter.

Regards,

Robert and Erika Ortiz

**From:** [Rebecca Lodge](#)  
**To:** [Comish](#)  
**Subject:** Re: Rezoning of property on the SE corner of I94/Martin Highway  
**Date:** Sunday, January 7, 2024 5:27:00 PM

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My name is Rebecca Lodge and I live in the Cobblestone community, across from the aforementioned property.

My husband and I bought our home 16 years ago, primarily for the country feel.

Like many of my neighbors, I do not want to see any rezoning of this property, different from the current zoning of residential and agricultural, that would allow a project, be it a gas station, hotel, industrial usage, etc. that is not consistent with our community. We already have an explosion of commercial properties and warehouses just one exit north of us. I also have a concern that this type of rezoning would affect my property value.

I also hate the idea of stripping away more green space, and how it affects our wildlife, pushing them further away until we lose them too.

I've attended meetings sponsored by Ashley Capital, trying to schmooze all of us and paint this beautiful picture of development. They are blowing smoke...

We as a community, along with Stuart West will come together to fight this. Please do not allow this change. Please listen to our concerns as residents, taxpayers and voters.

Thank you

Respectfully Submitted.

**From:** [Tawnya Fowler](#)  
**To:** [Comish](#)  
**Subject:** ASHLEY CAPITAL - SE CORNER I95/MARTIN HWY (CR714)  
**Date:** Tuesday, January 9, 2024 11:11:33 AM

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Dear Commissioners,

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).

We have been residents of Cobblestone since 2001. 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. Thank you all for your service, and your time.

Sincerely,

Tawnya Fowler

**From:** [Tawnya Fowler](#)  
**To:** [Cornish](#)  
**Subject:** ASHLEY CAPITAL - SE CORNER I95/MARTIN HWY (CR714)  
**Date:** Tuesday, January 9, 2024 11:11:33 AM

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Dear Commissioners,

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).

We have been residents of Cobblestone since 2001. 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. Thank you all for your service, and your time.

Sincerely,

Tawnya Fowler

**From:** [Hugh Vickery](#)  
**To:** [Harold Jenkins](#)  
**Subject:** Proposed Rezoning of Martin Highway property  
**Date:** Tuesday, January 16, 2024 3:12:27 PM

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Dear Commissioner Jenkins:

I am writing in reference to the proposed zoning change related to development of the land across the street from Cobblestone/Stuart West on Martin Highway.

Ashley Capital owns the property and is making a big effort to persuade residents of Cobblestone/Stuart West about the desirability of their developing it into a commercial/light industrial park. They have held two meetings at the Cape Club. I attended the most recent one where they paid for an open bar, provided appetizers and even gave us jars of honey. They brought in a lot of their heavyweight executives and lawyers. I would characterize the reaction of our residents as suspicious at best of what they are doing and that a lot of attendees felt they were blowing smoke at us.

Ashley Capital needs to have the property rezoned to light industrial and I suspect there will be a groundswell of opposition to this. My wife and I strongly oppose this rezoning.

Our position is simple: if the property is zoned properly, I do not object at all to the development. However, as I understand it, only a small part of the property is zoned for commercial at the moment. The majority is zoned AR-5A. It was zoned this way for a purpose, and I see no reason to change it. There are many studies that show that property values in neighboring communities decline when industrial or light industrial developments are built.

Ashley has clearly brought in some heavyweights to try to bully the county into making the zoning change. But our commissioners represent us, not an out-of-town developer. It is our community that is being affected. Please oppose this rezoning proposal.

Sincerely,

Hugh Vickery  
416 Squire Johns Lane  
Palm City, FL  
301-767-5072

**Samantha Lovelady**

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**Subject:** FW: Webform submission from: Peter Walden

**From:** [oldruggedx@hotmail.com@martin.fl.us](mailto:oldruggedx@hotmail.com@martin.fl.us) <[oldruggedx@hotmail.com@martin.fl.us](mailto:oldruggedx@hotmail.com@martin.fl.us)> **On Behalf Of** Martin County Florida  
**Sent:** Tuesday, February 20, 2024 1:52 PM  
**To:** Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>  
**Subject:** Webform submission from: Peter Walden

The following information was submitted via Martin County's BOCC website's "Contact Us" staff directory.

Details of the request are as follows:

**Email Address**

[oldruggedx@hotmail.com](mailto:oldruggedx@hotmail.com)

**Phone Number**

3017675072

**Subject**

Proposed rezoning on Martin Highway

**Message**

Dear Mr. Walden: My name is Hugh Vickery and I live at 416 Squire Johns Lane in Cobblestone. I am writing to express concern over the proposed rezoning on 714 across from our neighborhood (#23-10 and 23-09). First, the land was zoned properly as part of an overall plan for the county to conserve the character and quality of life for residents. There is no reason to change it simply because an out-of-town developer wants to build an industrial site. Second, statistics show that property values decline in neighborhoods when adjacent industrial sites are built. Third, I do not trust Ashley. They have hired heavyweight lawyers and PR folks to push this and have made a big push in our neighborhood. Yet their intentions are hardly clear. For example, they have hidden their zoning proposal sign behind a large "For Sale" sign so that it can't be seen by residents exiting our community. The sign disappears for days at a time. Furthermore, why are they seeking a zoning change at the same time they are trying to sell the property? The bottom line is that this is a "no win" for us. We get more traffic, especially trucks, more noise, and less of everything that attracted us to Martin County. And if they succeed in getting it rezoned and then sell it (at a higher price of course) we don't know who will develop it or what they will do. I hope you will consider my points in your staff report to the county commissioners. Sincerely, Hugh Vickery

**Employee Email Address**



**From:** [stropp95@aol.com](mailto:stropp95@aol.com)  
**To:** [Comish](#)  
**Subject:** Stuart West/Cobblestone residents  
**Date:** Monday, March 11, 2024 8:13:57 PM

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Dear Commissioners,

I once again write to ask that you please consider NOT approving a change of zoning to allow Ashely Capital to build warehouses on 714/I-95. In addition to this please do not allow Revive Church to proceed with it adjusted plans to build a mega church with 450+ parking spots on the opposite side off 714/I-95, using our entrance.

Both of these proposed building plans will interfere with traffic, wetlands, wildlife, drainage and general way of life for the residents of these two joined communities, approximately 500 homes. We value our way of life and these two projects will have devastating effects on our communities.

I hope you will not approve either one.

Respectfully,  
Nancy Sowerbutts

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

**From:** [stroppv95@aol.com](mailto:stroppv95@aol.com)  
**To:** [Comish](#)  
**Subject:** Stuart West/Cobblestone residents  
**Date:** Monday, March 11, 2024 8:13:57 PM

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Dear Commissioners,

I once again write to ask that you please consider NOT approving a change of zoning to allow Ashely Capital to build warehouses on 714/I-95. In addition to this please do not allow Revive Church to proceed with it adjusted plans to build a mega church with 450+ parking spots on the opposite side off 714/I-95, using our entrance.

Both of these proposed building plans will interfere with traffic, wetlands, wildlife, drainage and general way of life for the residents of these two joined communities, approximately 500 homes. We value our way of life and these two projects will have devastating effects on our communities.

I hope you will not approve either one.

Respectfully,  
Nancy Sowerbutts

Sent from the all new AOL app for iOS

**From:** [Hugh Vickery](#)  
**To:** [Comish](#)  
**Subject:** Proposed Zoning Change on Martin Highway by Ashley Corporation  
**Date:** Wednesday, March 27, 2024 4:43:20 PM

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Dear Commissioners:

My wife and I were pleased to see that your staff recommend that the proposed zoning changes opposite the Cobblestone and Stuart West neighborhoods not be approved. As the report notes, this would encourage urban sprawl and negatively impact our communities. We see no reason to change the existing zoning.

We encourage the commission to accept the staff's recommendation and reject the zoning change.

Sincerely

Hugh and Kathryn Vickery  
416 Squire Johns Lane  
Palm City, FL 34990

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#); [Samantha Lovelady](#)  
**Subject:** FW: Proposed Zoning Change  
**Date:** Monday, September 9, 2024 3:35:43 PM

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

-----Original Message-----

From: Lynda Bohbot <[lyndaleigh@comcast.net](mailto:lyndaleigh@comcast.net)>  
Sent: Monday, September 9, 2024 2:09 PM  
To: Comish <[Comish@martin.fl.us](mailto:Comish@martin.fl.us)>  
Cc: Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
Subject: Proposed Zoning Change

This Email Sent From External Sender

Dear Commissioners and Mr. Schilling,

I'm writing today to express my strong objection to a proposed amendment to the Comprehensive Growth Management plan, by Ashley Capital, regarding the property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform the 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 Cobblestone Country Club since 2006 and this is directly across from our gate and will have a negative impact on our entire neighborhood. We, like most of our neighbors, specifically bought in this area of the county due to the rural nature, the peaceful quality of life and the belief that the surrounding land was zoned in a way that would keep it this way. This proposed project is inconsistent with our community, which was here first, and inconsistent with the current approved land use and zoning and totally out of character for Martin County in general. The increased traffic together with the look of an industrial park so close to our neighborhood will also have significant negative impacts to our property values, if this project is allowed to move forward.

There is a large contingent of residents in both the Stuart West and the Cobblestone communities that share the same concerns, and we all hope this can be resolved in the best interests of all concerned as amicably as possible. Please expect a significant turnout at the two upcoming meetings where this proposed plan is expected to be heard.

Thank you all for your thoughtful consideration of this important matter.

Regards  
Meir and Lynda Bohbot  
Sent from my iPhone

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#)  
**Subject:** FW: Martin Commerce Park Concerns  
**Date:** Monday, September 9, 2024 1:41:53 PM

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

**From:** Rory Marr <[rmarr14@aol.com](mailto:rmarr14@aol.com)>  
**Sent:** Monday, September 9, 2024 1:30 PM  
**To:** Comish <[Comish@martin.fl.us](mailto:Comish@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Subject:** Martin Commerce Park Concerns



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 195/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, and live near the front of the neighborhood, very close to where the proposed industrial park would be built. 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. Please expect a significant turnout at both the Local Planning Agency meeting on September 19th, as well as the Board of County Commissioners meeting on September 24th, where this item is expected to be heard.

Thank you all for your service, and your time.

Respectfully,

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#); [Samantha Lovelady](#)  
**Subject:** FW: Proposed Amendment  
**Date:** Monday, September 9, 2024 3:35:05 PM

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

-----Original Message-----

From: April Reynolds <[aprilr1111@yahoo.com](mailto:aprilr1111@yahoo.com)>  
Sent: Monday, September 9, 2024 2:08 PM  
To: Comish <[Comish@martin.fl.us](mailto:Comish@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
Subject: Proposed Amendment

This Email Sent From External Sender

Dear Commissioners and Mr. Schilling,

I'm writing to express my concern and objection to the proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95 and Martin Hwy (CR714). Their proposal requests to transform the 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 2016. We, like many neighbors, specifically bought in this area of the county due to its rural nature and the fact that surrounding land was zoned in a way that would maintain this lifestyle. We believe that this proposed project is inconsistent with our community and the current approved land use and zoning. Many in my neighborhood also have significant concerns about negative impacts to our property values, if this project comes to fruition. We do not agree that there is a need for additional industrial space in our area or that will it provide employment opportunities for those that reside locally, further increasing traffic and congestion.

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. Please expect a significant turnout at both the Local Planning Agency meeting on September 19th, as well as the Board of County Commissioners meeting on September 24th, where this item is expected to be heard.

Thank you.

April Reynolds  
305.778.7930

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#); [Samantha Lovelady](#)  
**Subject:** FW: Against zoning changes for Ashley capital Martin hwy industrial complex  
**Date:** Monday, September 9, 2024 3:36:08 PM

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

-----Original Message-----

From: Robert wehner <[rob.wehner@yahoo.com](mailto:rob.wehner@yahoo.com)>  
Sent: Monday, September 9, 2024 2:22 PM  
To: Comish <[Comish@martin.fl.us](mailto:Comish@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
Subject: Against zoning changes for Ashley capital Martin hwy industrial complex

This Email Sent From External Sender

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 2020 and live near the front of the neighborhood, very close to where the proposed industrial park would be built. 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. Please expect a significant turnout at both the Local Planning Agency meeting on September 19th, as well as the Board of County Commissioners meeting on September 24th, where this item is expected to be heard.

Thank you all for your service, and your time.  
Robert Wehner

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#); [Samantha Lovelady](#)  
**Subject:** FW: Ashley Capital proposal  
**Date:** Tuesday, September 10, 2024 7:51:12 AM

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

**From:** Jeff Crocker <13p@comcast.net>  
**Sent:** Monday, September 9, 2024 9:41 PM  
**To:** Comish <Comish@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Ashley Capital proposal



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 195/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 have been residents of Cobblestone since 2014 and I, like many neighbors, specifically bought in this area 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.

Thank you all for your service, and your time.

Best,  
Jeff Crocker  
548 SW Squire Johns Ln  
Palm City, FL 34990  
321.536.0200





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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](mailto:ExecDirector@theguardiansofmartincounty.com) or at the letterhead address.

Sincerely,

*D. Greg Braun*

D. Greg Braun  
Executive Director

♦ PROTECTING THE MARTIN COUNTY DIFFERENCE SINCE 2003 ♦

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

## Clyde Dulin

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Donna Melzer, Martin County resident

**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

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**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

**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

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**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