

September 10, 2024

BCC PUBLIC HEARING

Evaluation and Appraisal (EAR)

Dais Public Comments

From: [Mary Win OBrien](#)
To: [Stacey Hetherington](#); [Edward Ciampi](#); dssmith@martin.fl.us; [Sarah Heard](#); [Harold Jenkins](#)
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Comprehensive plans amendments
Date: Tuesday, September 10, 2024 7:33:45 AM



Please take your time and do not rush these changes through because you can and you have the votes with the 2 members who will be out of office. All the recent turmoil over state parks and rushing major changes through should be a warning that you should learn from. Also why is the staff so determined to put you in this position? People are really upset and your decisions may be fine but they are certainly not explained or transparent to the residents.
TAKE YOUR TIME PLEASE

--

Mary-Win O'Brien
2600 SE Ocean Blvd W-1
Stuart, FL, 34996
772-485-9140
-

From: [Patrick Laper](#)
To: [Sarah Heard](#)
Subject: Changes to Comprehensive Plan
Date: Monday, September 9, 2024 9:33:23 AM



Good Day, Please vote against any changes to the Comprehensive plan. Proposed changes are being proposed without adequate and open discussion.

From: [sarah heard](#)
To: [Sarah Heard](#)
Subject: Fwd: Martin BOCC tries to cram 10 lbs into a 5-lb bag
Date: Saturday, September 7, 2024 12:58:46 PM



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

From: Virginia Sherlock <vsherlock@lshlaw.net>
Date: Sat, Sep 7, 2024 at 11:25 AM
Subject: Martin BOCC tries to cram 10 lbs into a 5-lb bag
To: Virginia Sherlock <vsherlock@lshlaw.net>
CC: Virginia Sherlock <vsherlock@lshlaw.net>

The Martin County Board of County Commissioners pays homage to the idiom “you can’t cram 10 pounds of sh–t into a 5-pound bag” with Tuesday’s agenda, which includes seven Comprehensive Plan Amendments to be approved for transmittal to the state for review as well as the first public hearing on the 2024/2025 Fiscal Year budget, agreements for the Brightline train station planned for Stuart, and the usual proposals for overdevelopment and overspending.

NOTE: For those not familiar with the idiom, when you try to cram too much sh-t into too small a container, sh-t falls out and spreads on everything around you.

Almost any single item on Tuesday's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday’s BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

Significant changes to Chapter 3 (Intergovernmental Coordination), Chapter 6 (Housing), Chapter 16 (Arts, Culture and Historic Preservation), Chapter 17 (Public Schools Facilities), Chapter 5 (Transportation), Chapter 1 (Preamble) and Chapter 7 (Recreation) of the Comprehensive Plan are to be considered as part of the 2024 Evaluation and Appraisal Report which

is required by state law to periodically review and revise local comprehensive plans to comply with new statutes and changing conditions. (Agenda Items PH-1, PH-2, PH-3, PH-4, PH-5, PH-6 and PH-7).

Previous years' EAR revisions were prepared by staff and produced relatively minor revisions to only a few chapters of the Comp Plan. This year, however, the Commission hired the Treasure Coast Regional Planning Council – at a cost to taxpayers of \$100,000.00 – to assist staff in drafting changes to the plan which has resulted in revisions to virtually every chapter with no discernable relationship to issues cited by residents who attended two public workshops.

At both workshops, citizens repeatedly insisted that massive changes not be made to the Comp Plan that has kept Martin County different and special compared to counties to our north and south which have seen uncontrolled growth. Citizens expressed concerns about unfettered growth, traffic congestion, and protection of agricultural lands and natural resources.

The EAR revisions that will be considered by Commissioners on Tuesday do not reflect dedication to maintaining the Martin County Difference. They are complicated, massive, and virtually unintelligible. The changes should be presented with plenty of time for explanation and questions from both Commissioners and citizens. Instead, the amendments are being steamrolled through a process that is clearly designed to avoid questions that would likely come from two new commissioners who will take office in early November.

(More EAR Amendments are scheduled to be approved before the new commissioners are seated. Chapters 2, 8, 9, 10, 11, 12 and 13 will be presented to the BOCC for transmittal on September 24 and Chapters 4 and 14 will be presented on October 22.)

Allowing virtually the entire Comp Plan to be revised and re-written with approval by a Commission that includes one retiring member and one defeated incumbent is a slap in the face to voters who spoke

loudly and clearly in last month's local elections.

And citizens should be prepared to turn the other cheek for the Brightline train station presentation (Agenda Item DEPT-3), which has generated significant public interest based on increasing costs to taxpayers and the impact on downtown Stuart of a station that will accommodate two northbound and two southbound trains each day. Martin County taxpayers will contribute three parcels of property worth \$2.75 million, up to \$15 million in funding, and a promise to allocate \$800,000.00 in the County's Tourist Development Plan to promote the Brightline station. The Brightline presentation, which has twice been continued from prior agendas, is scheduled to begin at 10:00 a.m.

The first public hearing on the County budget for the upcoming fiscal year is pre-set to begin at 5:05 p.m. (Agenda Item PH-9)

Other pre-set hearings include a proposal to revise the County's Land Development Regulations to change the schedule of impact fees collected by the County when new construction is approved to cover some – but not all – of the costs of development to the community (Item PH-8 to be heard at 1:30 p.m.) and a proposed resolution to encourage Power Systems Manufacturing, a company currently operating outside the County, to apply for an ad valorem tax exemption when it establishes a facility in South Florida Gateway Industrial Park on Kanner Highway (Item DEPT-5 to be heard at 2:00 p.m.)

NOTE: At the last meeting, the Commission approved a resolution rejecting a tax exemption for owners of properties that provide homes for low- and moderate-income persons. Despite giving lip service to solving the affordable housing crisis, the BOCC continues to pander to developers and business owners while ignoring the needs of families, younger residents and working residents.

Also on Tuesday's agenda, Commissioners will approve a collective bargaining agreement with Teamsters Local 769 for the next three years, providing a 6% wage hike and increased sick leave each year for

Teamsters union members. Additionally, as in years past, the Commission will approve the same wage hikes and sick leave provisions for non-union employees who will benefit from negotiations paid for by union dues. The 6% wage hikes and sick leave benefits also will be given to the County Attorney and County Administrator, who have individual employment contracts, in each of the next three years, regardless of whether they perform their duties satisfactorily. (Agenda Item DEPT-4)

Agenda Item DPQJ-1 seeks approval for Pulte Home Company's 95 Riverside Planned Unit Development Phase IV project which consists of 98 single-family homes on 12.4 acres at SW Kanner Highway and SW Lost River Road near the I-95 interchange.

In other items – yes, there are other items – on Tuesday's agenda:

- When the Consent Agenda is approved in a single vote at the beginning of the meeting, Commissioners will approve the Clerk's warrant reflecting expenditures of \$15,015,490.70 in tax dollars between August 12 and August 25, 2024, without disclosing the payees or the purpose of the payments (Agenda Item CNST-2);

- Also on the Consent Agenda, the Commission will approve a new Position Classification and Pay Plan for County employees setting out salary ranges, by pay grade, for County employees (Agenda Item CNST-5);

- A new 33-page contract between the County and the Treasure Coast Sports Commission will be approved without discussion or explanation on the Consent Agenda as Item CNST-4;

- Commissioners will approve more than \$1.4 million in contracts for construction of high service pump station improvements at the North Jensen Water Treatment Plant (\$794,500.00 to Lawrence Lee Construction Services, Inc.) and construction of a roundabout, widening, and sidewalks at the intersection of SW High Meadow Avenue and SW Sunset Trail in Palm City (\$694,020.90 to MJC Land Development, LLC) in Consent Agenda Item CNST-1;

– A contract for \$2,195,207.50 will be awarded to One Call Florida, Inc., for construction of an office building at the Palm City landfill and transfer station in Agenda Item DEPT-2; and

– Despite the U.S. Constitution’s provision that requires separation of church and state, Commissioners will adopt a proclamation declaring Treasure Coast Christian Alliance Day of Prayer in Martin County on September 26 (Agenda Item CNST-3).

The meeting begins at 9:00 a.m. Tuesday in Commission Chambers at the Martin County Administration Center. Attend in person, watch on MCTV or livestream the meeting from the County website at

http://martin.granicus.com/ViewPublisher.php?view_id=24.

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sheard@martin.fl.us, eciampi@martin.fl.us, dsmith@martin.fl.us, hjenkins@martin.fl.us, shetherington@martin.fl.us with copies to the County Administrator and County Attorney at ddonalds@martin.fl.us and swoods@martin.fl.us.

Ginny Sherlock

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March 11, 2025

PH-1
PH-2
PH-3
PH-4
PH-5
PH-6
PH-7

BCC PUBLIC HEARING

Evaluation and Appraisal (EAR)

Dais Public Comments

From: jlogan@gate.net
To: [Comish](#)
Subject: Comprehensive Plan Amendments
Date: Tuesday, February 25, 2025 7:10:42 AM



Good morning,

IF IT AIN'T BROKE DON'T FIX IT!

Our Comprehensive Plan, in its original state, was not "broke" and yet you have continued to amend it to accommodate more (and we fear too much) development.

Please consider the fact that our Comprehensive Plan has historically served this county well, and that by hacking away at it you are continuing to move Martin County toward the Palm Beach and St. Lucie County model. If you won't leave the plan alone, at the very least you should FIRST authorize a study by a reputable source to evaluate our needs.

After raising our two daughters in Hobe Sound our oldest recently added a new Martin County resident; we sure hope that she will be allowed to experience a childhood that offers the same wonderful balance that our girls did - you all play a large part in that. Please leave the plan alone until there is an informed understanding of modifications may be needed.

Respectfully,

Charles and Jane Logan
Hobe Sound, Florida
772-485-5503

From: [Renee Delahunty](#)
To: [J. Blake Capps](#)
Subject: Tuesday commission meeting
Date: Sunday, March 2, 2025 10:42:30 PM



Dear Commissioner,

How long have you studied our comp plan and why would you want to further degrade it. We voted for you to control expanded building not to change the comp plan to further the abilities of builders.

Please consult with the board expert, Sarah Heard to avoid making any mistakes.

Thank you for your time

Renee Lessard Moreshead

Jensen Beach

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

March 25, 2025

BCC PUBLIC HEARING

Evaluation and Appraisal (EAR)

Additional Public Comments

From: [F. Anthony Zunino](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#); [Sarah Woods](#)
Cc: [Greg Braun](#); [Michael D. Durham](#); [Paul Owens](#)
Subject: EAR Amendment
Date: Tuesday, March 4, 2025 10:09:23 AM





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BERNHARD M. AUER

February 24, 2025

Subject: Evaluation and Appraisal Report Comp Plan Amendments

Dear Commissioners Heard, Ciampi, Capps, Vargas, and Hetherington:

On behalf of the Guardians of Martin County, I am writing regarding the seven Comprehensive Plan EAR amendments scheduled for consideration at Tuesday's meeting. We respectfully request that the Commission allow adequate time for full consideration of these amendments by all commissioners, especially those newly seated.

Florida's comprehensive planning process recognizes the importance of informed decision-making, particularly when there has been a significant change in the composition of the decision-making body. This is precisely our current situation, where Commissioners Capps and Vargas have replaced former commissioners Jenkins and Smith, who were present during the initial transmittal hearings.

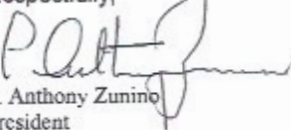
These amendments contain complex and far-reaching changes to our Comprehensive Growth Management Plan that will shape Martin County's future for years to come. To ensure responsible governance, we believe:

- All commissioners should have sufficient time to thoroughly review and understand the full implications of each amendment;
- The Commission would benefit from independent expert guidance to distinguish between state-mandated changes and discretionary modifications;
- A thoughtful review process would ensure the amendments properly reflect public input received during workshops and surveys; and that
- Additional consideration would safeguard the "Martin County Difference" that defines our community's character.

We strongly encourage the Commission to consider engaging an independent expert with managed growth credentials to provide objective guidance during this review process.

The Guardians of Martin County appreciate your commitment to thorough, deliberate decision-making regarding our county's future. Allowing time for complete understanding by all commissioners demonstrates good governance and ensures that decisions of this magnitude are made with full knowledge of their implications.

Respectfully,


F. Anthony Zunino
President

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REGISTRATION# C1130115

From: [sarah heard](#)
To: [Sarah Heard](#)
Subject: Fwd: Martin BOCC to consider another batch of changes to the Comp Plan
Date: Sunday, March 9, 2025 5:29:27 PM



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

From: Virginia Sherlock <vsherlock@lshlaw.net>
Date: Sun, Mar 9, 2025 at 11:17 AM
Subject: Martin BOCC to consider another batch of changes to the Comp Plan
To: Virginia Sherlock <vsherlock@lshlaw.net>
CC: Virginia Sherlock <vsherlock@lshlaw.net>

The Martin County Board of County Commissioners will consider proposed changes to seven more chapters of the Comprehensive Growth Management Plan on Tuesday as part of the seemingly never-ending Evaluation and Appraisal Review (EAR) process.

Changes to seven other chapters were discussed at the February 25 meeting, when the Commission majority voted to delay a final vote until the March 25 meeting on proposed changes to the Plan Preamble, Transportation Element, Intergovernmental Coordination Element, Housing Element, Recreation Element, Arts and Culture Element and Public Schools Element.

On Tuesday, Commissioners will discuss changes to the Overall Goals and Definitions chapter, (Agenda Item PH-1), Coastal Management chapter (Item PH-2), Conservation and Open Space chapter (Item PH-3), Sanitary Sewer Services chapter (Item PH-4), Potable Water Services chapter (Item PH-5), Solid and Hazardous Waste chapter (PH-6), and Drainage and Natural Groundwater Aquifer Recharge chapter (Item PH-7). It is likely final action on these proposals will also be continued to March 25, when changes to other chapters of the Plan will face a final vote for adoption at the same time – including changes to the Land Use chapter which will impact changes throughout the Plan.

The EAR process is supposed to provide updates to local comprehensive plans which are required to reflect changes in state statutes. The process,

which is performed every seven years, generally produces changes to just three or four chapters of the Martin County Plan. But staff has proposed changes to virtually every chapter of the plan during the current EAR process, making it impossible to thoroughly review and evaluate all of the changes, which range from substantive revisions to tinkering with language, re-numbering certain provisions and correcting (or creating) typographical or grammatical errors.

At the February 25 meeting, Commission Chair Sarah Heard said she will not support changes to the plan which make it more difficult to control growth, such as revising the residential capacity analysis and changes which loosen restrictions on expanding growth and development outside the urban services boundaries.

It is clear that her colleagues – understandably – have been unable to comprehend all of the complicated and lengthy proposed changes staff is recommending and that they are relying on staff to guide them through the process.

It is equally clear that staff has little or no interest in managing growth or fulfilling the wishes of Martin County citizens who overwhelmingly oppose over-development, traffic congestion, loss of wildlife and vegetative habitat, and more intense use of rural and environmental lands.

Another item on Tuesday's agenda is moving forward despite massive opposition by residents to the Rural Lifestyle amendments which have encouraged development on rural lands outside the urban boundaries. A proposed third amendment to the Discovery Planned Unit Development Zoning Agreement, a 1,530-acre project on agricultural land which has been re-designated for Rural Lifestyle use, will be considered as Agenda Item DPQJ-1.

Other development proposals on Tuesday's agenda include:

- Re-zoning 2.15 acres where the Gaston family operates a marine sales and service facility at 4900 SE Federal Highway from B-1 business and R-

3A multi-family residential to GC general commercial (Item PHQJ-1);

- A revised infrastructure final site plan for the South Florida Gateway Planned Unit Development on SW Kanner Highway near SW 96th Street in Stuart (Item DPQJ-2) and approval of Plat No. 2 for the South Florida Gateway PUD (Item DPQJ-3); and

- Plat approval for the South Kanner Car Wash project on 3.74 acres at the intersection of South Kanner Highway and SW Salerno Road (Item DPQJ-4).

During Tuesday's meeting, the Commission also will confirm members of the Environmental Lands Oversight Committee which is being established to assist in selecting property to be purchased with funds raised from the half-cent sales tax increase approved by voters last year. Members are selected by organizations designated for representation on the committee – Martin County Forever, Everglades Foundation, Rivers Coalition, Audubon of Martin County, Martin County Taxpayers Association, Martin County Realtors' Association, Economic Counsel, UF Institute of Food and Agriculture Science Extension, and the Farm Bureau. In Agenda Item B&C-1, Commissioners will approve appointment of mostly real estate and business-oriented individuals who have been chosen by the designated organizations to serve on the environmental lands oversight committee.

In other items on Tuesday's agenda:

- The Clerk's Warrant will be approved on the Consent Agenda as Item CNST-2 without discussion or disclosure, authorizing expenses of \$19,970,381.72 in taxpayer funds between February 10 and February 23, 2025, without disclosing the purpose of payments or payees;

- Also on the Consent Agenda, the Commission will approve a revised Local Housing Assistance Plan (Item CNST-6), although staff has still presented no viable plan to provide rental assistance or housing for low-income or homeless families; and

– At 10:30 a.m., staff will present an update on a review of whether to establish one or more “quiet zones” over Florida East Coast railway tracks within Martin County (Item DEPT-3).

The meeting begins at 9:00 a.m. Tuesday in Commission Chambers at the Martin County Administration Center. Attend in person, watch on MCTV or livestream the meeting from the County website at http://martin.granicus.com/ViewPublisher.php?view_id=24.

Agenda items may be viewed and downloaded at <https://martin.legistar.com/DepartmentDetail.aspx?ID=35023&GUID=98D7CC54-EF7D-4C4C-8084-1AF34C623D6E>

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March 10, 2025

Subject: Evaluation and Appraisal Report Comprehensive Plan Amendments

Dear Commissioners Heard, Ciampi, Capps, Vargas, and Hetherington:

On behalf of the Guardians of Martin County, we are following up on our previous communication regarding the Comprehensive Plan EAR amendments. We now understand that Tuesday's meeting will address seven additional chapters of the Plan, including critical elements such as Coastal Management, Conservation and Open Space, and Drainage and Natural Groundwater Aquifer Recharge.

We appreciate the Commission's decision on February 25th to delay final voting on the first seven chapters until March 25th. This prudent action reflects the complexity of these amendments and the need for thorough review. We respectfully request similar consideration for this second set of amendments, allowing for a comprehensive review of all chapters together before final consideration.

Several concerning facts have come to our attention:

1. This EAR process is unusually expansive, modifying virtually every chapter of the Comprehensive Plan. Historically, EAR updates typically involve only three or four chapters, not the fourteen currently under review.
2. The Land Use chapter, which will impact changes throughout the entire Plan, is scheduled for the same March 25th final vote. A comprehensive review of all amendments together would allow commissioners to understand their collective impact on Martin County's future.
3. The proposed changes range from substantive revisions to reorganization of provisions, making it extraordinarily difficult to evaluate all modifications thoroughly without adequate time and independent expert guidance.

As stated in our communication dated February 24, 2025, Commissioners Capps and Vargas deserve the opportunity to fully understand these amendments before voting. The fact that even returning commissioners have found the volume and complexity of changes challenging further supports our position. Furthermore, the Guardians provided comments during 2024 that should be in Agenda packets for the individual CPAs, and we would be available to discuss our suggestions at your convenience.

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REGISTRATION# CH30115



Martin County Commissioner, March 10, 2025

Page 2

We strongly encourage the Commission to consider engaging an independent expert with managed growth credentials to provide objective guidance during this review process. Such an expert would offer impartial, professional analysis directly to you, the elected representatives, rather than having commissioners rely exclusively on information filtered through non-elected staff or regional entities with growth-oriented perspectives. This would ensure that you receive balanced perspectives from both staff and independent sources when making these crucial decisions.

With amendments affecting virtually every aspect of our Comprehensive Plan, independent expertise would be invaluable in distinguishing between state-mandated changes and discretionary modifications that may weaken growth management protections. This additional perspective would help you exercise your authority as elected officials to make fully informed decisions about Martin County's future, based on a more complete picture than what staff alone and regional entities has provided.

The Guardians of Martin County remain committed to protecting the "Martin County Difference" that makes our community special. We believe that allowing time for a thorough, comprehensive review of all fourteen chapters together would result in better governance and more informed decision-making.

Thank you for your consideration and dedication to Martin County's future.

Respectfully,

F. Anthony Zunino

F. Anthony Zunino
President
The Guardians of Martin County

cc: Don Donaldson, County Administrator (ddonalds@martin.fl.us)
Sarah Woods, County Attorney (swoods@martin.fl.us)

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REGISTRATION# CH30115

From: [Cummings](#)
To: [Sarah Heard](#)
Subject: Tuesday meeting
Date: Monday, March 10, 2025 4:49:53 PM

This Email Sent From External Sender

Do no change any of the existing com plans

Sent from my iPhone

Third Amendment to the Discovery (PUD) Planned Unit Development. Zoning agreement on a 1,530-acre project on Agricultural land which was re-designated for the Rural Lifestyle Amendment.
Agenda Item 25-0701 DPQJ-1 DPQJ-2

Description on the Agenda. Purpose is to adjust the Golf Clubhouse and Kid's Club Adventure Park. Make Recreation Tracks and adding a lake clubhouse within the lake adjacent to the Clubhouse Tract. The Discovery PUD is an approximately 1,530-acre property located north of Bridge Rd. approximately one mile from the I-95 interchange at 2935 Bridge Rd in Hobe Sound.

Commissioners,

This is UNBELIEVABLE. NOT ANY ACTION DETAILS OR VIDEO OF ANY AGENDA ITEMS, INCLUDING COMP PLAN CHANGES, ARE AVAILABLE TO READ IN THE MEETING PACKET!!!! I wanted info on all of the Comp Plan changes as well as the Discovery PUD.

I want to find out more about the new possible threat to the land under the Rural Lifestyle Amendment. Agenda Item 25-0701, DPQJ-1, DPQJ-2. Discovery Land once again involved. They already had their oversized, overpriced development that was outside the USB approved and started the whole Rural Lifestyle Amendment DEBACLE.

I need to see where it is going to be in relation to what they have already planned from before.

I looked at the map of Atlantic Fields Community Plan. I found where the original Club Village is with the Club House A on the map. It has a restaurant, Dive Bar, Roof Bar, Pool Bar and Grill. Many facilities surround it. Open area C is the Golf Practice Range and Discovery Performance Center. There is a Kids Club and Activity Barn shown.

I don't see any area of 1,530 acres that could fit here. So where is it?

I see the Grove XXIII Golf Club undeveloped area what looks like a bit far from the Club House now. It seems to be near homes and some of the golf course areas. Is this the 1, 530 acres?

Are the 1,530 acres across Bridge Rd from Atlantic Fields now?

How is the Golf Clubhouse going to be **adjusted**? It doesn't look like the one on the map now.

What are **"tracks" for the Kid's Club and Adventure Park**? Tracks for motorized bikes, ATVs, what? Any runoff of gas and oil that could get in the lake? Air pollution from exhaust.

In the Adventure Park for the kids it seems there is the proposal of "adding a lake clubhouse **within the lake** adjacent to the Clubhouse Tract". What does this mean? **Is this actually in the lake?** I imagine some of the kids will use the lake for a bathroom instead of going in the clubhouse. Trash in the lake. Food, beverages discarded in the lake. Doesn't sound so good to me if this clubhouse in the lake is true.

What is meant by they want a Certificate of Public Facilities Exemption? I couldn't find it on the website. Once again outside the USBs and needing to use the sewer and water facility in Hobe Sound?

Please be careful about passing this. Don't expand the RLS area again.

I went to the CARES Open House at the Blake. I stopped by the Martin County Growth Management table inside. I had a list of comments. **They acted like they never expected the public to give them any comments.** One thing I said was **again** we needed to know more about the Comp Plan Changes being done now in the 7-yr revision sooner. We get a large number of them just before a meeting and we don't have the time to look all the agenda items up to try and read the changes before the meeting. They needed more explanation at times. One of the 4 men said they were only minor changes. I said I had heard their term "housekeeping" used for that. I said we had asked for this before.

I watched some but not all of them on Ch. 20 last time. Some seemed minor. Still not very informative and at times not understood as to what was being done.

I suggested in my written comments that they find a way to present them on their TV Ch. 20. Explain the changes as each batch is being done. Figure out a way to have it show on a certain day and time then have it repeat at times like they do the BOCC meetings. I said it would allow us to see the changes sooner as well as understand them. Paul Schilling who works with the LPA asked if I wanted my comments to go in the EAR Survey. (already done a while ago!) I said no, to the **staff** in the Growth Management Dept. I e-mailed Clyde Dulin the next day and he said they had them. No further reply to my suggestion.

Do they listen? Obviously, they don't. Also, they had to know the changes **being done now** were either in process or finished. So infuriating. They confirmed construction on Atlantic Fields has begun.

Carol Ann Leonard
Stuart

From: jlogan@gate.net
To: [Comish](#)
Subject: Considering all factors?
Date: Monday, March 10, 2025 5:59:50 PM



All,

I hope you are considering potential financial scenarios as you look to modify our Comprehensive Plan which will likely make it easier to over develop Martin County. When people talk about wanting growth to slow, I always say "be careful what you wish for because in order for that to happen it takes a recession". I'd sure hate to see a bunch of started and never finished projects like we've had in the past when faced with economic trials.

Again, please STOP and have an external review and study done of what Martin County's growth should look like and what accommodations that might require.

Respectfully,

Jane Logan
Hobe Sound
772-485-5503

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From: [User](#)
To: [elzer@gate.net](#); [Donna S. Melzer](#); [Sarah Heard](#); [Comish](#); [Virginia Sherlock](#); [Alan Buchfuhrer](#); [ruthf@aol.com](#); [Warmrainfl@aol.com](#); [Bob Miller](#); [Cindy And Vaughn Baxter](#); [Ken Cote](#); [Dave Gilman](#); [Kathy & Dave Stuart](#); [Frank galietti](#)
Subject: Re: Martin BOCC to consider another batch of changes to the Comp Plan
Date: Monday, March 10, 2025 6:14:16 PM



TIME TO CHANGE THE M.C. Commissioner “STAFF” personnel.....another example of unelected bureaucrats making policy!

“ But staff has proposed changes to virtually every chapter of the plan during the current EAR process, making it impossible to thoroughly review and evaluate all of the changes,”

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

On Monday, March 10, 2025, 1:16 PM, [elzer@gate.net](#) wrote:

Analysis from Ginny Sherlock (shared by Donna Melzer):
The Martin County Board of County Commissioners will consider proposed changes to seven more chapters of the Comprehensive Growth Management Plan on Tuesday as part of the seemingly never-ending Evaluation and Appraisal Review (EAR) process.

Changes to seven other chapters were discussed at the February 25 meeting, when the Commission majority voted to delay a final vote until the March 25 meeting on proposed changes to the Plan Preamble, Transportation Element, Intergovernmental Coordination Element, Housing Element, Recreation Element, Arts and Culture Element and Public Schools Element.

On Tuesday, Commissioners will discuss changes to the Overall Goals and Definitions chapter, (Agenda Item PH-1), Coastal Management chapter (Item PH-2), Conservation and Open Space chapter (Item PH-3), Sanitary Sewer Services chapter (Item PH-4), Potable Water Services chapter (Item PH-5), Solid and Hazardous Waste chapter (PH-6), and Drainage and Natural Groundwater Aquifer Recharge chapter (Item PH-7). It is likely final action on these proposals will also be continued

to March 25, when changes to other chapters of the Plan will face a final vote for adoption at the same time – including changes to the Land Use chapter which will impact changes throughout the Plan.

The EAR process is supposed to provide updates to local comprehensive plans which are required to reflect changes in state statutes. The process, which is performed every seven years, generally produces changes to just three or four chapters of the Martin County Plan. But staff has proposed changes to virtually every chapter of the plan during the current EAR process, making it impossible to thoroughly review and evaluate all of the changes, which range from substantive revisions to tinkering with language, re-numbering certain provisions and correcting (or creating) typographical or grammatical errors.

At the February 25 meeting, Commission Chair Sarah Heard said she will not support changes to the plan which make it more difficult to control growth, such as revising the residential capacity analysis and changes which loosen restrictions on expanding growth and development outside the urban services boundaries.

It is clear that her colleagues – understandably – have been unable to comprehend all of the complicated and lengthy proposed changes staff is recommending and that they are relying on staff to guide them through the process.

It is equally clear that staff has little or no interest in managing growth or fulfilling the wishes of Martin County citizens who overwhelmingly oppose over-development, traffic congestion, loss of wildlife and vegetative habitat, and more intense use of rural and environmental lands.

Another item on Tuesday's agenda is moving forward despite massive opposition by residents to the Rural Lifestyle amendments which have encouraged development on rural lands outside the urban boundaries. A proposed third amendment to the Discovery Planned Unit Development Zoning Agreement, a 1,530-acre project on agricultural land

which has been re-designated for Rural Lifestyle use, will be considered as Agenda Item DPQJ-1.

Other development proposals on Tuesday's agenda include:

- Re-zoning 2.15 acres where the Gaston family operates a marine sales and service facility at 4900 SE Federal Highway from B-1 business and R-3A multi-family residential to GC general commercial (Item PHQJ-1);
- A revised infrastructure final site plan for the South Florida Gateway Planned Unit Development on SW Kanner Highway near SW 96th Street in Stuart (Item DPQJ-2) and approval of Plat No. 2 for the South Florida Gateway PUD (Item DPQJ-3); and
- Plat approval for the South Kanner Car Wash project on 3.74 acres at the intersection of South Kanner Highway and SW Salerno Road (Item DPQJ-4).

During Tuesday's meeting, the Commission also will confirm members of the Environmental Lands Oversight Committee which is being established to assist in selecting property to be purchased with funds raised from the half-cent sales tax increase approved by voters last year. Members are selected by organizations designated for representation on the committee – Martin County Forever, Everglades Foundation, Rivers Coalition, Audubon of Martin County, Martin County Taxpayers Association, Martin County Realtors' Association, Economic Counsel, UF Institute of Food and Agriculture Science Extension, and the Farm Bureau. In Agenda Item B&C-1, Commissioners will approve appointment of mostly real estate and business-oriented individuals who have been chosen by the designated organizations to serve on the environmental lands oversight committee.

In other items on Tuesday's agenda:

- The Clerk's Warrant will be approved on the Consent Agenda as Item CNST-2 without discussion or disclosure, authorizing expenses of \$19,970,381.72 in taxpayer funds between February 10 and February 23, 2025, without disclosing the purpose of payments or payees;

– Also on the Consent Agenda, the Commission will approve a revised Local Housing Assistance Plan (Item CNST-6), although staff has still presented no viable plan to provide rental assistance or housing for low-income or homeless families; and

– At 10:30 a.m., staff will present an update on a review of whether to establish one or more “quiet zones” over Florida East Coast railway tracks within Martin County (Item DEPT-3). The meeting begins at 9:00 a.m. Tuesday in Commission Chambers at the Martin County Administration Center. Attend in person, watch on MCTV or livestream the meeting from the County website at

http://martin.granicus.com/ViewPublisher.php?view_id=24.

E-mail commissioners about matters that interest you at

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